

Development Control A Committee Agenda



Date: Wednesday, 5 September 2018

Time: 6.00 pm

Venue: The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

Distribution:

Councillors: Donald Alexander (Chair), Chris Windows (Vice-Chair), Clive Stevens, Mark Wright, Fabian Breckels, Tony Carey, Stephen Clarke, Mike Davies, Margaret Hickman and Olly Mead

Copies to: Claudette Campbell (Democratic Services Officer), Gary Collins, Alex Hawtin, Jess Leigh, Natalie Queffurus, Ken Reid and Thomas Wilkinson

Issued by: Claudette Campbell, Democratic Services
City Hall, PO Box 3167, Bristol BS3 9FS
Tel: 0117 9222342

E-mail: democratic.services@bristol.gov.uk

Date: Tuesday, 28 August 2018



Agenda

1. Welcome, Introductions and Safety Information

(Pages 4 - 5)

2. Apologies for Absence and Substitutions

3. Declarations of Interest

To note any interests relevant to the consideration of items on the agenda. Please note that any declarations of interest made at the meeting which are not on the register of interests should be notified to the Monitoring Officer for inclusion.

4. Minutes of the previous meeting

To agree the minutes of the last meeting as a correct record.

(Pages 6 - 9)

5. Appeals

To note appeals lodged, imminent public inquiries and appeals awaiting decision.

(Pages 10 - 22)

6. Enforcement

To note recent enforcement notices.

(Page 23)



7. Public Forum

Any member of the public or Councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to democratic.services@bristol.gov.uk and please note that the following deadlines will apply in relation to this meeting:-

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5 pm on Thursday 30th August 2018.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest by **12.00 noon on Tuesday 4th September 2018.**

Please note, your time allocated to speak may have to be strictly limited if there are a lot of submissions. This may be as short as one minute.

8. Planning and Development

- | | |
|--|--------------------------|
| | (Pages 24 - 25) |
| a) 18/03233/F Merchants Academy Gatehouse Avenue Bristol BS13 9AJ | (Pages 26 - 73) |
| b) 18/02055/P Former School Site Hawkfield Road Bristol | (Pages 74 - 111) |
| c) 17.05290.F & 18.02549LA 31-32 Portland Square and Surrey Street Warehouse Bristol BS2 8PS | (Pages 112 - 145) |
| d) 18.02548/F & 18.02549/LA 7-29 Wilder Street, 1-3 Backfields and Land at Corner of Backfields and Upper York Street Bristol BS2 8PU | (Pages 146 - 181) |
| e) 17.03731.F Land south of Ermine Way Bristol | (Pages 182 - 213) |

9. Date of Next Meeting

17th October 2018 @ 10am City Hall, College Green, Bristol BS1 5TR



Public Information Sheet

Inspection of Papers - Local Government
(Access to Information) Act 1985

You can find papers for all our meetings on our website at www.bristol.gov.uk.

You can also inspect papers at the City Hall Reception, College Green, Bristol, BS1 5TR.

Other formats and languages and assistance
For those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.

Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee and be available in the meeting room one hour before the meeting. Please submit it to democratic.services@bristol.gov.uk or Democratic Services Section, City Hall, College Green, Bristol BS1 5UY. The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **three clear working days before the meeting**.

Statements will not be accepted after **12.00 noon on the working day before the meeting** unless they have been submitted in advance to Bristol City Council but were not received by the Democratic Services Section. Anyone submitting multiple statements for an application should note that they will only be allowed to speak once at the meeting.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the committee. This information will



also be made available at the meeting to which it relates and placed in the official minute book as a public record (available from Democratic Services).

We will try to remove personal information such as contact details. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Public Forum statements will not be posted on the council's website. Other committee papers may be placed on the council's website and information in them may be searchable on the internet.

Process during the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.

Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for two years. If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

Bristol City Council Minutes of the Development Control A Committee



25 July 2018 at 2.00 pm

Members Present:-

Councillors: Donald Alexander, Clive Stevens, Chris Windows, Mark Wright, Tony Carey, Stephen Clarke, Margaret Hickman, Olly Mead, Harriet Bradley and Jo Sergeant

Officers in Attendance:-

Gary Collins, Amy Prendergast, Thomas Wilkinson and Norman Cornthwaite

1. Welcome, Introductions and Safety Information

2. Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Mike Davies (substitute Cllr Sergeant) and Celia Phipps (substitute Cllr Bradley).

3. Declarations of Interest

There were none.

4. Minutes of the previous meeting

The Head of Development Management briefly updated the Committee about site ND6 which was the final item at the last meeting. The Committee had resolved to grant permission but for significantly more affordable housing units than had been offered. Officers were in dialogue with the applicants about this and the Committee would be updated if there was a change in circumstances.

Resolved – that the minutes of the above meeting be approved as a correct record and signed by the Chair.

5. Appeals



The Head of Development Management referred to Number 37, 15 Small Street and advised that the application was refused by Committee against officer recommendation, but that an Appeal had been lodged and allowed. The Inspector considered the grounds for refusal but did not accept them. Costs were awarded against BCC because the reasons for refusal could not be substantiated. The scale of costs would be known once they had been substantiated by the Appellant.

The other Appeals were noted.

6. Enforcement

The list of Enforcement Notices served since the last Committee Meeting was noted.

7. Public Forum

Members of the Committee received Public Forum Statements in advance of the meeting.

The Statements were heard before the application they related to and were taken fully into consideration by the Committee prior to reaching a decision.

8. Planning and Development

The Committee considered the following Planning Applications.

9. Planning Application Number 18/00703/P - Romney House

The representative of the Head of Development Management introduced the report and summarised the application.

It is an outline application for the demolition of existing building/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and associated works. Approval is sought for access and layout. It is a Major Application. The Officer recommendation is to Grant subject to a Planning Agreement.

The following points arose from questioning and debate:

1. It was noted that BCC could not enter into a Section 106 Agreement with itself, but that an alternative legal agreement would be put in place by a negatively worded "Grampian" condition.
2. Concerns were raised about the dwellings being converted into multi occupancy units for say students, especially given the proximity of the site to the UWE. It was suggested that a Condition be attached to any approval preventing this situation from arising. This would maintain a balanced use of the development.



3. It was noted that landscaping and trees would be dealt with under Reserved Matters; Members hoped that the trees on the site at present would be kept.
4. Members had concerns that the site is not well served by public transport or shops.

In response to Members concerns about dwellings being converted in multi occupancy, the Head of Development Management suggested that the following Condition be added to any approval: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

Councillor Wright moved the Officer's recommendations with the addition of the suggested Condition added to any approval of the application.

Councillor Stevens seconded this Motion.

On being put to the Vote, it was

RESOLVED (10 for, 0 against, 0 abstention) - that the application be Granted subject to a Planning Agreement and Conditions including the following Condition: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

10 Planning Application Number 18/00704/P - Land At Constable Road/Crome Road, Bristol

(Councillor Hickman left the Meeting at the start of this item.)

The representative of the Head of Development Management introduced the report and summarised the application.

It is an outline application for the comprehensive redevelopment comprising up to 81 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access, car parking, public open space, landscaping and associated works. Approval is sought for access. It is a Major Application. The Officer noted that Bristol City Council is currently the applicant and land owner, however an agreement has recently been reached to sell the land to a Registered Provider. Once the land disposal has been progressed to a sufficient stage this will enable the Local Planning Authority to consider properly the preferred mechanism with regards to securing planning requirements, which would likely be a section 106 agreement in this instance. The Officer therefore noted that the application is brought to committee with a resolution to GRANT planning permission delegated to officers, subject to the satisfactory resolution as considered by the Local Planning Authority to secure the required obligations and to finalise suitably worded conditions. .

It was noted that most of the issues debated in relation to the previous application (Romney House) also applied to this application. It was suggested that the same Condition attached to the Romney House approval removing permitted development rights for the conversion of dwellings from Use Class C3 to Use Class C4 (small houses in multiple occupation) be added to any approval for this application. It was also noted that the level of affordable housing would be included in the Planning Agreement.



Councillor Stevens moved the Officers recommendations with the following Condition added to any approval of the application: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

Councillor Sergeant seconded this Motion.

On being put the Vote it was

RESOLVED (9 for, 0 against, 0 abstention) - that the application be Granted subject to a Planning Agreement and Conditions including the following Condition: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

11 Date of Next Meeting

5th September 2018 at 6pm.

Meeting ended at 3.25 pm

CHAIR _____



DEVELOPMENT CONTROL COMMITTEE A

5th September 2018

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Householder appeal

| Item | Ward | Address, description and appeal type | Date lodged |
|------|-----------------------------|--|-------------|
| 1 | Westbury-on-Trym & Henleaze | 8 Halsbury Road Bristol BS6 7SR Proposed front roof extension with front dormer. Appeal against refusal Delegated decision | 12/06/2018 |
| 2 | Southmead | 7 Lorton Road Bristol BS10 6DG Notification of prior approval for the erection of a single storey, rear extension that would extend beyond the rear wall of the original house by 6.0 metres, have a maximum height of 3.0 metres and have eaves that are a maximum height of 3.0 metres. Appeal against refusal Delegated decision | 02/08/2018 |
| 3 | Bishopston & Ashley Down | 11 Beloe Road Bristol BS7 8RB Double storey side extension. Appeal against refusal Delegated decision | 06/08/2018 |
| 4 | Bishopston & Ashley Down | 138 Longmead Avenue Bristol BS7 8QQ Single storey rear L shaped extension. Appeal against refusal Delegated decision | 14/08/2018 |
| 5 | Westbury-on-Trym & Henleaze | 54 Abbey Road Bristol BS9 3QW Single storey side extension. Appeal against refusal Delegated decision | 14/08/2018 |

Informal hearing

| Item | Ward | Address, description and appeal type | Date of hearing |
|------|-------------------------|---|-----------------|
| 6 | Hillfields | 24 Mayfield Avenue Bristol BS16 3NL Lombardy Poplars (T4 and T5) - fell to ground level (Protected by Tree Preservation Order 917). Appeal against refusal Delegated decision | 24/07/2018 |
| 7 | Hartcliffe & Witherwood | Merchants Academy Gatehouse Avenue Bristol BS13 9AJ Erection of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School to be co-located on the site, associated play areas, car parking and drop off area. Demolition of former St Johns Ambulance building to create new access and parking area from Hareclive Road. Appeal against refusal Committee | 03/10/2018 |
| 8 | Ashley | Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for prior approval for a proposed change of use of Blocks B & C from office use (Class B1(a)) to dwellinghouses (Class C3) to provide 45no. self-contained dwellings (comprising 25no. one bed units and 20no. two bed units). Appeal against refusal Delegated decision | 02/10/2018 |

Public inquiry

| Item | Ward | Address, description and appeal type | Date of inquiry |
|------|---------|--|-----------------|
| 9 | Central | Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU Demolition of the existing buildings and redevelopment of the site to provide a part 7, 8 and 9 storey building fronting Marlborough Street, comprising 715 student bedspaces; communal areas and central courtyard; and erection of part 4, 5 and 6 storey building to the rear to accommodate a mix of uses, including office floorspace (Use Class B1) and/or medical school (Use Class D1) equating to 6,860sqm and a small commercial unit; associated access road, landscaping, public realm improvements, undercroft car parking and cycle parking. (MAJOR). Appeal against non-determination Committee | TBA |

| | | | |
|----|-----------------------------|--|------------|
| 10 | Avonmouth & Lawrence Weston | 8 - 10 Station Road Shirehampton Bristol BS11 9TT Demolition of glasshouses and redevelopment to form 33 No. apartments for the elderly, guest apartment, communal facilities, access, car parking and landscaping. Appeal against refusal Delegated decision | 20/11/2018 |
|----|-----------------------------|--|------------|

Written representation

| Item | Ward | Address, description and appeal type | Date lodged |
|------|----------------------------|--|-------------|
| 11 | Central | Unit 1 Maggs House 70 Queens Road Clifton Bristol BS8 1QU Proposed change of use from mixed A1/A3 to mixed A3/A4 use, facade alterations to ground floor. Appeal against refusal Committee | 15/02/2018 |
| 12 | Filwood | 69 Hartcliffe Road Bristol BS4 1HD Proposed two storey detached single dwelling house, with associated parking. Appeal against refusal Delegated decision | 15/02/2018 |
| 13 | Knowle | 75 Tavistock Road Bristol BS4 1DL Proposed two bedroom detached single dwelling house, with provision of car parking. Appeal against refusal Delegated decision | 15/02/2018 |
| 14 | Hengrove & Whitchurch Park | Land Adjoining 130 Hengrove Lane Bristol BS14 9DQ Erection of 3 storey building comprising 6 x 1-bed flats. Appeal against refusal Delegated decision | 15/02/2018 |
| 15 | Frome Vale | St Mary's Church Manor Road Fishponds Bristol BS16 2JB Yew - Fell TPO 472. Appeal against refusal Delegated decision | 27/04/2018 |
| 16 | Knowle | 35 Kingshill Road Bristol BS4 2SJ Demolition of outbuildings and erection of a 2 storey, one bed dwelling house. Erection of single storey rear extension to existing property along with other external alterations. Appeal against refusal Delegated decision | 14/05/2018 |

| | | | |
|----|------------------|---|------------|
| 17 | Central | 1 Wine Street Bristol BS1 2BB Temporary scaffold shroud screen advertisement measuring 11M x 7M for a period of 6 months during works to the facade of the building. Appeal against refusal Delegated decision | 25/05/2018 |
| 18 | Knowle | Land At Junction With Redcatch Road St Agnes Avenue Bristol Erection of two storey, 4-bedroomed detached house together with associated parking and amenity space. 3 additional parking spaces retained for use connected with St Elizabeth's. Appeal against non-determination | 29/05/2018 |
| 19 | Knowle | Land At Junction With Redcatch Road St Agnes Avenue Bristol Erection of two storey, 4-bedroomed detached house together with associated parking and amenity space. 4 additional parking spaces retained for use connected with St Elizabeth's. Appeal against non-determination | 29/05/2018 |
| 20 | Eastville | Rockfold Bell Hill Bristol BS16 1BE Widen the vehicular access onto Bell Hill (Classified 'B' road) by removal of the front boundary wall and partial demolition of front garden walls, and creation of an additional, off-street parking space in the garden. Appeal against refusal Delegated decision | 29/05/2018 |
| 21 | Eastville | Rockfold Bell Hill Bristol BS16 1BE Demolition of front boundary wall and parts of front garden walls in order to widen the vehicular access onto Bell Hill and create an additional, off-street parking space in the garden. Build new wall to rear of proposed parking area. Appeal against refusal Delegated decision | 29/05/2018 |
| 22 | Brislington East | 97 & 99 Capgrave Crescent Bristol BS4 4TN Erection of a pair of semi detached houses to the rear of nos 97 & 99 Capgrave Crescent. Appeal against refusal Delegated decision | 12/06/2018 |
| 23 | Horfield | 20 Northwick Road Bristol BS7 0UG Proposed bungalow C3 dwelling. Appeal against refusal Delegated decision | 18/06/2018 |

| | | | |
|----|--------------|--|------------|
| 24 | Clifton Down | 23A Elgin Park Bristol BS6 6RX Proposed single storey, rear extension and excavation of rear lightwell to facilitate conversion of basement to additional accommodation. Appeal against refusal Delegated decision | 22/06/2018 |
| 25 | Ashley | 111 York Road Montpelier Bristol BS6 5QG Removal of existing conservatory at rear and new extension to create larger conservatory with steps into the garden. Appeal against refusal Delegated decision | 03/07/2018 |
| 26 | Clifton | 14 Canynge Square Bristol BS8 3LA Replacement attic stair, removal of partition, new roof lights, new en suite bathroom. Appeal against refusal Delegated decision | 03/07/2018 |
| 27 | Ashley | Unit 7 Montpelier Central Station Road Montpelier Bristol BS6 5EE 3no. internally illuminated box signs and 1no. fascia sign running above entrance doors. Appeal against refusal Delegated decision | 04/07/2018 |
| 28 | Cotham | Basement Flat 32 Cotham Road Bristol BS6 6DP Rearrangement of space uses and inclusion of 2 existing (but unused) rooms in the under-croft in the front garden. Appeal against refusal Delegated decision | 04/07/2018 |
| 29 | Cotham | Basement Flat 32 Cotham Road Bristol BS6 6DP Rearrangement of space uses and inclusion of 2no.existing (but unused) vaulted rooms in the under-croft in the front garden. Appeal against refusal Delegated decision | 04/07/2018 |
| 30 | Ashley | 114 Chesterfield Road Bristol BS6 5DU Demolition of existing garage at the rear of the site and erection of a new, two storey, single dwelling. Appeal against refusal Delegated decision | 12/07/2018 |

| | | | |
|----|--------------------------|---|------------|
| 31 | Lawrence Hill | Hoarding At Corner Of Lawfords Gate Wade Street Bristol BS2 0DY The advertising display currently exists as a 48 sheet illuminated sequential display. This application relates to the upgrade in the technology used to display the advertising images. Appeal against refusal Delegated decision | 19/07/2018 |
| 32 | Windmill Hill | 15 Hill Avenue Bristol BS3 4SH Proposed 3 storey rear extension & loft conversion. Appeal against refusal Delegated decision | 19/07/2018 |
| 33 | Clifton | Flat B 9-10 Waterloo Street Clifton Bristol BS8 4BT Proposed change of first floor use from flat (Use Class C3) to Financial and Professional Services (Use Class A2), (to be used as part of the ground floor office use). Appeal against refusal Delegated decision | 23/07/2018 |
| 34 | Windmill Hill | 3 Haverstock Road Bristol BS4 2DA Retention of rear roof extension. Appeal against refusal Delegated decision | 30/07/2018 |
| 35 | Windmill Hill | 3 Haverstock Road Bristol BS4 2DA Enforcement appeal Appeal against an enforcement notice | 30/07/2018 |
| 36 | Bishopston & Ashley Down | 16 Alton Road Bristol BS7 9PS Enforcement notice appeal against the erection of an extension to the rear of the property. Appeal against an enforcement notice | 30/07/2018 |
| 37 | Southville | 37 Stackpool Road Bristol BS3 1NG Application for a Lawful Development Certificate for Existing use of property as 7no. self-contained flats. Appeal against refusal Delegated decision | 30/07/2018 |
| 38 | Central | 6 Tyndalls Park Road Bristol BS8 1PY Demolition of boundary wall and construction of a two storey building containing 2no. studio apartments (sui generis use) with associated provision of amenity space, refuse and cycle storage. Appeal against refusal Delegated decision | 31/07/2018 |

| | | | |
|----|-----------------------------|---|------------|
| 39 | Central | Raj Mahal City Clarence Road Redcliff Bristol BS1 6RP Demolition of existing building and erection of a building containing 73no. student bedspaces, communal space and cycle parking (major application). Appeal against refusal Delegated decision | 01/08/2018 |
| 40 | Cotham | 140B Redland Road Bristol BS6 6YA Conversion of existing flat roof to external terrace with external cladding to rear elevation. Appeal against refusal Delegated decision | 01/08/2018 |
| 41 | Stockwood | 1 Atkins Close Bristol BS14 8JS Proposed two storey, self-contained, single dwellinghouse. Appeal against refusal Delegated decision | 01/08/2018 |
| 42 | Clifton | Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE Proposed landscaping / external work alterations to return the front garden to the original layout and provision of car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate. Appeal against refusal Committee | 02/08/2018 |
| 43 | Westbury-on-Trym & Henleaze | 46 Henleaze Avenue Bristol BS9 4ET Proposed single storey building to provide a retail sales/repair shop for mobile phones. Appeal against refusal Delegated decision | 02/08/2018 |
| 44 | Clifton | Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE Proposed landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate. Appeal against refusal Committee | 02/08/2018 |
| 45 | Westbury-on-Trym & Henleaze | Badminton School Westbury Road Bristol BS9 3BA Resurfacing of existing school loose gravel paths with patterned concrete. Appeal against conditions imposed Delegated decision | 02/08/2018 |

| | | | |
|----|-----------------------------|---|------------|
| 46 | Westbury-on-Trym & Henleaze | Badminton School Westbury Road Bristol BS9 3BA Resurfacing of existing school loose gravel paths with patterned concrete. Appeal against conditions imposed Delegated decision | 02/08/2018 |
| 47 | Westbury-on-Trym & Henleaze | 7-9 High Street Westbury Bristol BS9 3BY Integration of 5no roof lights above the principle elevation and 5 above the rear elevation of the existing property. Subdivision of existing Flat 2 to create two dwelling units on the second floor and in converted loft space. Appeal against refusal Delegated decision | 02/08/2018 |
| 48 | Cotham | 12E Alfred Place Kingsdown Bristol BS2 8HD Retrospective permission for a rear dormer window. Appeal against refusal Delegated decision | 02/08/2018 |
| 49 | Clifton | The Clarendon Gorse Lane Bristol BS8 1DH Application to vary condition 2 (which lists approved Plans) attached to app.no. 00/03847/F for the erection of a single dwelling house - (Alterations to the as built scheme) Appeal against refusal Delegated decision | 03/08/2018 |
| 50 | Redland | 8 & 9 Belvedere Road Bristol BS6 7JG New entrance canopy. Appeal against refusal Delegated decision | 20/08/2018 |
| 51 | Clifton Down | 67 & 69 Whiteladies Road And 16A & 17A Aberdeen Road Bristol BS8 2NT Change of use of the existing Kwik Fit unit located at the junction of Whiteladies Road and Aberdeen Road from Use Class B2 (General Industrial) to Use Class A1 (Retail). Appeal against refusal Committee | 20/08/2018 |
| 52 | Eastville | Land At The Rear Of 134 - 136 Fishponds Road Eastville Bristol BS5 6PP Erection of 1 x 3 storey dwelling and 1 x 2 storey dwelling on land to the rear of 134 - 136 Fishponds Road. Appeal against refusal Delegated decision | 20/08/2018 |

| | | | |
|----|----------------------------|--|------------|
| 53 | Hengrove & Whitchurch Park | 29 & 31 Bamfield Bristol BS14 0SN Creation of vehicular access onto a classified road and off-street parking areas for both properties. Appeal against refusal Delegated decision | 22/08/2018 |
|----|----------------------------|--|------------|

List of appeal decisions

| Item | Ward | Address, description and appeal type | Decision and date decided |
|------|---------------|--|--------------------------------|
| 54 | Bishopsworth | Land Adjacent 131 Bridgwater Road Bristol BS13 8AE Retrospective application for erection of 14 dwellinghouses (13 x 3/4 bed and 1 x 2/3 bed) with associated vehicular and pedestrian access and cycle and bin storage, with access from Kings Walk (revision to planning permission 13/04789/F) (Major Application). Appeal against refusal Committee | Appeal allowed 08/08/2018 |
| 55 | Bishopsworth | Land Next To 131 Bridgwater Road Bristol Outline application for the erection of up to 9no. dwellinghouses with associated garages, parking areas and landscaping with 'Access' to be considered. Appeal against non-determination Delegated decision | Appeal dismissed 08/08/2018 |
| 56 | Lawrence Hill | Outside Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AP Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal allowed 25/07/2018 |
| 57 | Lawrence Hill | Pavement Outside Chophouse Bond Street South Bristol BS1 3EN Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal dismissed 25/07/2018 |
| 58 | Central | Pavement Outside 82-84 Queens Road Clifton Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal allowed 25/07/2018 |

| | | | |
|----|---------|--|--------------------------------|
| 59 | Central | Pavement Outside 33-47 The Horsefair Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal dismissed 25/07/2018 |
| 60 | Central | Pavement Outside 78 Broadmead Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal dismissed 25/07/2018 |
| 61 | Central | Pavement Outside 34 The Horsefair Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal dismissed 25/07/2018 |
| 62 | Central | Pavement Outside 1 - 27 The Horsefair Bristol Prior approval application for the installation of a telephone kiosk. Appeal against refusal Delegated decision | Appeal dismissed 25/07/2018 |
| 63 | Central | Phone Box Near 40-44 Bond Street Bristol Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision | Appeal dismissed 05/08/2018 |
| 64 | Ashley | Phone Box Near Newfoundland Circus Bristol BS2 9AP Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 65 | Central | Phone Box At Hollister Street Bristol BS1 3BH Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 66 | Central | Phone Box Rear Of House Of Fraser Bond Street South Bristol BS1 3BD Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |

| | | | |
|----|---------------|--|--------------------------------|
| 67 | Central | Outside The House Of Fraser The Circus Bristol BS1 3BD Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 68 | Ashley | Phone Box Outside 12 To 20 Pritchard Street Bristol Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 69 | Lawrence Hill | Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB Application for prior notification of proposed development by telecommunications code system operators: Call Box. Appeal against refusal Delegated decision | Appeal allowed 08/08/2018 |
| 70 | Central | Phone Box Near 25 King Street City Centre Bristol BS1 4PB Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 71 | Clifton | Phone Box Near Richmond Heights Queens Road Clifton Bristol Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 72 | Central | Phone Box Near Costwold Outdoor Union Street Bristol BS1 2LA Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 73 | Central | Phone Box Near Brewers Fayre Broad Weir Bristol BS1 2NT Application for prior notification of proposed development by telecommunications code system operators: - Call Box Appeal against refusal Delegated decision | Appeal dismissed 08/08/2018 |
| 74 | Central | Phone Box Near Horizon Broad Weir Bristol BS1 3DJ Application for prior notification of proposed development by telecommunications code system operators: - Call Box. Appeal against refusal Delegated decision | Appeal allowed 08/08/2018 |

| | | | |
|----|-----------------------------|--|---|
| 75 | Central | 15 Small Street City Centre Bristol BS1 1DE Change of use from Bar, Offices and Residential, to 4 units of student accommodation and retained A4 unit. Appeal against refusal Committee | Appeal allowed 20/07/2018 Costs awarded |
| 76 | Cotham | 1 - 3 Cotham Road South Bristol BS6 5TZ Change of use from a Laundrette and Office (Use Class B1) to two dwellings units (Use Class C3). Appeal against refusal Delegated decision | Appeal dismissed 18/07/2018 |
| 77 | St George Central | 271 Two Mile Hill Road Bristol BS15 1AX Double storey side extension to provide new 1 bedroom flat. Appeal against refusal Delegated decision | Appeal dismissed 19/07/2018 |
| 78 | St George Central | 97 Two Mile Hill Road Bristol BS15 1BL Erection of detached building containing two maisonettes, with landscaping, bin and cycle storage. Appeal against refusal Delegated decision | Appeal allowed 14/08/2018 |
| 79 | Hillfields | 6 Woodcote Road Bristol BS16 4DE Second storey side extension to form family annexe. Appeal against refusal Committee | Appeal allowed 19/07/2018 |
| 80 | Ashley | 79 Effingham Road Bristol BS6 5AY Retention of balcony railings on single-storey flat roof and installation of two timber screens. Appeal against refusal Delegated decision | Appeal dismissed 19/07/2018 |
| 81 | Southville | 71 Stackpool Road Bristol BS3 1NL Loft extension with side dormer and rooflights to front. Appeal against refusal Delegated decision | Appeal dismissed 19/07/2018 |
| 82 | Westbury-on-Trym & Henleaze | 22 South Croft Bristol BS9 4PR Single storey, rear and side extension with extended front porch. Appeal against refusal Delegated decision | Appeal allowed 26/07/2018 |

| | | | |
|----|-------------------------------|--|------------------------------|
| 83 | Hengrove & Whitchurch Park | 241 Fortfield Road Bristol BS14 9QT First floor side extension with carport. Appeal against refusal Delegated decision | Appeal allowed 26/07/2018 |
| 84 | Bishopsworth | 122 St Peters Rise Bristol BS13 7NE Erection of porch, two storey side extension and rear single storey extension. Appeal against refusal Delegated decision | Appeal allowed 26/07/2018 |
| 85 | Horfield | 38 Luckington Road Bristol BS7 0US Proposed rear extension, part two storey and part single storey new build. Appeal against refusal Delegated decision | Appeal allowed 16/08/2018 |

DEVELOPMENT CONTROL COMMITTEE A

5th September 2018

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF ENFORCEMENT NOTICES SERVED

| Item | Ward | Address, description and enforcement type | Date issued |
|------|------------------|---|-------------|
| 1 | Brislington East | 2 Newbridge Road Bristol BS4 4DH To take discontinuance action in respect of advertisement hoarding. Discontinuance notice | 26/07/2018 |
| 2 | Brislington West | 6 Braikenridge Road Bristol BS4 3SW Without the grant of planning permission the unauthorised alteration to the scale and form of the roof over the pre-existing side extension and the insertion of a side and rear dormer extension. Not in accordance with permission 16/02958/H. Enforcement notice | 26/07/2018 |
| 3 | Clifton Down | 123-125 Whiteladies Road Bristol BS8 2PL To take discontinuance action on an advertisement hoarding. Discontinuance notice | 01/08/2018 |
| 4 | Frome Vale | 802 Fishponds Road Fishponds Bristol BS16 3TE Erection of structure to rear of shop without planning permission. Enforcement notice | 21/08/2018 |

Development Control Committee A 5 September 2018

Report of the Service Director - Planning

Index

Planning Applications

| Item | Ward | Officer Recommendation | Application No/Address/Description |
|------|----------------------------|--|---|
| 1 | Hartcliffe & Withywood | Grant | 18/03233/F - Merchants Academy Gatehouse Avenue Bristol BS13 9AJ Erection of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School (to be co-located on the site), with associated play areas, car parking and drop off area. Demolition of former St Johns Ambulance building to create new access and parking area from Hareclive Road. (Major application). |
| 2 | Hengrove & Whitchurch Park | Grant subject to Legal Agreement | 18/02055/P - Former School Site Hawkfield Road Bristol Outline planning application for residential development of up to 350 residential dwellings (Class C3). Provision of energy centre; open space; transport infrastructure comprising junction remodelling of Bishport Avenue/Hareclive Road junction, connections to William Jessop Way and Bishport Avenue, and footways and cycleways. Access and strategic landscaping to be determined with all other matters reserved. (Major application). |
| 3 | Ashley | Grant subject to Legal Agreement & Grant | 17/05290/F & 17/05291/LA - 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS Demolition of existing warehouse, partial demolition, conversion and restoration of nos. 31 and 32 Portland Square to form 93 residential flats and development fronting Portland Square, Cave Street and Surrey Street with associated refuse and cycle storage. (Major Application) |
| 4 | Ashley | Grant subject to Legal Agreement & Grant | 18/02548/F & 18/02549/LA - 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU Redevelopment of existing buildings (except for retained listed building at 25 Wilder Street) and two commuter car parks to provide purpose-built managed student accommodation (348 beds) (sui generis) and ground floor employment floorspace (Class B1); refurbishment and change |

| Item | Ward | Officer Recommendation | Application No/Address/Description |
|------|-----------------------------------|-------------------------------------|--|
| 5 | Avonmouth & Lawrence Weston | Grant subject to Legal Agreement | <p data-bbox="770 165 1402 264">of use of 25 Wilder Street to provide three self-contained residential units (Class C3); and associated works (Major Application)</p> <p data-bbox="770 333 1402 530">17/03731/F - Land South East Of Ermine Way Bristol Proposed erection of 39 no. (two, three and four bedroom) dwellings together with landscaped open space, access, parking, landscaping and associated development. (MAJOR)</p> |

index
v5.0514

Development Control Committee A – 5 September 2018

ITEM NO. 1

WARD: Hartcliffe & Withywood **CONTACT OFFICER:** Thomas Wilkinson
SITE ADDRESS: Merchants Academy Gatehouse Avenue Bristol BS13 9AJ

APPLICATION NO: 18/03233/F Full Planning

DETERMINATION DEADLINE: 11 September 2018

Erection of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School (to be co-located on the site), with associated play areas, car parking and drop off area. Demolition of former St Johns Ambulance building to create new access and parking area from Hareclive Road. (Major application).

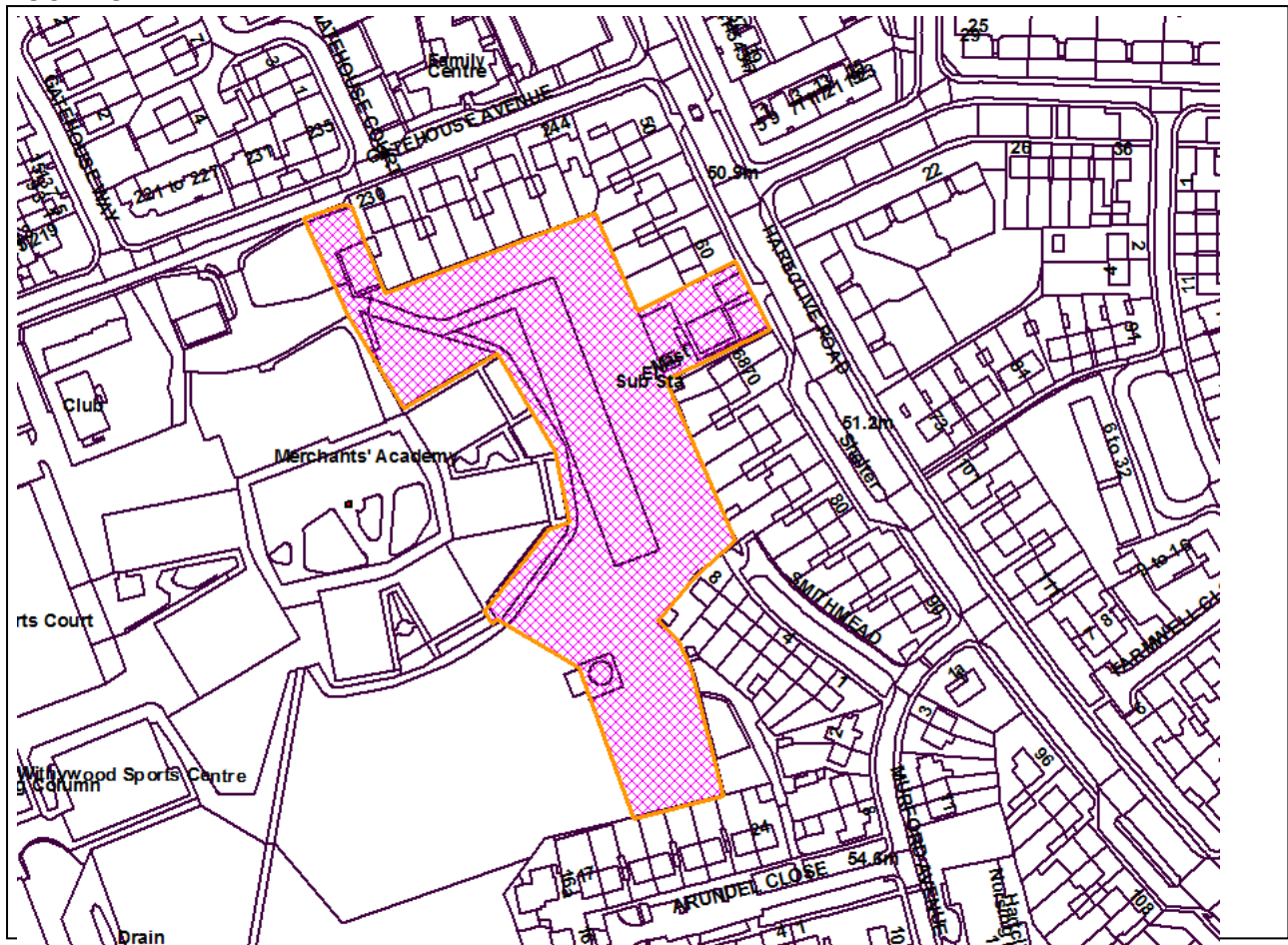
RECOMMENDATION: Grant subject to Condition(s)

AGENT: PCL Planning Ltd
 1st Flr 3 Silverdown Office Park
 Fair Oak Close
 Clyst Honiton
 Exeter
 EX5 2UX

APPLICANT: Education And Skills Funding Agency
 C/o Agent

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

LOCATION PLAN:



Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ****BACKGROUND AND SUMMARY**

This application is for the proposed relocation and expansion of the existing Merchants Academy Primary School and Venturers Academy (an Autistic Condition Spectrum (ACS) school) to create a new combined two-form entry primary school with a nursery and an expanded Autistic Condition Spectrum School on existing school land to the east of the existing Merchants Academy Secondary School site.

The existing Merchants Academy Primary School; nursery and Venturers Academy are currently located at a separate site on Withywood Road, approximately 600 metres to the south-west. The existing Merchants Academy Primary School has been identified under the Priority Schools Building Programme as beyond its life and requiring re-building. It is proposed to relocate these schools from their existing location to sit alongside the existing Merchants Academy Secondary School. Following relocation, the applicant has confirmed that the existing school buildings on this site will remain in use for educational purposes. The form of this is yet to be confirmed and will be subject to final approval by the Regional Schools Commissioner and Bristol City Council, however the applicant confirmed they envisage this would most probably involve vocational education linked to apprenticeships or some other alternative provision.

The existing capacity of the school is for 263 students, 38 nursery children and 70 Autism Resource Base pupils. Following development/expansion, the capacity of the new facilities will be for 420 students, 38 nursery children and 84 Autism Resource Base pupils.

A previous application at the site for a similar development (reference 17/03021/F) was refused by Development Control Committee A on 29th November 2017. The reason for refusal was due to Members concerns over the overshadowing, overbearing and overlooking impact of the development on surrounding residential properties, alongside the removal of 3.no category A trees from the site.

An appeal against this decision is currently pending, with a Hearing scheduled to take place on the 3rd October 2018.

Changes have been made to the proposed scheme and further information has been provided under the current application the in an attempt to address the previous refusal reason. The main changes can be summarised as follows:

- The proposed school building has been sited a further 1.6 metres from the north eastern boundary with Hareclive Road.
- Additional shadow studies have been prepared and provided to demonstrate the impact of the development in terms of overshadowing, having regards to existing conditions.
- An eyesight level plan has been provided to illustrate the use of high-level windows incorporated into the external elevations of the building.
- Additional opaque glazing is included
- Further justification has been provided as to why the new school building cannot be accommodated on the existing primary school site
- Further information/justification has been provided in relation to the removal of trees and compliance with the Council's Tree Replacement Standard.

In terms of the current planning application, objections were received from 11 surrounding residential properties. These were predominantly in relation to potential amenity issues (overbearing, overshadowing, overlooking) arising due to the height and proximity of the development in relation to surrounding properties, as well as potential highway safety and noise issues (see full details of the objections below and on the BCC website).

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

Letters of support were also received from 34 properties.

The application has not been referred to Committee by any Councillor, but due to the level of public interest and the nature of the development including the issues arising and the site history it is considered appropriate for this application to come before Committee. Also, it is recognised that the development is very similar to that refused under previous application reference 17/03021/F and which is currently subject of the appeal mentioned above. It is considered that Committee should have an opportunity to consider the revised proposals prior to the appeal hearing so that the Inspector is aware of the Committee's view regarding the revised proposals in order to inform their consideration of the previous proposal.

Following a thorough assessment taking into consideration the revised plans and additional detail provided seeking to address the concerns of Members, alongside the revisions secured as part of the previous application it is considered that the amenity impact (overbearing, overshadowing and overlooking) whilst regrettable would on balance not warrant the refusal of a scheme that will deliver significantly important school places and enhanced teaching facilities. The loss of the 3.no category A trees is also considered to be acceptable, given the justification provided by the applicant and the significant on site mitigation planting. It is recognised that the Council's Arboricultural Officer also considers that these trees may even be Category B given their relatively small stem diameters.

Giving great weight to the need to create, expand or alter schools as required by the NPPF a balanced recommendation for approval is proposed to Members, subject to the conditions as set out below.

SITE DESCRIPTION

The application site refers to a section of existing school grounds within Merchant's Academy secondary school, to the east of the site. The site is currently characterised by a walled garden, hardstanding and some grassed areas used sporadically as ancillary teaching space for the secondary school and as car parking. The site also includes the adjoining former St Johns Ambulance building to the east of the site, accessed from Hareclive Road.

The application site forms part of an area of designated Important Open Space (which covers the entirety of the school playing fields) within the adopted Site Allocations and Development Management Policies Local Plan (July 2014).

The existing secondary school is comparatively recent in construction (being completed in 2008) and supports a number of sports facilities as well as teaching buildings.

The site is located in the Hartcliffe ward of South Bristol, approximately 4 miles south of Bristol City Centre. The site lies to the west of Hareclive Road and south of Gatehouse Lane, which provides the existing access to the secondary school. The site adjoins the existing secondary school to the west, with residential development at Hareclive Road/ Gatehouse Avenue/ Smithmead to the north, east and south. The wider area is also predominantly residential with associated community uses, including Gatehouse Centre, New Fulford Family Practice and Saint Pius Roman Catholic Church.

As set out above, the existing Merchants Academy Primary School; nursery and Venturers Academy are located at Withywood Road, approximately 650metres further west along Gatehouse Avenue. The existing Merchants Academy Primary School has been identified under the Priority Schools Building Programme as beyond its life and requiring re-building. It is proposed to relocate these schools from their existing location to sit alongside the existing Merchants Academy Secondary School.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

The Primary school currently has 263 students as well as 38 nursery children. The primary school moved to being 2-form entry school 3 years ago. Once the primary has 2 form entries in all years, the school would need capacity for 420 students. The current school building was not designed to be 2-form entry and could only cope with current student numbers by utilising some of the rooms that Venturers Academy now occupies.

Venturers Academy currently has 65 students and it is anticipated that there will be at least 70 by September 2017. This is the maximum number of students that can currently be accommodated in the current buildings, without additional capacity. The relocation to the secondary site will build extra capacity to take on at least 84 students. It is understood that there will be no increase in capacity of nursery children, with the numbers only transferring from the existing site.

An existing St Johns Ambulance building is currently located on Hareclive Road, between Nos.60 and 68, which was most recently used by local scout/cub groups. The applicant has confirmed that the building is currently disused, with the community groups who previously used the building now using alternative premises nearby.

RELEVANT HISTORY

APP/Z0116/W/18/3203776: Appeal of refused application reference 17/03021/F (see below). PENDING.

17/03021/F: Erection of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School to be co-located on the site, associated play areas, car parking and drop off area. Demolition of former St Johns Ambulance building to create new access and parking area from Hareclive Road. APPLICATION REFUSED on 29.11.2017 by DC Committee for the following reason:

'The proposed development by reason of its overall design, scale, bulk, form and massing in close proximity to neighbouring residential properties to the north (Gatehouse Avenue), east (Hareclive Road) and south (Smithmead) would result in unacceptable overshadowing; would result in harmful levels of overlooking; and would have an overbearing impact on these properties to the detriment of residential amenity. The overall form and design of the development would further result in the loss of 3.no category A trees within the site. The proposal would therefore be contrary to Policies BCS9 and BCS21 of the Bristol Core Strategy (2011), Policies DM17, DM27 and DM29 in the Site Allocations and Development Management Policies (2014) as well as guidance within the NPPF.'

10/04028/F: Construction of a workshop and a walled garden. GRANTED on 01.11.2010

09/00566/F: Erection of a new Cadet Centre. GRANTED on 07.05.2009

06/03024/F: New academy comprising two storey pavilions surrounding a courtyard and landscaping to replace existing Witherwood Community School. GRANTED on 18.10.2006

06/01333/M: 'Reserved Matter' application for the approval of 'External Appearance' in association with the Merchants Academy (Outline Approval Ref No 05/02463/P/S). GRANTED on 26.05.2006

05/05043/M: Reserved matters application (relating to design and landscaping) for new city academy to replace Witherwood Community School. GRANTED on 23.03.2006

05/02463/P: Application for outline planning permission to construct a new city academy to replace the existing Witherwood Community School. GRANTED on 07.09.2005

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

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.

APPLICATION

Planning permission is sought for the construction of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School to be co-located on the site within the main Merchants Academy site, alongside associated play areas, car parking and drop off area. Both of the schools will be located within the same building, with shared hall, library and other facilities at the central core of the building.

The proposal also involves the demolition of a former St Johns Ambulance building to create a new access and parking area from Hareclive Road between Nos.60 and 68. Extensive landscaping with the construction of new play areas, games court and new walled garden will also be provided.

STATEMENT OF COMMUNITY INVOLVEMENT

a) Process

The applicant has confirmed that as part of this application rather than being a wider community consultation drop in event (like that held in advance of the submission of the first application) the pre-submission community consultation focused on those neighbours closest to the proposed new building; those along Hareclive Road. The applicant has confirmed that ten neighbouring properties were invited to attend a meeting with the project manager, architect and head teacher on June 6th at 6pm. Further conversations were held with Ward Members on site and at City Hall.

b) Outcomes

In response to residents' concerns, the building was moved 1.6 further away from the homes (along Hareclive Road).

Previous application:

a) Process

As part of the initial (refused) application reference 17/03021/F the pre-application consultation that took place involved a public exhibition for the proposed scheme presented to the local community on May 22nd 2017 in the former St Johns Ambulance Hall, between 4pm - 7pm.

Staff and parents of Merchant's Academy Trust were advised of the event by the schools and details of the exhibition were also placed on the Merchant's Academy and Venturers Academy websites.

Invitations were also sent by post to 310 properties in the surrounding area, and by email to local councillors and local community groups (Hartcliffe and Withywood Pride of Place Group, Malago Valley Conservation Group, Bristol Civic Society Major Sites Group and the Neighbourhood Partnership Coordinator and Hareclive and Withywood Community Partnership).

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

A total of 12 feedback forms were left on the date, with a further email sent to the planning consultant acting on behalf of the applicant the day after the event. A summary of the concerns raised are as follows:

- Concerns in relation to increased traffic congestion
- Concerns in relation to additional parking
- Concerns in relation to the proximity of the development to surrounding residential properties and subsequently loss of privacy and light
- Concerns in relation to noise/disturbance
- Concerns in relation to dust and noise disruption during construction
- Concerns in relation to structural integrity of works on surrounding properties
- Concerns in relation to increased littering
- General concerns in relation to the design of the building

b) Outcomes

- A Transport Assessment (TA) and Travel Plan (TP) have been prepared and submitted to support the application
- Travel surveys have been undertaken for the existing primary school which identify that the majority of children travel to school by non-car modes.
- A landscape buffer will be provided between the proposed school and the adjoining properties.
- High level strip windows have been incorporated into elevations to ensure that there will not be any issues in relation to overlooking or loss of privacy
- A shading analysis has also been undertaken to consider shadowing throughout the day
- An Environmental Noise Assessment has been prepared and submitted to support the application

RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised via press and site notices. Neighbours were also consulted via individual letters sent on 26th June 2018.

Objections were received from 11 surrounding properties, which in summary stated that:

- The new building is too close to surrounding properties, which will result in detrimental amenity issues and loss of privacy (overbearing, overlooking and overshadowing)
- The new building is too high, which will result in detrimental amenity issues and loss of privacy (overbearing, overlooking and overshadowing).
- The development would result in highway safety issues due to dangerous parking
- There is insufficient parking space in the local area to accommodate the development
- The public consultation undertaken by the applicant prior to submitting was inadequate
- The application should be void as there is already an appeal running in relation to the previously refused application
- The development would overshadow private gardens of surrounding properties
- There is sufficient space on the existing primary school site therefore this application is unnecessary
- The development would result in detrimental levels of noise and disturbance
- The development would result in mutual overlooking
- The existing pavements are not wide enough to accommodate the increase in number of pedestrians
- Alternative sites haven't been fully considered
- The development would result in a harmful loss of trees
- The letters of support should be discounted as they are submitted from people who don't live in close proximity to the proposed development
- The development could impact upon the stability of neighbouring properties during the

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

- construction period
- The development would cause dirt and dust during the construction period

34 letters of support have also been received, which in summary stated that:

- The new facilities are vitally important for children of the city as there is enormous demand for specialist autism provision
- Bringing the primary school on site and creating an all through school facility will benefit all of the students and offer a higher quality educational service
- There is a need for the new school as there is a very high demand for school places locally
- The existing site is not adequate for redevelopment/expansion for a number of reasons
- The existing school building is not fit for purpose

OTHER COMMENTS

BCC Transport Development Management Team has commented as follows:-

'Principle

The site is well located in a residential area, with good access to transport links. In principle a school site would be acceptable in this location.

Local Conditions

The site will be accessed from Hareclive Road. There is good footway provision in the direct vicinity of the site and pedestrians are protected from passing traffic by highway verges. The carriageways are wide enough to carry passing traffic, although additional parking may prevent this.

Trip Generation

The presence of a new school will generate a significant number of trips, by many modes of transport. Existing trip rates (taken from the existing school's hands up survey results) suggest that the new/relocated schools could, once they are at capacity, generate in the region of an additional 160 car borne pupils. Some of these will be shared trips with siblings at both the school itself or the existing Merchants Academy Secondary School. The 38% who currently arrive by car is a relatively high proportion and there is capacity to reduce this through a strong culture of active travel, encouraged through a School Travel Plan. Nevertheless the impact will be substantially felt in the peak times, on a key public transport corridor, as the relocation of the school will have an impact in the direct vicinity of this site. It is therefore essential that measures are put in place to reduce the impact on resultant safety concerns and congestion arising from parking.

The following would be required:

Reduce in trips by car - the school will be required to create and implement a School Travel Plan (STP). This would need to be in place prior to the new site opening. It is recognised a Framework Travel Plan has been prepared by the Transport Consultants, but the school must have input into the final STP, as they will be responsible for implementing the measures. This would then be updated and monitored regularly to ensure that the measures are working. Such measures would include the provision of cycle parking, scooter parking, lockers and wet weather storage, road safety training, awareness, walking and cycling promotion, working with neighbours, and promotion of car sharing. This would also apply to staff, and include measures such as reviewing the marking system to allow staff not to feel the need to drive every day, the provision of showers and lockers to promote walking and cycling, and promotion of car sharing.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

Further advice can be found at Modeshift STARS, and from The Council's Active Travel to School Officer. A School Travel Plan would be secured by a condition.

Improve public transport facilities to encourage greater use - The application package pays attention to the accessibility to the site by public transport. Passenger Transport have advised that a new bus shelter will be required to encourage the use of the stops by additional families and staff. This will serve to reduce the number of cars on the Hareclive Road and reduce overall delays, particularly to public transport. A contribution of £10,000 is sought for a 3-bay reverse cantilever shelter. This can be secured through a UU.

Make the pedestrian environment safer - The existing crossing island will not have adequate capacity for a school of this size, and will need to be removed to accommodate the new vehicular access. A signalised crossing will be installed to allow for children to cross safely with minimal disruption to the capacity of the highway. This will be at the expense of the Applicant. A highway agreement will be required. A Statutory Notice to install a crossing will be required and the cost to the Council to prepare this will be £5395. A signalised crossing is also liable for commuted sums for maintenance.

The current low level bollards are insufficient to draw attention to the presence of a school and these will need to be replaced by Pencil Bollards, which are used on new school schemes throughout the city.

Deter driving - dropping off facilities do little to reduce congestion and can create further difficulties if used by a significant number of parents. They can create conflict and also act to encourage car use. It is therefore the Authority's stance not to allow such facilities for mainstream schools.

There is an operational requirement for a drop off facility for the ASC school as these children will have complex requirements. However, the Merchants school will have no vehicular access to the drop off facility. It will be necessary for the school to manage this, and a condition will be required to prevent this, unless with express permission from the school.

Remove parking hazards - a comprehensive review of waiting restrictions will be required in order to ensure safe and effective operation of the highway network. These could be in the form of single yellow lines or double yellow lines, peak hour loading prohibition and school keep clear markings where necessary. This will require a Traffic Regulation Order and highway works. The cost of a TRO is £5395 and will need to be met by the applicant. The TRO Process is a lengthy process requiring consultation with affected parties and urgent consideration is required to allow these restrictions to be designed, approved and advertised in order for the TRO to be sealed in adequate time for its installation.

Warn and slow down drivers - the school flashing wig wag signs will need to be relocated in Hareclive Road.

The 20mph speed limit will need to be applied to Hareclive Road on the approaches to the site. This will require a Traffic Regulation Order and highway works to signing to reflect this. The cost of a TRO is £5395 and will need to be met by the applicant.

The highway measures can be secured via a condition and will result in a highway agreement under s278 of the Highways Act. Means to secure the 3no TRO contributions are included within the highway agreement.

Access / Visibility

The proposed vehicular access is satisfactory and visibility is adequate. It will be essential to ensure that the access is used only by staff and those attending the Autism Hub, to reduce conflict directly outside the school.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ***Layout*

A wide, segregated pedestrian access is proposed. This is beneficial as it segregates all pedestrian access from any vehicular access.

A turning head is provided with minibuses using the top end of the turning circle to drop off. The swept paths provided show a minibus reversing in this area, not using the drop off facility, and in the process hitting one of the bollards. This area may need redesign to accommodate turning and dropping off effectively. Further details are required via condition. Further to this, swept paths showing minibuses passing at the access to Hareclive Road will also be required to ensure that the crossing is not obstructed by queuing vehicles waiting to access the site. Further information is required to show that this can work appropriately.

Parking and Servicing

The car parking for staff and visitors falls within the maximum standard for a school of this size. A School Travel Plan will assist in reducing the amount of on-street parking and waiting restrictions will reduce inappropriate parking.

Cycle parking is shown as 68 covered secure spaces which is acceptable. Scooter parking for 50 scooters is also provided.

Construction Management

A highway network construction management plan will be required and will be subject to a condition.'

Air Quality has commented as follows:-

'There won't be an air quality issue with this number of car parking spaces in this location.'

Arboricultural Team has commented as follows:-

'As discussed at City Hall the arboricultural impact assessment (AIA) that has been presented (Advanced Arboriculture June 2017) was also presented for refused application 17/03021/F which we commented on.

The AIA identifies the constraints presented by the trees and also trees that need to be removed but does not present BTRS calculations for proposed tree removals. I have calculated the BTRS liability as 43 replacement trees.

Several trees proposed for removal have been categorised as A (6, 8 and 9). There is a degree of subjectivity in the categorisation method and considering their relatively small stem diameters I think a B category is more likely for these trees.

I am mindful that the AIA was initially presented for application 17/03021/F which was refused but was found by us to be acceptable on arboricultural grounds.

The AIA is unchanged since the previous application, as is the proposals in relation to the trees, therefore I currently have no objection on arboricultural grounds.

The landscape plan shows that 32 trees are proposed for planting along with 15 forest school trees and 6 fruit trees. This proposed planting is in excess of the BTRS liability.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

As tree protection has been specified within the arboricultural method statement plans and as tree planting is proposed as mitigation for tree removals I therefore raise no objections, subject to conditions.'

Contaminated Land Environmental Protection has commented as follows:-

'We refer to the major planning application to develop a new primary school on the site of the Merchants Academy, Gatehouse Avenue. We have reviewed the following submitted reports as part of the application

- Ground and Water. March 2017. Merchants Academy Primary School & Ventures Academy ASC School. Desk Study. GWPR1867/DS/March 2017. V1.01. Final
- Ground and Water. March 2017. Merchants Academy Primary School & Ventures Academy ASC School. Ground Investigation Report. GWPR1867/GIR/March 2017. V1.01. Final

Overall the reports submitted adequately assess risks from contamination. The only potential concern we have with the assessment is adopting Public Open Space Residential scenario for the area of the school buildings themselves as the chosen scenario does not consider the risks of vapour intrusion from hydrocarbons and volatile organic compounds. However the results of the soil samples from both 2017 and a historic report held within the office do not indicate an issue with vapour intrusion from these contaminants.

Further assessment of contamination is not required but given previous experience of school sites of this age with encountering unexpected contaminants in the site soils we do recommend that any approval is subject to a condition requiring that the applicant reports and unexpected contamination immediately to the Local Planning Authority.

We do note section 7.9 refers to imported material needing to be tested which we concur with, can the applicants confirm how much imported topsoil is likely to be bought onto site (an estimate will suffice) for the proposed landscaped areas? If significant we are minded to apply a verification of imported materials condition.'

Crime Reduction Unit has commented as follows:-

'No objections'

Nature Conservation Officer has commented as follows:-

'Trees will be removed as part of this proposal. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. I therefore recommend a condition is attached to any approval requiring that there should be no clearance of vegetation or structures suitable for nesting birds between 1st March and 30th September (nesting season) without the prior written approval of the local planning authority. No further ecology issues are identified.'

Pollution Control has commented as follows:-

'I can confirm that I am happy with the contents of the submitted acoustic reports, which deal with the internal noise levels for teaching within the classrooms and the potential for noise nuisance from external plant and equipment, as well as potential noise from children in outside areas and noise from cars and children leaving the school. I would just like to make sure that the recommendation made within the reports that a 2.4 m high acoustic barrier be installed along the northern and southern boundaries occurs prior to the use commencing. It should be noted that with the barrier noise from children in the outdoor areas will still be audible at nearby residential properties, however I do not consider that this would be harmful enough to warrant the refusal of the application. I would however ask that an Outdoor Area Management Plan is provided, setting out details of times the external areas

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

will be used, numbers of children that will use specific areas at any one time and how the areas will be supervised to ensure any impact is minimised.

I also have concerns regarding noise from construction works, noise from construction vehicles and the potential for dust and mud on roads for construction activities. I would therefore ask that a site specific Construction Environmental Management Plan is provided.

I would also like to see some time restrictions regarding the community use and feel that these should be in line with the current use for the school that secondary facilities are currently offered to external parties from 5pm until 10pm on weekdays and from 8am until 9pm. The external areas should also not be used for community purposes after 6pm.

Detail of any extraction and ventilation systems should be provided to the Council prior to installation to ensure they will result in no harmful odour or noise issues arising.'

Sport England has commented as follows:-

'It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link below): www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Having assessed the application for the erection of a 2 form-entry Primary School with Nursery, Sport England are satisfied that the proposed development meets the following Sport England Policy exception:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

This being the case, Sport England does not wish to raise an objection to this application.'

Flood Risk Manager has commented as follows:-

'The proposed drainage strategy is acceptable and we have no objection to the proposals. We request that should planning permission be granted our standard pre commencement condition is imposed to ensure a detailed drainage design formed in accordance with the approved strategy is submitted to and approved by BCC prior to the commencement of development.'

Sustainable Cities Team has commented as follows:-

'The use of thermal modelling and the CIBSE TM52 methodology is noted and welcome, as is the proposal to install a PV array to reduce residual emissions. There is no district heating network in the vicinity of the development.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

The pre-assessment estimate of BREEAM Very Good is noted as are the reasons why 'Excellent' is regarded as unachievable. I suggest conditioning a report from Arcadis at completion stage and prior to occupation confirming that development as designed will achieve BREEAM 'Very Good'.

An adequate Sustainable Urban Drainage scheme should be secured via condition. The inclusion of dedicated cycle parking is noted and welcome.

Following the submission of further detail and subject to conditions I recommend the application be approved.'

Urban Design has commented as follows:-

'It is recognised that the design principles of new school building have been heavily influenced by the existing secondary school, the shape of the site and surrounding context (including residential amenity) and the requirements for such teaching spaces/floorspace needs. The overall siting, form and layout of the development is considered acceptable in this respect.

In scale, the building will consist of one and two storey masses. The proposed building will be visible from public view, particularly from Hareclive Road to the east where it will be marginally visible above the roofs of the residential properties which line the street, and will be visible through the gaps between houses. However, it is considered that the overall scale and massing will not be significant enough to cause any detrimental harm to the character and appearance of the area in this instance, as the building would only be marginally taller than surrounding residential properties.

The overall design and materials will further be relatively simple and of a suitable quality, to match and tie in with the material treatment of the adjacent existing secondary school. The overall scale and detailed design of the building is subsequently considered acceptable, subject to further detail of design features and material samples (secured via condition).

For safety and security reasons guard railings are proposed to the roof of the building. Whilst not ideal in design/visual terms, these railings will be collapsible so that when not in use they will not be erected. Subsequently due to the collapsible design and the limited timescale during which the railings will be erected (secured via condition) it is not considered that their presence on the roof of the building will cause enough harm to warrant a refusal on design grounds.'

Landscape has commented as follows:-

'The application fulfils an important educational need and the principle of the development is not contested in relation to landscape design. No objections to the application, subject to amendment and the submission of further detail.'

City Design Group Public Art has commented as follows:-

'Comments were provided at pre app submission stage after which discussions took place with the applicant regarding integration of public art across the development.

An art consultancy was engaged and work is progressing which at the time of this memo is focused on the landscape scheme with an artist working with HED the appointed landscape architects on the scheme design. The public art then will be the scheme landscape, including the entrance at Hareclive Road which was identified by City Design Group as benefiting from increased legibility. The artist is also involved in discussions about the interior colour / fit out.

A landscape scheme has been submitted as part of the full planning but as noted in the planning statement this landscape scheme will be updated during determination (as design work completes) with new drawings that incorporate the public art submitted prior to determination.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

A public art condition will also be applied to secure public art as part of the scheme and in pursuance of said landscape scheme, and will be passed to the case officer.

Further information on the BCC public art programme can be obtained at www.aprb.co.uk

RELEVANT POLICIES

National Planning Policy Framework – July 2018

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES**(A) PRINCIPLE OF DEVELOPMENT**

As set out above, planning permission is sought for the construction of a 2 form-entry Primary School with Nursery and Autistic Condition Spectrum (ASC) School to be co-located on the site within the existing main Merchants Academy secondary school site, alongside new associated play areas, car access, parking and drop off area. The development will represent the relocation and expansion of existing school facilities located approximately 600 metres away to the south-west. Both of the schools (Merchants and Venturers Academy) will be located within the same building, with shared hall, library and other facilities. The proposal also involves the demolition of a former St Johns Ambulance building to create the new access and parking area from Hareclive Road.

Paragraph 94 of the National Planning Policy Framework (2018) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. The NPPF states that Local Planning Authorities should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

The principle of the development and expansion of the primary school and nursery is therefore supported in national planning policy terms in this respect.

In local policy terms, Bristol Core Strategy (2011) Policy BCS12 sets out the general approach to the protection and development of community facilities (which includes schools). This policy states that community facilities should be located where there is a choice of travel options and should be accessible to all members of the community and where possible community facilities should be located within existing centres. Existing community facilities should in addition be retained, unless it can be demonstrated that there is no longer a need to retain the use or where alternative provision is made.

Policy DM5 in the Site Allocations and Development Management Policies (2014) sets out that the term community facilities is wide-ranging and can include community centres, childcare facilities, education establishments, training centres, health and social care facilities and civic and

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

administrative facilitates. Policy DM5 states that proposals involving the loss of community facilities land or buildings will not be permitted unless it is demonstrated that:

- i. The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land; or
- ii. The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities; or
- iii. The community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the building or land; or
- iv. Appropriate replacement community facilities are provided in a suitable alternative location.

It is acknowledged that the existing Merchants Academy Primary School and Venturers Academy has been identified under the Priority Schools Building Programme as beyond its life and requiring re-building. The applicant has also confirmed that it would be difficult to achieve the desired increase in capacity at the current, existing site given the limited space available and site constraints. The proposal to relocate/replace these schools from their existing location to sit alongside the existing Merchants Academy Secondary School is subsequently acceptable as there will be no loss of school/community floorspace in the local area, with the proposed development resulting in improved and expanded educational facilities for the local community with a greater capacity for pupils.

The entire site is already in current educational use. No change of use or alteration of the site boundary is proposed; and thus the site is considered an acceptable location for the provision of a replacement educational facility, subject to meeting all other relevant policy requirements (see below).

The proposed development would however involve the demolition of another existing community building which was formerly owned by the St Johns Ambulance, although most recently has been used by local scout/cub groups. The applicant has however confirmed that the community groups who previously used this building are now using alternative premises in the local area. Whilst the loss of this building is not ideal, it is recognised that the proposed new school development will include two halls, studio and training rooms which could be used outside of school times by the community in the same way that existing facilities at the secondary school are currently used by the wider public. The overall floorspace created by these new facilities will be greater than the floorspace of the existing community building. In addition, as set out the community groups that use the building have relocated to a suitable alternative location. On this basis, the loss of the community building is considered acceptable as appropriate replacement community facilities will be provided in suitable alternative locations; in line with criterion iv of Policy DM5. Further, in visual terms the existing St Johns Ambulance building itself is not considered to hold significant architectural merit, being a single storey in height and primarily functional in appearance, meaning it doesn't contribute overly positively towards the character and appearance of the area or streetscene in this instance and its loss is thus acceptable in design terms.

As the application site forms part of an area of designated Important Open Space within the adopted Site Allocations and Development Management Policies (2014), Policy DM17 in this document applies. This states that development on part, or all of an important open space as designated will not be permitted unless the development is ancillary to the open space use. Policy BCS9 of the Bristol Core Strategy (2011) is also applicable, and states that the integrity and connectivity of the strategic green infrastructure network should be maintained, protected and enhanced. Open spaces which are important for recreation, leisure and community, townscape and landscape quality and visual amenity should be protected.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

In this instance it is considered that the area of land removed to accommodate the development does not realistically fulfil an important open space function as it comprises land which is predominantly hard standing and used informally as car parking. The majority of the designated open space to the south of the development site, is however considered to hold much greater amenity value, and will remain undeveloped and thus would not be significantly impacted upon by the proposals. The overall function, integrity, connectivity and primary character of the open space would fundamentally remain and therefore would not be materially or detrimentally impacted upon by the proposal to warrant refusal on this ground. Overall whilst not ideal given the loss of some open space, the location of the new school building is in principle considered acceptable.

The applicant has also advised that other location options were considered prior to the further progression of proposals, however ultimately it was assessed that the identified site represents the most suitable for the proposed expansion and relocation of the existing school for a number of reasons as follows:

- The existing school site (located approximately 600 metres to the south-west) has been identified under the Priority Schools Building Programme as beyond its life and requiring re-building and it would be difficult to achieve the desired increase in capacity at the current site given the limited available space
- Locating all elements of the Merchants Academy school on one site would improve cross-phase working and sharing of resources and facilities
- Being co-located with a mainstream setting allows for true inclusion practices to take place. Young people with disabilities can access more than one provision without any barriers, cost or delay.
- The identified area of the school site is largely disused as car parking and a walled garden area of no particular visual merit
- The expansion in any other location within the school site would likely impact negatively upon the designated Important Open Space and would also compromise the playing and sporting facilities.
- The approach provides an opportunity for the existing site to be vacated, allowing it to be redeveloped by the existing freeholder.
- The existing site does not offer enough space to be safely redeveloped whilst being occupied by the current school(s)

Given the above, the overall principle of development of the site it considered acceptable and is supported.

(B) DO THE PROPOSALS RAISE ANY SPORTS AND LEISURE PROVISION ISSUES?

The proposed development prejudices the use of land currently being used as a playing field (or has been used as a playing field in the last five years) as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement and has been undertaken.

Following consultation, Sport England commented that they are satisfied with the application, as the proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any other playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site. The application is subsequently considered acceptable on this basis.

(C) WOULD THE PROPOSAL BE ACCEPTABLE IN DESIGN TERMS?

Bristol Core Strategy Policy BCS21 (2011) advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

the amenity of existing development.

Policy DM26 in the Site Allocations and Development Management Policies (2014) expands upon BCS21 by outlining the criteria against which a development's response to local character and distinctiveness will be assessed. Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions. Policy DM27 in the same document expresses that the layout, form, pattern and arrangement of streets, buildings and landscapes should contribute towards to creation of quality urban space and that the height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces and setting with Policy DM29 further stating that the design of new buildings should be of high quality.

The Council's City Design Group (CDG) has reviewed the proposals noting that the application fulfils an important educational need and overall they have raised no objections to the development in design terms. It is recognised that the overall design of the proposed new school (including boundary treatment, landscaping etc.) is the same as that proposed under previous application reference 17/03021/F; the overall design of which was considered acceptable by officers and committee members during the determination of the application. As per the previous application, the design principles of the new school building have been heavily influenced by the existing secondary school, the shape of the site and surrounding context (including residential amenity) and the requirements for such teaching spaces/floorspace needs.

The new schools will be located within a single building which consists of two wings arranged around a central core of shared facilities and framing two external courtyard play spaces to the west which have direct connectivity between the existing and proposed schools on the site. The existing site, whilst relatively large is of an awkward shape and is surrounded by a number of residential properties with rear gardens which back onto the development site. In this respect, the building has been sited to provide as much boundary distance as possible between residential properties and the proposed school, and also to form a protective enclosure between the external play areas to the west of the site and residential gardens. The overall siting, form and layout of the development is considered acceptable in design terms.

In scale, the building will consist of a varied massing of one and two storey elements. The reduced one storey element at the centre of the building is included to provide both a link and a contrast to the two two-storey blocks to either side. A one-storey block for the nursery is also proposed to the south side of the site.

The proposed building will be visible from public views, particularly from Hareclive Road to the east where it will be marginally visible above the roofs of the residential properties which line the street, and through the gaps between houses. However, it is considered that the overall scale and massing will not be significant enough to cause any detrimental harm to the character and appearance of the area in urban design terms in this instance, as the building would only be marginally taller than surrounding residential properties. The overall design and materials will also be relatively simple and of a suitable quality, to match and tie in with the material treatment of the adjacent existing secondary school. The overall scale and detailed design of the building is subsequently considered acceptable, subject to further detail of design features and material samples (secured via conditions as set out below).

For safety and security reasons, guard railings are proposed to the roof of the building. Whilst these are not of the best quality in design/visual terms, following Case Officer advice the applicant has confirmed that these railings could be collapsible so that when not in use for maintenance purposes they will not be erected, thus minimising their visual impact. Further details of these railings are secured via condition to ensure they will be of an appropriate appearance.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

The location of the car parking to the front of the building does not provide an ideal entrance design statement to the school site with regard to good design principles. It is recognised however that there is a need for parking and it is accepted that there are no other suitable alternative locations within the site. The school will be an important new building on the Hareclive Road frontage and the entrance merits particular consideration in relation to the quality of its detailed treatment. Initial concerns were raised by the Council's Landscape Officer during the course of the previous application in relation to the boundary treatment as originally proposed, as it was not considered of sufficient visual appeal. Subsequently following Case Officer advice the applicant provided revised entrance, boundary treatment and landscaping plans; which the Council's Landscape Officer reviewed and has confirmed that the new street frontage will be of an acceptable quality. The Council's Landscape Officer also confirmed that all the landscaping and surfacing within the site will also be of a suitable quality. Whilst trees are proposed to be removed to facilitate the development, replacements will be planted on site in accordance with the Bristol Tree Replacement Standard (further detail on this is set out in Key Issue F below). The landscaping and tree replacement proposals are also secured by relevant conditions.

Finally, as the application proposal is a 'major' scale planning application, Policy BCS21 of the Bristol Core Strategy states that major development should deliver high quality urban design and enable the delivery of permanent and temporary public art. Accordingly the applicant has provided a concept public art plan which details a number of proposed elements of public art as part of the development. This is considered acceptable, with further detail secured via condition which is set out below with all the other conditions required above.

(D) IMPACT ON THE AMENITY OF SURROUNDING PROPERTIES

Policy BCS21 in the Bristol Core Strategy (2011) advocates that new development should deliver high quality urban design and safeguard the amenity of existing development. Policies DM27 and Policy DM29 in the Site Allocations and Development Management Policies (2014) further state that the layout and form of new buildings and development, including the size, shape, form and configuration of blocks and plots, will be expected to enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight. Policy BCS23 in the Core Strategy and Policy DM35 in the Site Allocations and Development Management Policy also state that new development should also not lead to any detrimental increase in noise levels.

It is acknowledged that the siting of the new school building is not ideal as it will be located in close proximity to a number of surrounding residential properties to the north (Gatehouse Avenue), east (Hareclive Road) and south (Smithmead).

A previous application at the site for a similar development (reference 17/03021/F) was refused by Development Control Committee A on 29th November 2017. The main concern of Members which formed the reason for refusal was the perceived harmful overshadowing, overbearing and overlooking impact of the development on surrounding residential properties.

Changes have been made to the proposed scheme and further information has been provided under the current application in an attempt to address the previous refusal reason and concerns. The main changes can be summarised as follows:

- The proposed school building has been sited a further 1.6 metres from the north eastern boundary with Hareclive Road.
- Additional shadow studies have been prepared and provided to demonstrate the impact of the development in terms of overshadowing, having regards to existing conditions.
- An eyesight level plan has been provided to illustrate the use of high-level windows incorporated into the external elevations of the building and additional opaque glazing is included
- Further justification has been provided as to why the new school building cannot be

Development Control Committee A – 5 September 2018
Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ

accommodated on the existing primary school site

Justification for the Proposed Siting

The applicant has confirmed that other locations were considered for the siting of the new school building (including the existing primary school site) however ultimately the identified location represents the most suitable for the proposed expansion and relocation for a number of reasons:

- The existing school site (located approximately 600 metres to the south-west) has been identified under the Priority Schools Building Programme as beyond its life and requiring re-building and it would be difficult to achieve the desired increase in capacity at the current site given the limited available space
- Locating all elements of the Merchants Academy school on one site would improve cross-phase working and sharing of resources
- The identified area of the school site is largely disused as car parking and a walled garden area of no particular visual merit
- The expansion in any other location within the school site would likely impact negatively upon the designated Important Open Space and would also compromise the playing and sporting facilities.
- The approach provides an opportunity for the existing site to be vacated, allowing it to be redeveloped by the existing freeholder.
- The existing site does not offer enough space to be safely redeveloped whilst being occupied by the current school(s)

In this respect, the rationale behind the proposed siting of the new school building is understood. However, the impact of the school on the neighbouring residential premises to the north (Gatehouse Avenue), to the east (Hareclive Road) and to the south (Smithmead) needs to be carefully assessed as whilst the proposed new school building is only two storeys in height it would be taller than the total ridge heights of surrounding houses by approximately 2 metres, is sited in relatively close proximity to the neighbouring boundaries and due to the overall size of the building, would be of significant massing. The amenity impact on these surrounding properties is set out below.

Overshadowing to properties on Gatehouse Avenue (north)

To the north, the rear gardens of properties along Gatehouse Avenue will back directly onto the boundary of the proposed new school site. The new school building will be sited approximately 23 metres from the rear elevations of these properties. It is considered that the overshadowing impact on these properties will be the same as that under previous application reference 17/03021/F.

The applicant has provided a number of shadow plans to support the proposal. This demonstrates that in June the new development would not overshadow the rear gardens of properties along Gatehouse Avenue at any time of day. In September however the development would overshadow the majority of the rear gardens of three properties during the morning (9am) however this overshadowing would not impact upon the rear elevations of the dwellings themselves, and by 1pm only a small section of the gardens of three properties would be overshadowed. In December it is evident that the development would overshadow the rear gardens and properties along Gatehouse Avenue during the morning, however by 1pm the overshadowing impact would only be felt by two properties, and by 3pm only one property would be overshadowed, with a section of the rear garden of another property. In March the development would overshadow the rear gardens of three properties in the morning, however by 1pm and for the rest of the day the overshadowing would only impact upon a small section of the gardens of these three properties.

Overshadowing to properties on Hareclive Road (east)

To the east, the rear gardens of properties along Hareclive Road will back directly onto the boundary

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

of the proposed new school site. Following the refusal of the previous application (17/03021/F) the applicant has sought to improve the relationship between the development and properties to the east by siting the new school building a further 1.6 metres from the north eastern boundary with Hareclive Road. It is considered that this amendment has reduced the overshadowing impact on these properties.

The new school building will be sited between approximately 21 metres (at the closest point) and 25 metres (at the furthest point) from the rear elevations of these properties. The provided shadow plans demonstrates that in June the development would result in a very small section at the very bottom of the rear gardens of the properties along Hareclive Road being overshadowed, only during the afternoon (4pm). In September the development would again only result in the overshadowing of rear gardens during the late afternoon, with the rear elevations of the properties themselves not being impacted upon. In December the development would overshadow the rear gardens and elevations of properties along Hareclive Road, however this would only be during the late afternoon (4pm) with no overshadowing occurring to gardens or properties for the rest of the day. In March the development would result in approximately 50% of the rear gardens being overshadowed, only during the late afternoon (4pm).

Overbearing to properties on Gatehouse Avenue (north) and Hareclive Road (east)

As noted above, the new school building will be sited approximately 21 metres (at the closest point) and 25 metres (at the furthest point) from the rear elevations of properties along Gatehouse Avenue and Hareclive Road. It is accepted that given this proximity and given the overall scale and extent of development across the rear boundaries of these residential houses an overbearing impact and change of outlook will be experienced by these properties. However, on balance it is considered that the overbearing impact would not be harmful enough to warrant refusal; the separation distances of 21 to 25 metres is considered sufficient in this instance to ensure adequate outlook from the rear elevations of the properties. In this instance, the overbearing impact will be less significant and harmful than that under previous application reference 17/03021/F given the siting of the new building 1.6 metres further away from the rear elevations of properties along Hareclive Road.

Conclusion: Overbearing and Overshadowing on Gatehouse Avenue (north) and Hareclive Road (east)

It is evident following the above that whilst the development would result in some overshadowing of surrounding properties to the north and east this overshadowing would impact mainly upon sections of rear gardens rather than the properties themselves, during certain times of the year and during certain times of the day. Whilst there would be some overshadowing of the properties themselves this would only occur during winter months (December) at the end of the day when it is likely to be getting dark in any event.

It is evident that under the current application the overshadowing and overbearing impact on properties to the north (Gatehouse Avenue) will be the same as that under previous application reference 17/03021/F. However, the overshadowing and overbearing impact on properties to the east (Hareclive Road) will be less harmful than the previous proposal given the siting of the new building 1.6 metres further away from the rear elevations of properties along Hareclive Road.

Subsequently, the overbearing and overshadowing impact on properties to the north (Gatehouse Avenue) and east (Hareclive Road) is recognised, however on balance this is not considered harmful enough to warrant the refusal of the application on amenity grounds in this instance when also balancing the wider public benefits of the development in securing much need school places and giving great weight as required to the need to create, expand or alter schools through the preparation of plans and decisions on applications as set out in the NPPF.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ***Overshadowing to Smithmead (south)*

To the south, the end terrace property of Smithmead (Number 8) will be sited directly along the boundary with the development site so that the side elevation of the property will be approximately 1.5 metres from the development site boundary and approximately 6 metres from the overall new school building at the closest point. It is recognised that this property includes no windows to the side elevation which will directly face the new school building. The new school building under the current application has been sited a further 1.6 metres from the north eastern boundary with Hareclive Road than proposed under previous application reference 17/03021/F. This has reduced the overshadowing and overbearing impact on those properties (Hareclive Road) as noted above. However, as a result of this set back a greater mass of building will be sited along the rear boundary with No.8 Smithmead. Despite this greater massing of built form along the rear boundary it is however evident from the shadow studies provided that the overshadowing impact will be minimal and restricted late afternoon during the summer when the sun will be setting in any case, given the southerly orientation of this dwelling. This is considered acceptable.

Overbearing to Smithmead (south)

Given the height, massing and siting of the proposed development in such close proximity to this residential property, concerns were raised by the Case Officer during the course of the previous application (reference 17/03021/F) that the proposal would result in harm to residential amenity by virtue of an overbearing impact. Following Case Officer concerns, the scheme was subsequently amended during the course of the previous application so that the new building was brought away from the boundary by a greater extent and chamfered at the corner in order to improve the outlook from the front of the property and to seek to reduce the impact of the building as much as possible.

Following this amendment the new building will still be sited approximately 6 metres away from the side boundary to No.8 Smithmead. This distance is only measured however from the closest point between the two buildings (measured from the front elevation of No.8 Smithmead) with the majority of the building being sited further away from the boundary following the revisions submitted. To limit the overbearing impact further the new school building was also revised during the course of the previous application in this location so that the rear section of the wing adjacent to No. 8 Smithmead would be single storey in height.

It is recognised under this application in order to address the previous refusal reason the school building has been sited a further 1.6 metres from the north eastern boundary with Hareclive Road than previously proposed. This has reduced the overshadowing and overbearing impact on those properties (Hareclive Road) as noted above. However, as a result of this set back a greater mass of building will be sited along the rear boundary with No.8 Smithmead, including a greater massing of two storey built form. Despite this greater massing of built form along the rear boundary, whilst it is recognised the development would have an increased overbearing impact on No.8 Smithmead the Local Planning Authority remains satisfied that the impact, whilst not ideal, is not harmful enough to warrant refusal on balance. The alterations secured during the previous application have reduced the overbearing impact on the rear garden area of the residential property and also allowed sufficient outlook from rear windows. It is subsequently concluded that the rear outlook from this property would remain adequate, as there would not be such a considerable amount of built form directly along the rear garden boundary to cause any harmful overbearing impact, despite the additional set back.

The side elevation of No.8 Smithmead doesn't contain any windows which could be directly impacted upon by the development; however the overall bulk and massing of development would be apparent particularly from the front elevation. To reduce the impact of the bulk/massing as much as possible, following Case Officer advice the corner of the new school building closest to the boundary at the front elevation of No.8 Smithmead was chamfered as part of the previous application. It was previously considered that following this amendment the outlook from the front elevation would on balance be adequate, as an acceptable line of sight would be afforded in both directions. In this instance it is

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

considered that the overbearing impact of the development on the front elevation of No.8 Smithmead will be improved, with the entire building being set back from the north eastern boundary by 1.6 metres reducing the amount of visible built form visible from the front windows.

Conclusion: Overbearing and Overshadowing on Smithmead

Following the above, it is recognised that the development would still have an overbearing impact on No.8 Smithmead given the close proximity and overall bulk/massing of the building. In addition, given the 1.6 metre set back from the north eastern boundary it is recognised that a greater massing of built form will be sited along the rear boundary, which is not ideal. However it is also considered that the impact on the front elevation will be improved given the reduction in visible massing from the front windows given the 1.6 metre set back. Given the above, and given the previous revisions secured as part of application reference 17/03021/F in an attempt to address Case Officer concerns (the scheme being revised in scale, design and siting to limit the overbearing impact as much as possible whilst delivering the required accommodation needed for the school) on balance it is concluded that the overbearing impact on No.8 Smithmead is not harmful enough to warrant refusal in this instance taking into consideration the nature of development which will fulfil an important educational need for the local community and again giving great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications as set out in the NPPF.

Overlooking to properties on Gatehouse Avenue (north) and Hareclive Road (east)

As noted above, to the north and east, the rear gardens of properties along Gatehouse Avenue and Hareclive Road will back directly onto the boundary of the proposed new school site. The new school building will be sited approximately 21 metres (at the closest point) and 25 metres (at the furthest point) from the rear elevations of these properties along Gatehouse Avenue (to the north) and Hareclive Road (to the east). The school will contain windows at ground floor level; however these will not offer direct views of surrounding properties given the presence of existing and proposed boundary treatment (secured by conditions).

At first floor level, the school will contain a number of windows which will face surrounding properties; however the school has been designed so many of these windows do not serve main teaching rooms but rather circulation space and back-office functions. Obscure glazing is proposed to some windows to teaching areas where the overlooking impact has been identified as most sensitive (this is secured by condition). Further, under this application all windows which will directly face surrounding properties which are not obscure glazed will be high level, offering adequate natural daylight however not offering the opportunity for overlooking. An eyesight level plan has been provided to demonstrate this. Given the above, and given the separation distance of 21-25 metres it is considered that any overlooking or loss of privacy created between the new development and surrounding properties along Gatehouse Avenue and Hareclive Road will not be overly significant or detrimental enough to warrant refusal.

Overlooking to Smithmead (south)

To prevent any overlooking occurring between the development and properties to the south along Smithmead all windows to the south elevation of the new school will be obscure glazed as shown on the approved plans (also secured via condition). It is accepted however that the perception of overlooking will remain given the presence of windows, however as noted above the new school building will be mainly a single storey in height where it directly abuts the rear garden of No.8 Smithmead along the boundary, meaning the perception of overlooking of the rear garden would not be overly significant. In addition, No.8 Smithmead doesn't contain and side elevation windows, meaning any direct window to window overlooking (even the perception of overlooking) would not occur in this instance.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ***Noise and Disturbance*

It is recognised that noise from children in schools and outdoor play areas, particularly at break times, can give rise to significant noise levels. The applicant has provided an Environmental Noise Assessment to support the application, which deals with the internal noise levels for teaching within the classrooms and the potential for noise nuisance from external plant and equipment. The Council's Pollution Control Team has reviewed this document and confirmed that the findings are acceptable in that internal noise levels and any noise generated by external plant/equipment would not be harmful to surrounding residential properties. Conditions are added in this respect to ensure that this is the case going forward.

It is recognised that this submitted assessment however does not take into consideration noise from children in the outdoor areas of the school, including noise from cars and children arriving. Following Case Officer advice a further Noise Impact Assessment was provided, to address noise from children in outside areas at the school and noise from cars and children arriving at the school. Following review, the Council's Pollution Control Team confirmed that they are happy with the content of this assessment, and noted that whilst car park noise is likely to be generated as this will only be at the beginning and end of the school day for a relatively short period of time. As such it is concluded that any noise impact from these noise sources would not be detrimental enough to the amenity of surrounding properties to warrant refusal.

Further, in relation to the use of the external play areas it is noted that the school has been designed so that the main play areas are located away from residential properties to the west of the site. Due to this design it is therefore considered that there will be a minor increase in the existing noise climate measured on the site, with the highest predicted noise level during playtimes and lunchtimes. However, as the break and lunch times are during the middle of the day, and during weekdays only (without any significant noise generated in the late or early hours), it is again considered that any noise and disturbance generated would not be detrimental enough to the amenity of surrounding properties to warrant refusal. Mitigation is also proposed in the form of a 2.4 m high acoustic barrier installed along the northern and southern boundaries of the site (as shown on approved boundary treatment plan). The Council's Pollution Control team noted that even with acoustic barrier installed, noise from children in the outdoor areas will still be audible at nearby residential properties and that ultimately there are no suitable mitigation measures that can effectively completely remove this type of noise. To seek to further mitigate noise issues, and ensure noise and disturbance is restricted as much as possible, the use of the external areas are proposed to be managed via an Outdoor Area Management Plan (which will include details of times the areas will be used, numbers of children that will use specific areas at any one time and how the areas will be supervised). This is secured by condition set out below.

In addition to normal school use, it is noted that the new school will be used for community purposes outside of normal hours. This will be in line with the current use for the school, in that secondary facilities are currently offered to external parties from 5pm until 10pm on weekdays and from 8am until 9pm. The Council's Pollution Control Team confirmed that this is acceptable; however a condition is attached requiring that the external areas associated with the site shall not be used after 18:00pm in the interests of the amenity of neighbouring residential properties.

The Council's Pollution Control Team also raised concerns regarding noise from construction works, noise from construction vehicles and the potential for dust and mud on roads for construction activities. To reduce the effects of noise, vibration, dust and site lighting during the construction period a Construction Environmental Management Plan is therefore secured via condition.

Overall, given the minor noise level increase and the limited hours of use of the external areas (which are located largely away from residential properties) and other management and mitigation measures proposed, it is concluded that any noise and disturbance impact would not be harmful enough warrant the refusal of the application in this instance.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ***Odour Management*

To ensure any extract equipment will cause no harm to surrounding properties by virtue of odour and noise, a condition is attached requiring that detail of any equipment (including details of the flue, method of odour control, noise levels and noise attenuation measures) is provided to the Local Planning Authority for review prior to installation.

Light Pollution

An external lighting layout plan has been provided, alongside an External Lighting Assessment Report. Following review, the Council's Pollution Control team confirmed that the new lighting associated with the development would have no adverse impact on the amenities of surrounding residential properties by virtue of light pollution. A condition is however attached to ensure the light levels meet the required Obtrusive Light Limitations for Exterior Lighting Installations.

(E) HIGHWAY SAFETY, TRANSPORT AND MOVEMENT ISSUES

Policy BCS10 in Bristol Core Strategy (2011) advocates that new development should be designed and located to ensure the provision of safe streets. Policy DM23 in the Site Allocations and Development Management Policies (2014) states that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access.

The Council's Transport Development Management Team (TDM) confirmed that the site is well located in a residential area, with good access to transport links. Subsequently from a principle transport/highways perspective, a school is considered acceptable in this location.

It is recognised that the presence of a new school will however generate a significant number of trips, by many modes of transport. Existing trip rates (from the existing school's hands up survey) suggest that the new schools could, once they are at capacity, generate in the region of an additional 160 car borne pupils. Some of these will be shared trips with siblings at both the proposed new primary school and adjacent Merchants Academy Secondary School. It is noted that 38% of pupils currently arrive by car to the existing primary school, which is considered to be a relatively high proportion. There is however capacity to reduce this through a strong culture of active travel, encouraged through a School Travel Plan. Nevertheless the impact will be substantially felt in the peak times, on a key public transport corridor and as such it is therefore essential that measures are put in place to reduce the impact on resultant safety concerns and congestion arising from parking. These measures are discussed below.

Firstly, the school will be required to create and implement a School Travel Plan (STP) which would need to be in place prior to the new site opening. It is recognised that a Framework Travel Plan has been prepared by PCL Transport Consultants, however it is required that the school have input into the final STP, as they will be responsible for implementing the measures. This would then be updated and monitored regularly to ensure that the measures are working. Such measures would include the provision of cycle parking, scooter parking, lockers and wet weather storage, road safety training, awareness, walking and cycling promotion, working with neighbours, and promotion of car sharing. This would also apply to staff, and include measures such as reviewing the marking system to allow staff not to feel the need to drive every day, the provision of showers and lockers to promote walking and cycling, and promotion of car sharing. The submission of this final School Travel Plan (STP) is therefore secured via condition.

Secondly, whilst the application site is accessible by public transport a new bus shelter will be required to encourage the use of the stops by additional pupils, families and staff. This will serve to reduce the number of cars on Hareclive Road and reduce delays, particularly to public transport. A financial contribution of £10,000 has been secured in this respect through a Unilateral Undertaking for

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

a 3-bay reverse cantilever shelter.

The proposed school will be accessed from a new access way via Hareclive Road. There is good footway provision in the directly vicinity of the site and pedestrians are protected from passing traffic by highway verges. However, the existing pedestrian crossing island immediately in front of the new school entrance will not have adequate capacity for a school of this size, and will need to be removed to accommodate the new vehicular access. A new signalised crossing will therefore need to be installed to allow for children to cross safely with minimal disruption to the capacity of the highway. This will be at the expense of the applicant and a separate highway agreement will be required in this respect, with further details secured via condition.

Further, the current low level bollards are also insufficient to draw attention to the presence of a school and will need to be replaced by Pencil Bollards, which are used on new school schemes throughout the city. Detail of this is again secured via condition.

Also a comprehensive review of waiting restrictions will be required in order to ensure safe and effective operation of the highway network. These could be in the form of single yellow lines or double yellow lines, peak hour loading prohibition and school keep clear markings where necessary. This will require a Traffic Regulation Order and highway works, the cost of which will need to be met by the applicant. This is secured via condition and will require a separate highways agreement.

The school flashing wig wag signs will also need to be relocated in Hareclive Road and a 20mph speed limit will need to be applied to Hareclive Road on the approaches to the site. This will require a Traffic Regulation Order and highway works, the cost of which will need to be met by the applicant. This is secured via condition and will require a separate highways agreement.

The proposed vehicular access itself is satisfactory and visibility is adequate. A turning head is provided, and swept path detail has been provided with regards to a minibus and fire engine. Following consultation, the Council's Transport Development Management team raised concern regarding the swept path detail provided and the use of this turning head. Further swept path detail with regards to turning and dropping off facilities for use by minibuses into and within the site is therefore secured via condition.

It is noted that the access proposals also includes the provision of a drop off area. It is considered that dropping off facilities in general circumstances do little to reduce congestion and can create further difficulties if used by a significant number of parents, can create conflict and also act to encourage car use. It is therefore the Local Planning Authority's stance not to allow such facilities for mainstream schools. It is noted in this instance however that there is an accepted operational requirement for a drop off facility for the ASC school as these children will have complex requirements. However, the Merchants Academy School will have no vehicular access to the drop off facility. It will be essential to ensure that the access is used only by staff and those attending the Autism Hub, to reduce conflict directly outside the school. It will therefore be necessary for the school to manage this arrangement, with specific detail set out in the Travel Plan (secured via condition). A wide, segregated pedestrian access is also proposed, this is beneficial as it segregates all pedestrian access from any vehicular access.

The car parking level proposed for staff and visitors falls within the maximum standard for a school of this size. A School Travel Plan will assist in reducing the amount of on-street parking and waiting restrictions will reduce inappropriate parking. Following Case Officer advice, a sufficient amount of covered cycle parking will be provided within the curtilage of the site and this is secured by condition.

Overall, the impacts on the transport network are considered acceptable, subject to the bus stop upgrade contribution secured via a Unilateral Undertaking; a number of conditions as set out below and the agreed works to the highway being undertaken to the satisfaction of the LPA.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ****(F) WOULD THE PROPOSED DEVELOPMENT RAISE ANY ARBORICULTURE ISSUES?**

Policy BCS9 in the Bristol Core Strategy (2011) states that the integrity and connectivity of the strategic green infrastructure network should be maintained, protected and enhanced. BCS21 in the same document also states that new development will be expected to deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.

Individual green assets should be retained wherever possible and that development should incorporate new or enhanced green infrastructure of an appropriate type, standard and size. Policy DM17 in the Site Allocations and Development Management Policies (2014) states that all new development should integrate important existing trees into development proposals. Where tree loss of damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided in accordance with the tree compensation standard. Policy DM15 in the same document states that green infrastructure provision facilitates a positive effect on people's health by providing space and opportunities for sport, play, and social interaction. The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.

A number of existing trees are located within the application site. An arboricultural survey to grade the existing trees on the site and to identify their condition has been carried out. 33 existing trees have been identified for removal on site, three of which have been identified as Category A (T6, T8 and T9). Previous application reference 17/03021/F was refused by Committee in part due to the loss of these Category A trees.

It is recognised that these trees are identified for removal under the current application, with the applicant providing further justification for their loss. It is recognised that the site constraints and the requirements of the proposed school have dictated the siting of the building and this has inevitably led to the need for the removal of some trees on site. Given the site constraints and the requirements of the school, it is accepted that the proposed development could not therefore reasonably retain three the Category A trees given their position on the site.

The Council's Arboricultural Team confirmed that whilst the loss of the trees on site is regrettable they do not hold sufficiently high amenity value to warrant the refusal of the application on arboricultural grounds given their limited size and siting away from the public realm. It is recognised that the more prominent and high quality trees on site will be retained (mature Oak tree T12) which is welcomed. The applicant in addition proposes 73 replacement trees on site, which is in excess of the number required under the Bristol Tree Replacement Standard (43). Overall it is considered that the proposed landscape plan provides a significant improvement on the existing planting both in terms of number and variety of species. The positioning of new trees has been carefully considered to soften boundaries between the new building and neighbouring houses.

The application is subsequently considered acceptable on this basis, subject to a condition requiring the planting to be in accordance with the approved planting plan and another condition requiring that 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 visit the site and verify in writing that the approved tree protection measures are in place around the retained trees before the work commences.

(G) DOES THE PROPOSAL RAISE ANY ECOLOGY ISSUES?

Policy DM19 in the Site Allocations and Development Management Policies (2014) states that development which would be likely to have any impact upon habitat, species or features, which contribute to nature conservation in Bristol will be expected to:

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

- i. Be informed by an appropriate survey and assessment of impacts; and
- ii. Be designed and sited, in so far as practicably and viably possible, to avoid any harm to identified habitats, species and features of importance; and
- iii. Take opportunities to connect any identified on-site habitats, species or features to nearby corridors in the Wildlife Network.

The Council's Nature Conservation Officer has reviewed the application and confirmed that no endangered or priority species will be impacted upon by the proposed development. However, to ensure that no wild birds, their eggs, nests and chicks are impacted upon through the removal of small trees/shrubs a condition is attached requiring that there should be no clearance of vegetation or structures suitable for nesting birds between 1st March and 30th September (nesting season) without the prior written approval of the local planning authority. Bird boxes, reptile hibernacula and hedgehog boxes as recommended by the ecology report have been shown on the approved landscaping external furniture plan. Likewise, fruit and nut trees have been included in the planting plan. The Nature Conservation Officer has confirmed that they are happy with these proposals and these are therefore secured by relevant conditions as set out below.

(H) SUSTAINABILITY AND CLIMATE CHANGE

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. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy. For major development and development for health or education uses the Sustainability Statement should include a BREEAM assessment.

Following consultation the Council's Sustainable Cities Team confirmed that the application was acceptable and that appropriate measures had been undertaken to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. Solar panels are proposed on the roof of the building, which will achieve the required saving of 20% and the details of these are conditioned accordingly.

It is noted that there is no district heating network in the vicinity of the development and therefore the non-inclusion connection measures is accepted. The pre-assessment estimate of BREEAM Very Good is noted as are the reasons why 'Excellent' is regarded as unachievable. BREEAM Excellent is deemed neither commercially or operationally viable in this instance. By example, to achieve BREEAM Excellent one of the key risk and commercial related credits is Ene 01 where a mandatory 5 credits are required. The current design achieves zero credits for Ene 01. To achieve the minimum 5 credits would require alternative ventilation systems provided to the classrooms which incorporate heat recovery. Such systems would be contrary to the Education and Skills Funding Agency's (ESFA's) Facilities Output Specification and would conflict with the design philosophy for schools developed by the ESFA over recent years. The current design is energy efficient and meets the ESFA requirements for energy efficiency and provides draught-free comfort via room-type mixing units. These ESFA compliant energy efficient room mixing units which control comfort and air quality have an adverse effect on the Ene 01 score, hence zero credits. The current scheme also complies with Part L, with a good pass margin >10%. This specification is written towards a desire for buildings to be BREEAM Very Good in design, delivered through its environmental/sustainability strategy and its holistic approach to other design elements. The ESFA are happy with the proposed design and that it meets the requirements of their specification. A condition is attached requiring that once the building is complete (i.e. prior to occupation) a further report/statement is provided to the LPA confirming the 'Very Good' rating (or equivalent) has been achieved.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

The application is subsequently considered acceptable on this basis, subject to conditions.

(I) AIR QUALITY

Policy BCS23 in the Core Strategy (2011) states that development should be sited and designed in a way as to avoid adversely impacting upon the amenity of the surrounding area by reason of fumes, dust, noise, vibration, smell, light and other forms of pollution. Policy DM35 in the Site Allocations and Development Management Policies (2014) states that any scheme which will have an unacceptable impact on environmental amenity by reason of noise or odour will be expected to provide an appropriate scheme of mitigation.

It is recognised that the new car parking area will be sited in relatively close proximity to neighbouring residential properties. Following consultation however, the Council's Air Quality Team confirmed that given the limited number of proposed spaces any vehicle fumes would not be harmful to surrounding residents, nor would the scale of development result in any wider air quality issues. The application is subsequently considered acceptable on this basis.

(J) FLOOD RISK

Bristol Core Strategy (2011) Policy BCS16 states that all development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).

The applicant has provided a Drainage Strategy and SUDS Statement to support the application. Following consultation, the Council's Flood Risk Team confirmed that the detail contained within this report is acceptable to satisfy concerns whether the development would result in any harmful levels of surface runoff. A condition is however attached to ensure a detailed drainage design formed in accordance with the approved strategy is submitted to and approved by the Council prior to the commencement of development.

(K) DOES THE PROPOSAL GIVE RISE TO ANY CONTAMINATION ISSUES?

Policy DM34 in the Site Allocations and Development Management Policies (2014) states that new development should demonstrate that:

- i. Any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and
- ii. The proposed development will not cause the land to become contaminated, to the detriment of future use

Following consultation, the Council's Contaminated Land team confirmed that the Ground Investigation Report submitted to support the application adequately assesses risks from contamination. Further assessment of contamination is therefore not required, however given previous experience of school sites of this age with encountering unexpected contaminants in the site soils, a condition is attached requiring that the applicant reports any unexpected contamination to the Council immediately if encountered.

(L) DOES THE PROPOSAL RAISE ANY CRIME OR SECURITY ISSUES?

Following consultation, the Avon and Somerset Polices Crime Prevention Design Adviser raised no objections to the application.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ****(M) OBLIGATIONS**

Policy BCS11 of the Core Strategy (2011) requires that planning obligations should be secured through the planning process in order to offset the impact of the proposed development on the local infrastructure. The obligations and how they are secured in this case are as follows:

Public Art

See Key Issue C above. Secured via conditions.

Landscape/Public Realm Scheme/Trees

See Key Issues C, F and G above. Secured via conditions.

Travel Plan

See Key Issue E above. Secured via condition.

Highway Works

See Key Issue E above. Secured via Conditions and a separate financial contribution of £10,000 for a replacement bus shelter secured by Unilateral Undertaking.

CONCLUSION

In accordance with local and national planning policy, the proposed development fulfils an important educational need and will ensure that a sufficient choice of school places is available to meet the needs of existing and new communities.

It is recognised that the development is very similar to that proposed under previous application reference 17/03021/F, which was refused by Committee due to the perceived harmful amenity impact (overlooking, overshadowing and overbearing) as well as the loss of 3.no category A trees. Changes have been made to the proposed scheme and further information has been provided under the current application the in an attempt to address the previous refusal reason.

Following a robust assessment taking into consideration the revised plans and additional detail and giving great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications as identified within the NPPF, the Local Planning Authority is satisfied that the proposal is acceptable. Whilst the siting and scale of the development remains far from ideal, following amendments secured as part of the previous application and following the submission of revised plans and further detail under the current application it is considered that any amenity impact (overbearing, overshadowing, overlooking) would on balance not warrant the refusal of a scheme that will deliver significantly important school places.

Whilst the loss of the Category A trees on site is regrettable it is accepted that given the site constraints and the requirements of the school, the proposed development could not reasonably retain three Category A trees given their position on the site. The Council's Arboricultural Officer has advised that they do not hold sufficiently high amenity value to warrant the refusal of the application on arboricultural grounds given their limited size and siting away from the public realm. It is recognised that the more prominent and high quality trees on site will be retained (mature Oak tree T12) which is welcomed. The applicant in addition proposes 73 replacement trees on site, which is in excess of the number required under the Bristol Tree Replacement Standard (43). Overall it is considered that the proposed landscape plan provides a significant improvement on the existing planting both in terms of number and variety of species, and is supported.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

The proposal is considered acceptable in relation to design, highways/transport, ecology, flood risk, land contamination, air quality and sustainability; subject to conditions.

As such the approval of the application is recommended to Members, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY

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

The Bristol Community Infrastructure Levy (CIL) Charging Schedule sets out that non-residential institutions (which includes schools such as the one proposed here) are £0 rated, as such no CIL receipts are anticipated from this development.

RECOMMENDED GRANTED 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. Construction management plan

No development shall take place including any works of demolition (with the exception of erection of the single storey environmental classroom and enabling works) until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicles of site operatives and visitors.
- Routes for construction traffic
- Method of preventing mud being carried onto the highway.
- Pedestrian and cyclist protection.
- Proposed temporary traffic arrangements including hoardings and/or footway closures.
- Arrangements for turning vehicles.
- Arrangements to receive abnormal loads or unusually large vehicles.
- How the delivery of construction materials and the collection of waste will be managed.
- Where construction materials and waste will be stored.
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

3. Site Specific Construction Environmental Management Plan

No development shall take place including any works of demolition (with the exception of erection of the single storey environmental classroom and enabling works) until a site specific Construction Environmental Management Plan has been submitted to and been approved in

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

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 on the surrounding area and all surrounding premises and infrastructure.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

4. Highway Works

Prior to commencement of the construction of the main school building hereby permitted general arrangement plan(s) indicating the following works to the highway shall be submitted and approved in writing by the Local Planning Authority

- Removal of traffic island and making good of the highway
- Installation of signalised crossing
- Scheme of waiting restrictions in the vicinity of the site
- Extension of 20mph zone and associated signing
- Relocation of school flashing warning sign
- Associated ancillary works including without limitation dropped kerbs, pencil bollards, footway crossovers, tactile paving, street lighting, pavement reinstatement, drainage, reinstatement of redundant accessways, lowering of any services and return to store of recyclable materials

The drawings must indicate proposals for:

- Threshold levels of the finished highway and building levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Locations of lighting, signing, street furniture, street trees and pits
- Structures on or adjacent to the highway
- Extents of any stopping up or dedication of new highway

No building or use hereby permitted shall be occupied or the use commenced until these works are completed to the satisfaction of the Local Highway Authority and as approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and to ensure that all road works associated with the proposed development are planned and approved in good time to include any statutory processes, are undertaken to a standard approved by the Local Planning Authority, and are completed before occupation.

5. Protection of Retained Trees During the Construction Period

No demolition or construction work of any kind shall begin on the site until the approved fences and protection has been erected around the retained trees in the position and to the specification detailed in the Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Advanced Arboriculture, referenced TH/X1600/0617 and dated June 2017 and as shown on the approved Tree Protection Plan: Overview (TH/X1600/0617 1); Tree Protection Plan: North (TH/X1600/0617 1); Tree Protection Plan: Central (TH/X1600/0617 1) and Tree Protection Plan: South (TH/X1600/0617 1); Arboricultural Method Statement Plan (TH/X1600/0617 1) and Braced Heras Fencing (AGS101 1).

The Local Planning Authority shall be given not less than two weeks prior written notice of the completed installation of the protective fencing by the developer prior to the commencement of works on the site in order that the Local Planning Authority may verify in writing that the approved tree protection measures are in place when the work commences.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

The approved fences and ground protection shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of demolishing or 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 Local Planning Authority. Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.

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.

6. Sustainable Drainage System (SuDS)

The development hereby approved (excluding site preparation/enabling works and the erection of the single storey environmental classroom) 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 in accordance with the approved Preliminary Drainage Strategy and SuDS Statement referenced 2160451 P2 and dated May 2018. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building first commencing and then 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.

7. Vegetation Clearance

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 Local Planning Authority. The authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected including by disturbance before giving any approval under this condition. Where checks for nesting birds by a qualified ecological consultant are required they shall be undertaken no more than 48 hours prior to the removal of vegetation or the demolition of, or works to buildings.

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

8. Public Art

The development shall be undertaken in accordance with the concept Art Plan prepared by Pony and dated August 2017 and prior to the construction of the main school building hereby

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

permitted (unless an alternative timescale for the submission of these details supported by a formal phasing plan is submitted to and approved in writing by the Local Planning Authority) detailed drawings (plans and elevations) for the public artworks for the school (entrance, entrance landscape, and rear landscape) shall be submitted to and approved in writing by the Local Planning Authority in the form of an Art Plan. The detailed plans will be accompanied by a timetable for the installation of the artworks across the site in line with the development and landscape build programme in which they shall be integrated, together with details of how the school will maintain the work in the form of a maintenance and care manual.

Reason: To ensure that public art is integrated into the design of the development.

9. Details of Extraction/Ventilation System

No extraction/ventilation systems for the extraction and dispersal of cooking odours shall be installed until details of the flue, method of odour control, noise levels and noise attenuation measures has been submitted to and approved in writing by the Council. The approved scheme shall be implemented prior to the first commencement of the use and and then be permanently maintained thereafter.

Reason: In order to safeguard the amenities of nearby occupiers.

10. Material samples

Prior to the commencement of the relevant works sample panels of the proposed external render, brick and timber cladding demonstrating the colour, finish, coursing, jointing and pointing to the masonry are to be erected on site and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

11. Prior to the commencement of relevant works drawings to a minimum 1:10 scale (also indicating materials, treatments, and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority:

- (a) All new windows and doors (including sectional profiles)
- (b) Rooftop railings

The detail thereby approved shall be carried out in accordance with that approval.

Reason: To ensure that the external appearance of the building is satisfactory

12. Further information - internal vehicular access and parking

Prior to the commencement of relevant works details of turning and dropping off facilities for use by minibuses into and within the site shall be submitted to and approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation, parking and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept available for these uses.

Reason: To ensure that there are adequate servicing and parking facilities within the site in the interests of highway safety.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

13. Imported Soils Verification

For each phase any topsoil (natural or manufactured) or subsoil to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

Pre occupation condition(s)

14. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures 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.

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. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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.

15. Solar panels

No building or use hereby permitted shall be occupied or the use commenced until details including the final roof layout, visual appearance, angle of installation, method of fixing, and technical specifications (including the output to demonstrate compliance with the approved Sustainability Report) of the solar panels have been submitted to and approved in writing by the Local Planning Authority. The solar panels shall be installed in accordance with the approved details and made fully operational prior to the first occupation of school hereby permitted. The solar panels shall be maintained in situ in accordance with the approved details and as fully operational at all times thereafter.

Reason: To ensure that the development would meet sustainability and climate change policy objectives.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

16. Outdoor Area Management Plan

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority an Outdoor Area Management Plan for the development hereby approved, setting out details of times the areas will be used, numbers of children that will use specific areas at any one time and how the areas will be supervised. The approved outdoor management plan shall be complied with throughout the duration of the use.

Reason: In order to safeguard the amenities of nearby occupiers.

17. Travel Plans - Not submitted

No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

This will also include arrangements for the management of the parking and dropping off facility to ensure this is only used by/for pupils of Venturers Academy

The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

18. BREEAM

No building shall be occupied or the use commenced until a report/statement from the Technical Advisor certifying that the building achieves BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) equivalent rating 'Very Good' has been achieved for this development has been submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development achieves BREEAM rating level 'Very Good' (or any such equivalent national measure of sustainability for building design which replaces that scheme) and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

19. 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.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

20. Completion of Pedestrians/Cyclists Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

21. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

22. 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 the 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.

23. 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.

Reason: In the interests of highway safety.

24. Installation of acoustic fence

No building or use hereby permitted shall be occupied or the use commenced until the timber acoustic fence has been installed in the position and to the specification as shown on approved plans 4238-HED-00-DR-L-2001 P7 and MAB-HED-L-XX-DR-5044 and shall thereafter be maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of nearby occupiers.

25. Landscape

The new planting, landscaping and ecology measures shall be completed to the specification as shown on approved plans MAB-HED-L-XX-DR-2008 P5; 4238-HED-00-DR-L-2004 P3 and

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

4238-HED-00-DR-L-2000 P4 in the first planting season following completion of development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecology and the visual amenity of the area.

Post occupation management

26. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

27. External lighting

Artificial lighting to the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations in table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01:2011.

Reason: To safeguard the amenity of nearby premises and the area generally.

28. Use of Refuse and Recycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays

Reason: To safeguard the amenity of nearby premises and the area generally.

29. Deliveries

Activities relating to deliveries shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby premises and the area generally.

30. Hours of Operation - External Areas

The use of any of the external areas of the school hereby approved including associated access and parking areas shall not take place outside the hours of 08:00 to 18:00 Monday to Friday; 09:00 to 18:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenity of nearby premises from undue noise and disturbance.

31. Hours of Operation - Community Use

The use of the building for community use purposes shall not take place outside the hours of 08.00 - 22.00 Monday to Friday and 08.00 - 21.00 on Saturday and Sunday.

Reason: To safeguard the amenity of nearby premises from undue noise and disturbance.

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

32. Obscured glazed windows

The proposed windows shall be glazed with obscure glass as shown on the approved plans TP(11)001 REV 9 and TP(11)002 REV 9 and shall be maintained thereafter as obscure glazed as shown on approved plans unless agreed in writing by the Local Planning Authority.

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

33. Works to trees

The development permitted by this planning permission shall be carried out in complete accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Advanced Arboriculture, referenced TH/X1600/0617 and dated June 2017 and the Landscape Management Plan prepared by Hyland Edgar Driver and dated 9 August 2017, unless otherwise agreed in writing by the Local Planning Authority.

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.

34. Sustainability statement

The development permitted by this planning permission shall be carried out in complete accordance with the Sustainability Report Volume 1.3 prepared by Silcock Dawson & Partners and dated June 2018, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development makes sufficient contribution towards mitigating and adapting to climate change.

35. Roof Access

Access to all roof areas shall be for the purposes of maintenance and emergency access only and not be used as external amenity space or roof terraces.

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

List of approved plans

36. 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.

4184-500 REV A Fire appliance VSP, received 12 June 2018

4184-501 REV B Mini bus, received 12 June 2018

4238-HED-00-DR-L-2000 P4 Landscape layout, received 12 June 2018

4238-HED-00-DR-L-2001 P7 Boundary treatment, received 12 June 2018

4238-HED-00-DR-L-2002 P5 Hard surfacing, received 12 June 2018

4238-HED-00-DR-L-2003 P3 External furniture, received 12 June 2018

4238-HED-00-DR-L-2004 P3 Planting plan, received 12 June 2018

4238-HED-00-DR-L-2005 P4 Landscape levels, received 12 June 2018

4238-HED-00-DR-L-2006 Planting palette, received 12 June 2018

Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

4238-HED-00-DR-L-2007 P3 Landscape sections, received 12 June 2018
 MAB-HED-L-X-DR-5017 REV B Environmental classroom, received 12 June 2018
 MAB-HED-L-XX-DR-2008 P5 Tree removal and retention plan, received 12 June 2018
 MAB-HED-L-XX-DR-5016 P1 Walled garden, received 12 June 2018
 MAB-HE MAB-HED-L-XX-DR-5023 Rev B Environmental classroom elevations, received 12 June 2018
 MAB-HED-L-XX-DR-5044 Timber acoustic fencing, received 12 June 2018
 MAB-HED-L-XX-DR-5051 Tree and hedge planting, received 12 June 2018
 MAB-HED-L-XX-DR-5062 Thermoplastic line marking, received 12 June 2018
 MAB-HED-L-XX-DR-5063 REV 1 Front entrance details, received 12 June 2018
 MAB-HED-L-XX-DR-5064 REV 1 Venturers play area detail, received 12 June 2018
 MAB-HED-L-XX-DR-5070 REV 1 Reception feature fence, received 12 June 2018
 MAB-HED-L-XX-DR-5071 Front railings elevations, received 12 June 2018
 MAB-HED-L-XX-DR-5072 P1 Cycle provision, received 12 June 2018
 TP(00)001 REV 1 Site location plan, received 12 June 2018
 TP(00)002 REV 1 Site constraints, received 12 June 2018
 TP(00)004 REV 7 Site plan, received 12 June 2018
 TP(00)005 REV 6 Cross section and street elevation, received 12 June 2018
 TP(00)006 REV 5 Cross sections 2, received 12 June 2018
 TP(00)007 REV 4 Annual shadow plan, received 12 June 2018
 TP(00)008 REV 5 Detailed shadow analysis, received 12 June 2018
 TP(00)009 REV 3 Eyesight levels plan, received 12 June 2018
 TP(10)001 REV 6 Ground floor plan, received 12 June 2018
 TP(10)002 REV 8 First floor and roof plan, received 12 June 2018
 TP(11)001 REV 9 Elevations, received 12 June 2018
 TP(11)002 REV 9 Key elevations, received 12 June 2018
 Sustainability Report Volume 1.3 prepared by Silcock Dawson & Partners and dated June 2018, received 12 June 2018
 Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Advanced Arboriculture, referenced TH/X1600/0617 and dated June 2017, received 12 June 2018
 Landscape Management Plan prepared by Hyland Edgar Driver and dated 9 August 2017, received 12 June 2018

Reason: For the avoidance of doubt.

Advices

- 1 Works on the public highway: The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking work on the highway you must enter into a formal agreement with the council which would specify the works and the terms and conditions under which they are to be carried out. You should contact You should contact TDM - Strategic City Transport (100TS), Bristol City Council, PO Box 3176, Bristol, BS3 9FS, telephone 0117 903 6846 or email TransportDM@bristol.gov.uk, allowing sufficient time for the preparation and signing of the agreement. You will be required to pay fees to cover the councils cost's in undertaking the following actions:
 - 1) Drafting the agreement
 - 2) A monitoring fee equivalent to 15% of the planning application fee
 - 3) Approving the highway details
 - 4) Inspecting the highway works.

- 2 Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the City Council's technical approval and inspection fees paid before any drawings are considered and approved and formal technical approval is necessary prior to any works being permitted

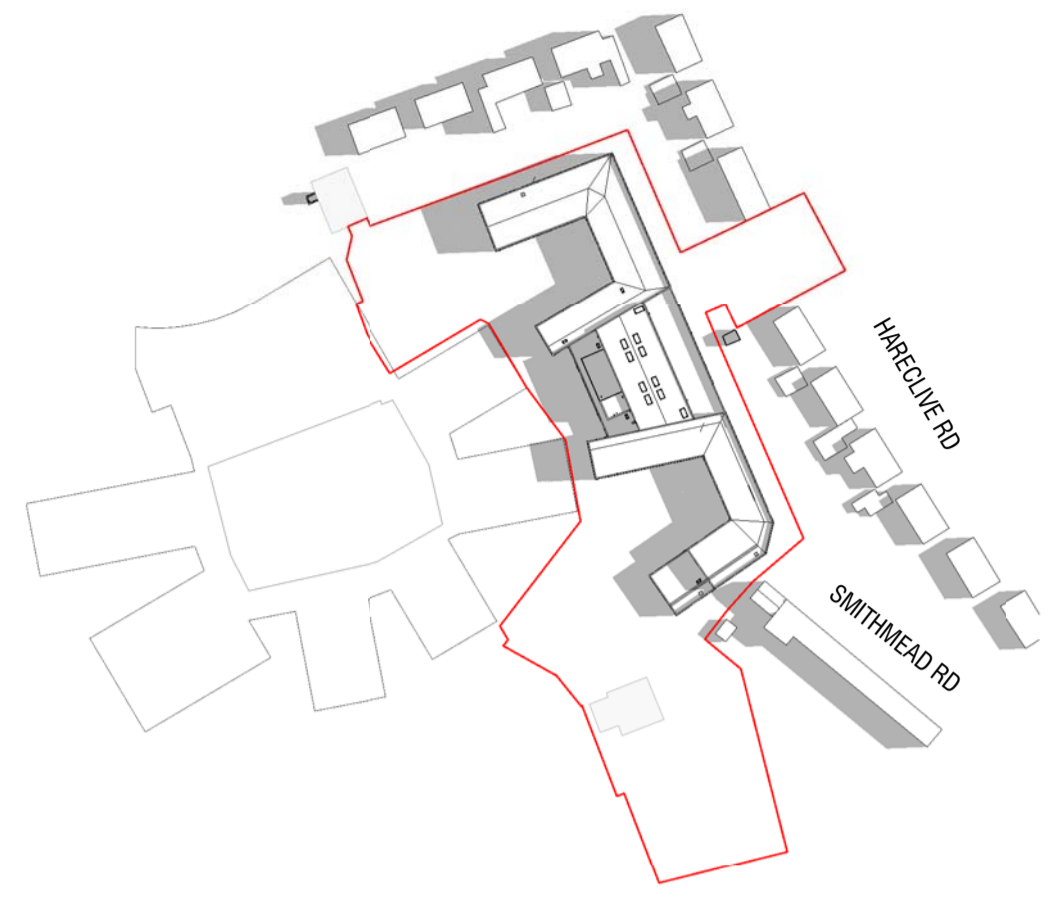
Development Control Committee A – 5 September 2018**Application No. 18/03233/F : Merchants Academy Gatehouse Avenue Bristol BS13 9AJ**

- 3 Traffic Regulation Order (TRO): In order to comply with the requirements of condition 3 you are advised that the implementation of a TRO is required. The TRO process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the TRO process cannot commence until payment of the TRO fees are received. Telephone 0117 9036846 to start the TRO process.
- 4 The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way or carriageway closures, or temporary parking restrictions. Please call 0117 9036852 or email traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
- 5 Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, City Hall, Bristol City Council, PO Box 3176, Bristol BS3 9FS.
- 6 Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.
- 7 All species of bats and their roosts are legally protected. If bats are encountered all demolition or construction work should cease and the Bat Conservation Trust (Tel 0845 1300 228) should be consulted for advice.
- 8 You are reminded of the need to obtain separate consent under the Town and Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which you may wish to display on these premises.

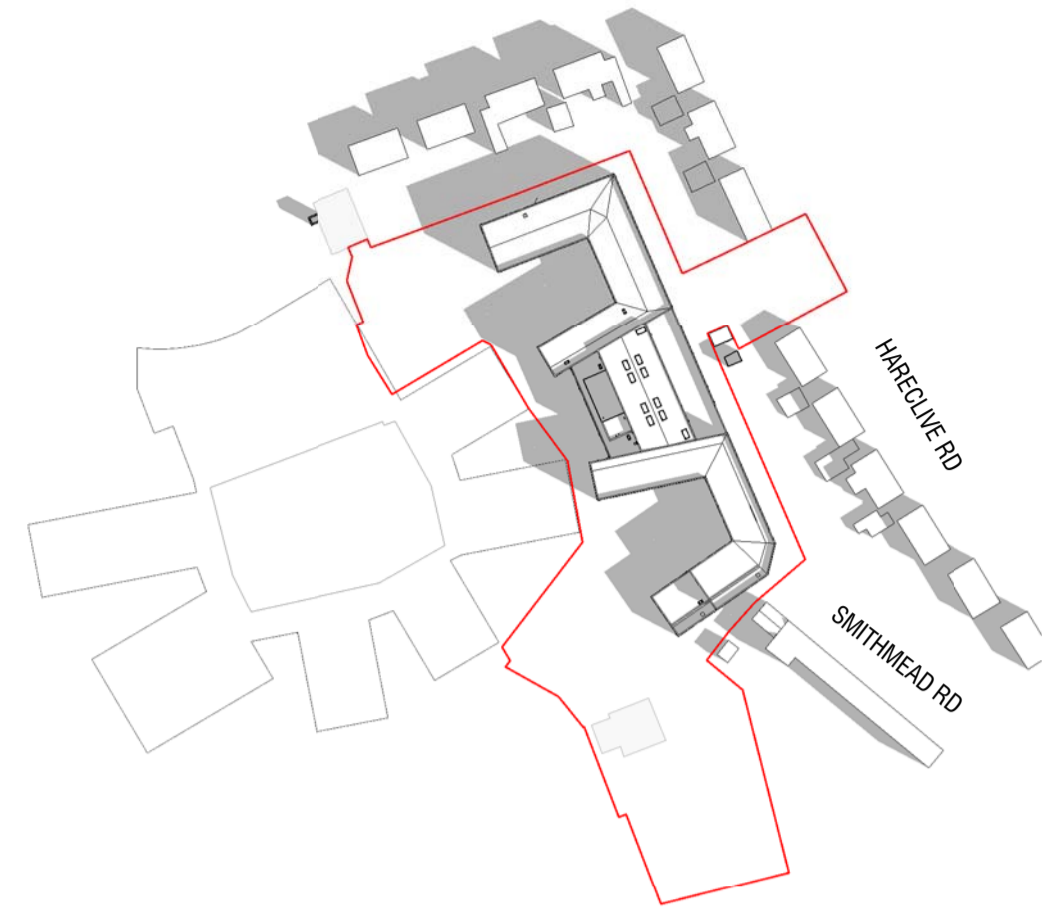
Supporting Documents

1. Merchants Academy, Gatehouse Avenue

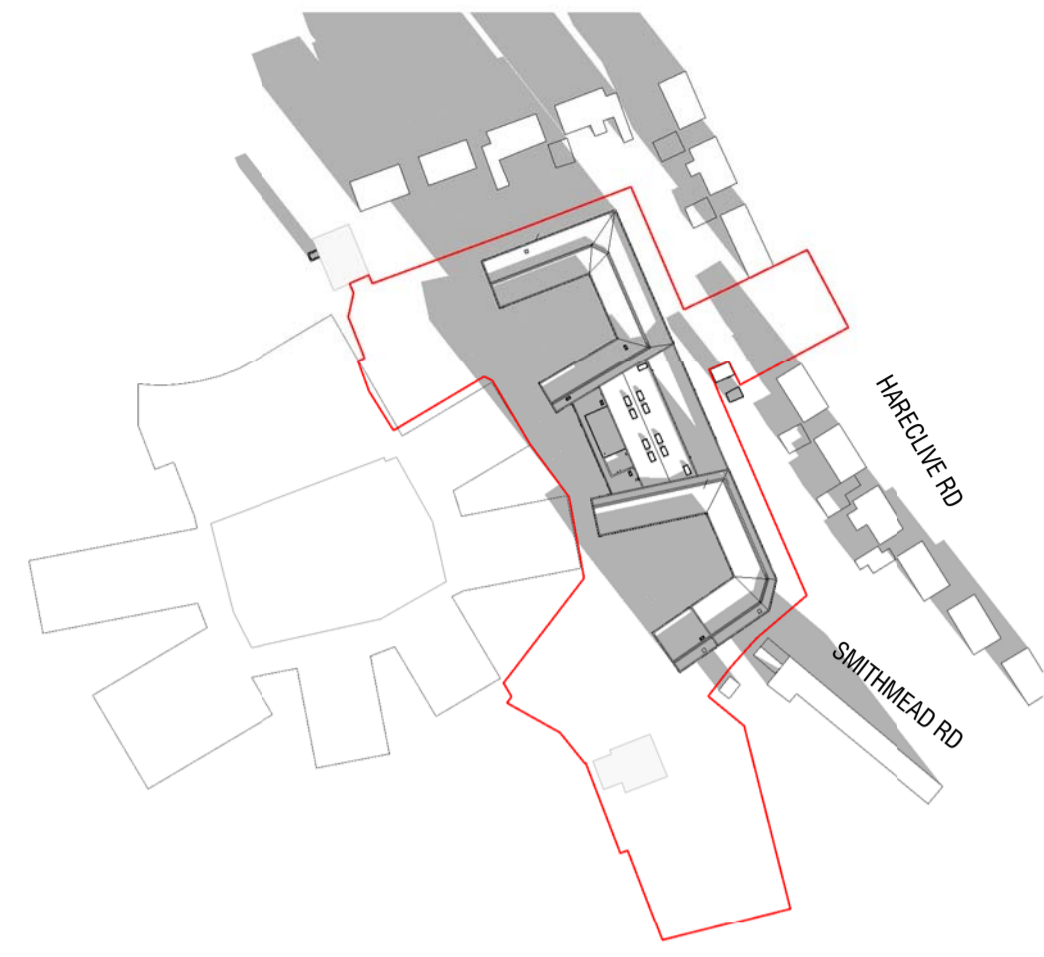
1. Annual shadow plan
2. Eyesight levels plan
3. Proposed elevations
4. Proposed first floor & roof plan
5. Proposed ground floor plan
6. Site cross sections 2
7. Site cross sections & street elevations
8. Tree removal & retention plan



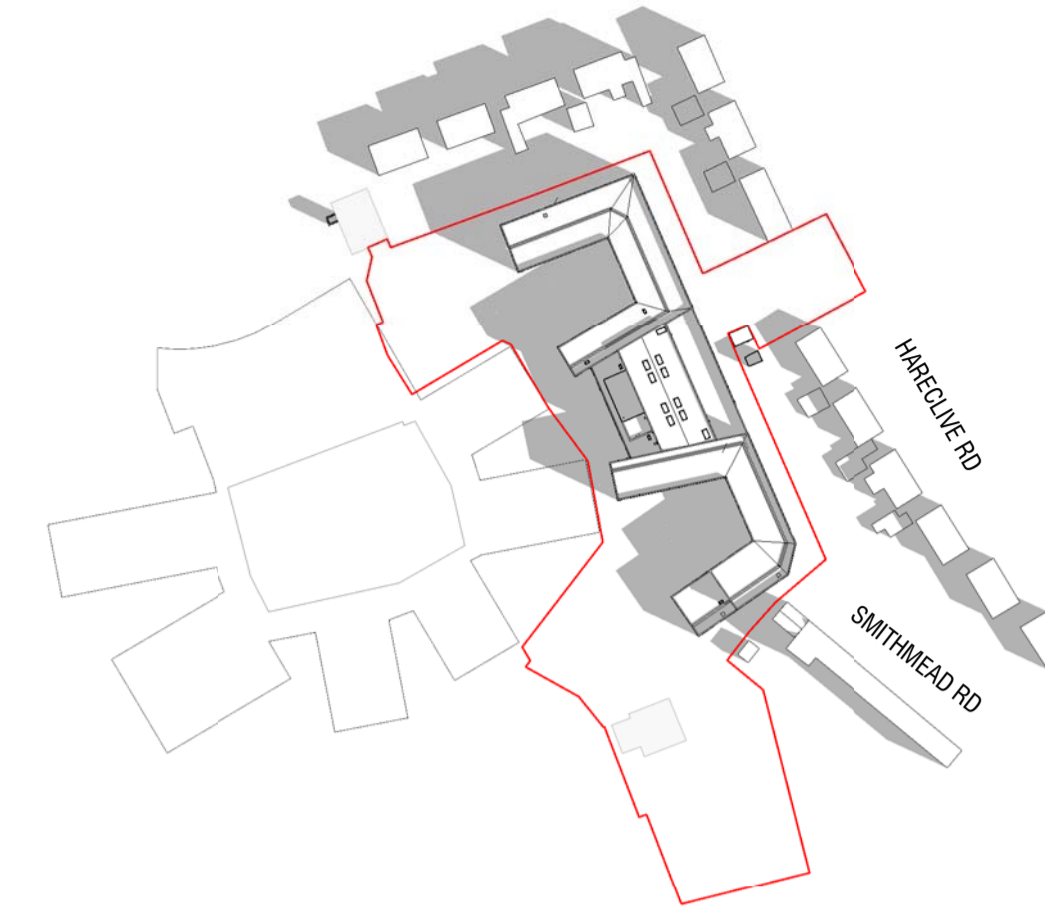
1 June 21st 8am
 TP(00)007 1 : 2000



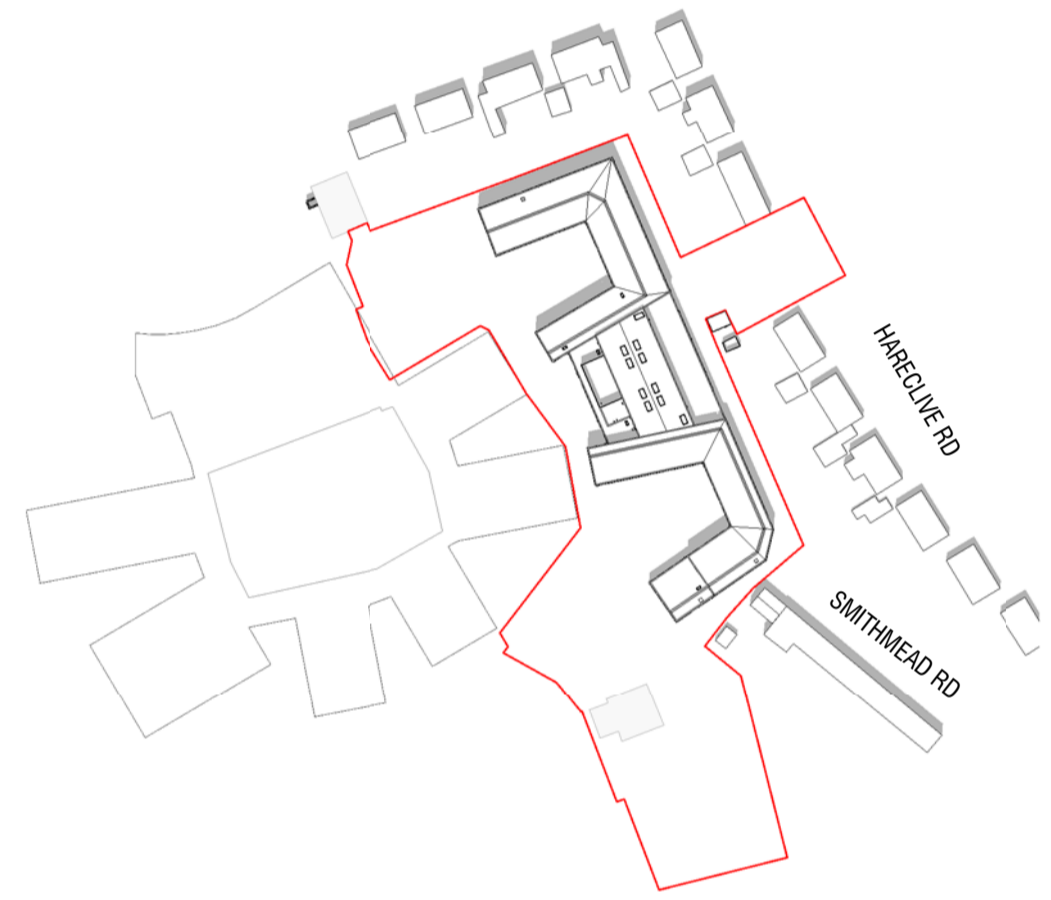
4 Sep 21st 9am
 TP(00)007 1 : 2000



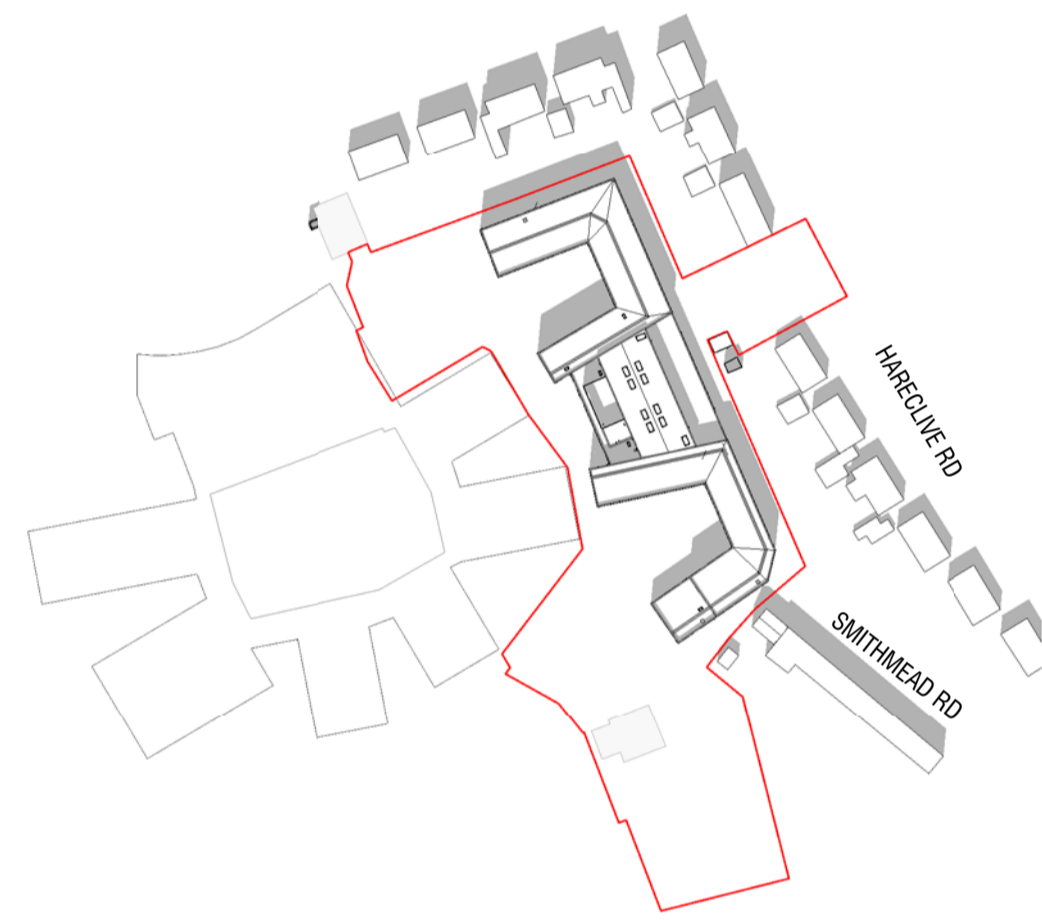
7 Dec 21st 10am
 TP(00)007 1 : 2000



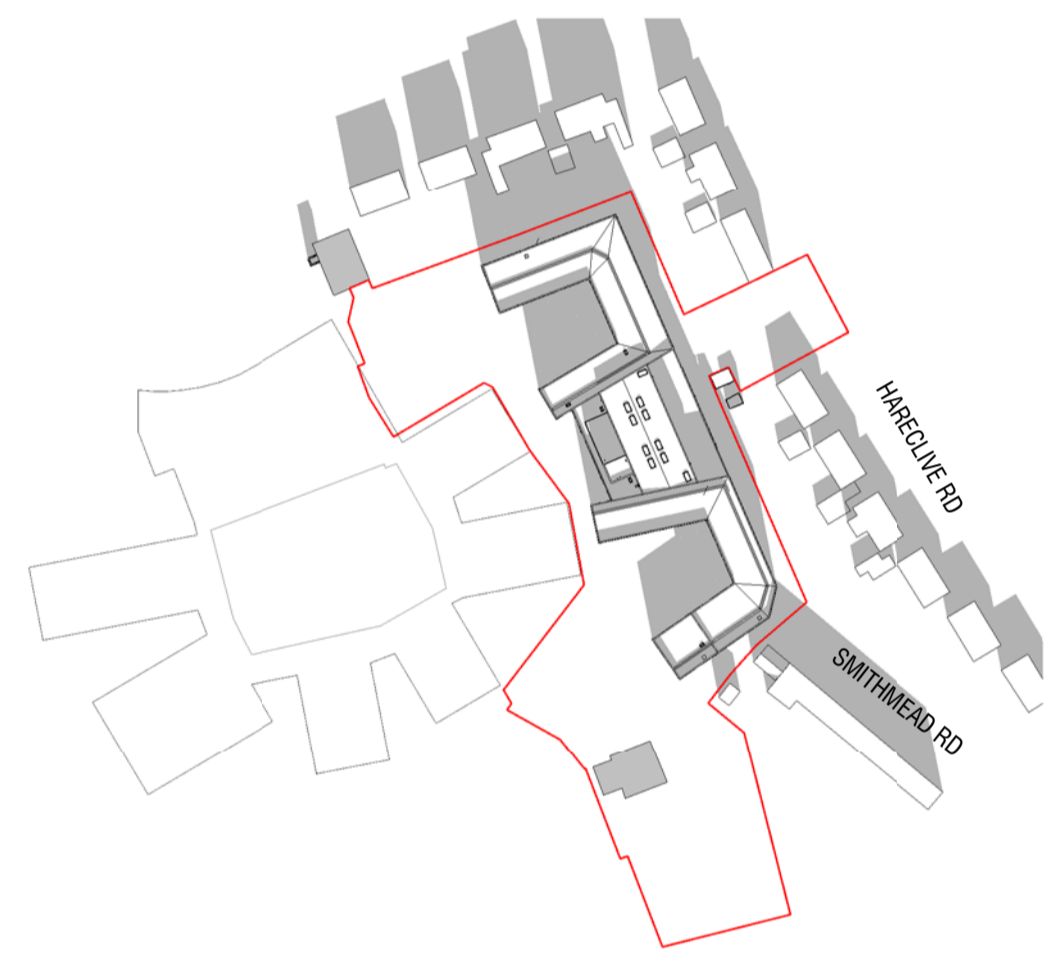
10 March 21st 9am
 TP(00)007 1 : 2000



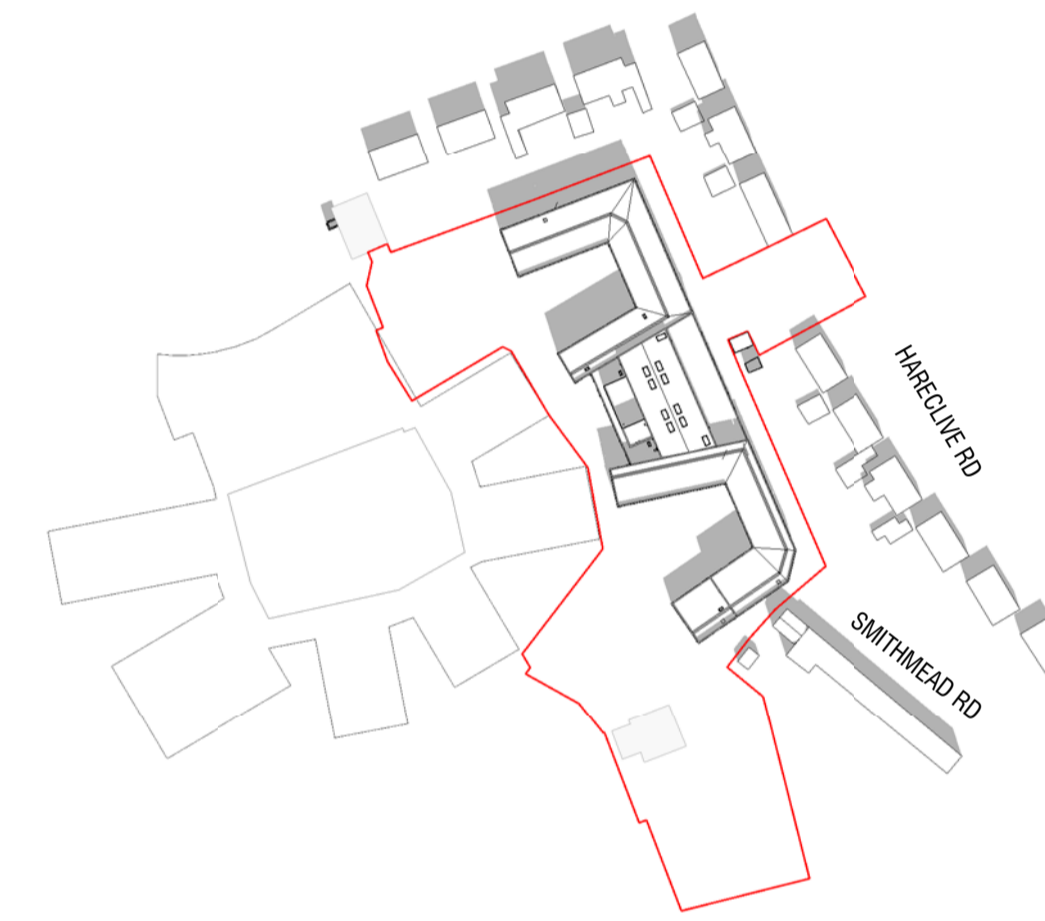
2 June 21st 1pm
 TP(00)007 1 : 2000



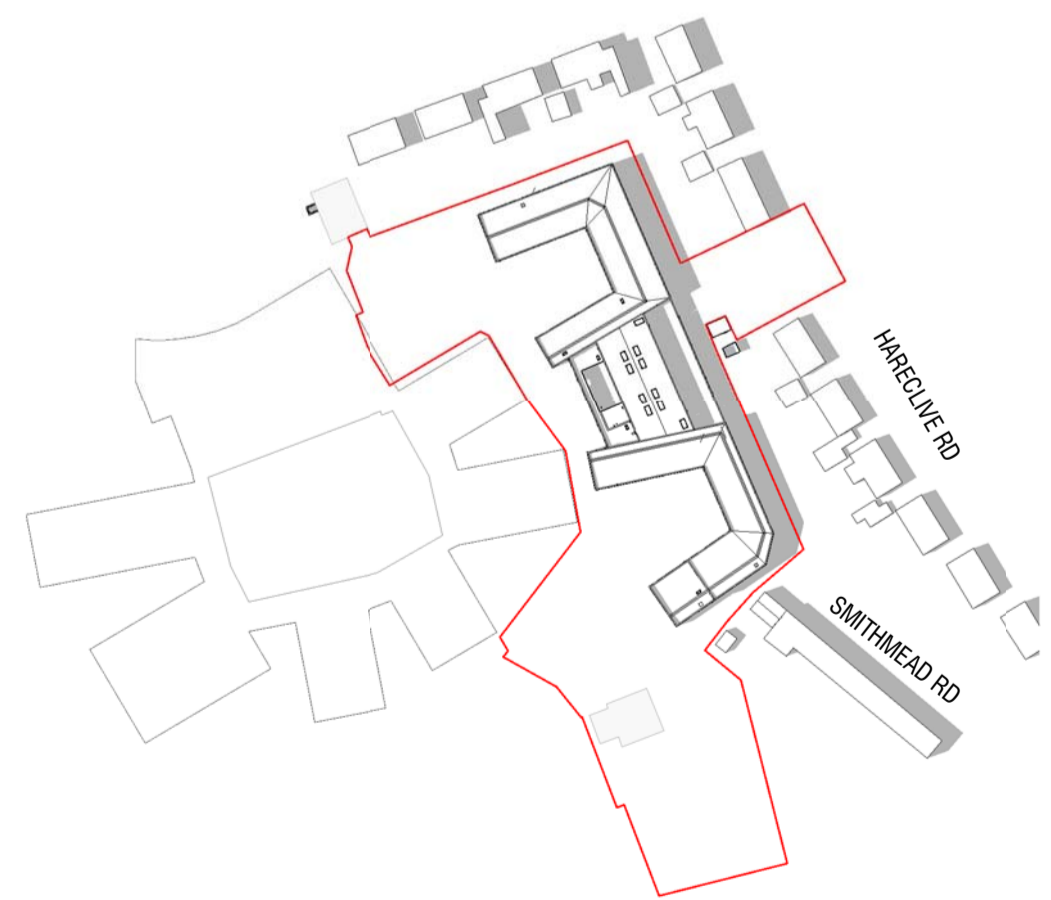
5 Sep 21st 1pm
 TP(00)007 1 : 2000



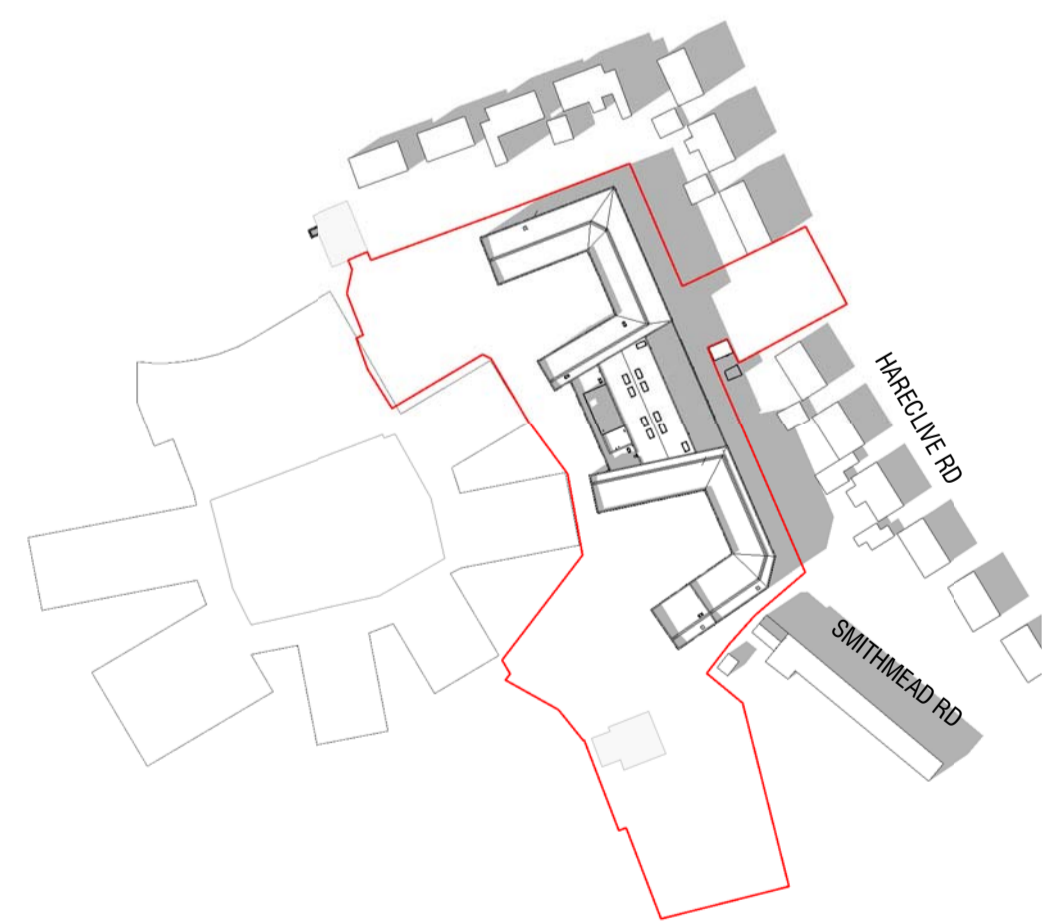
8 Dec 21st 12pm
 TP(00)007 1 : 2000



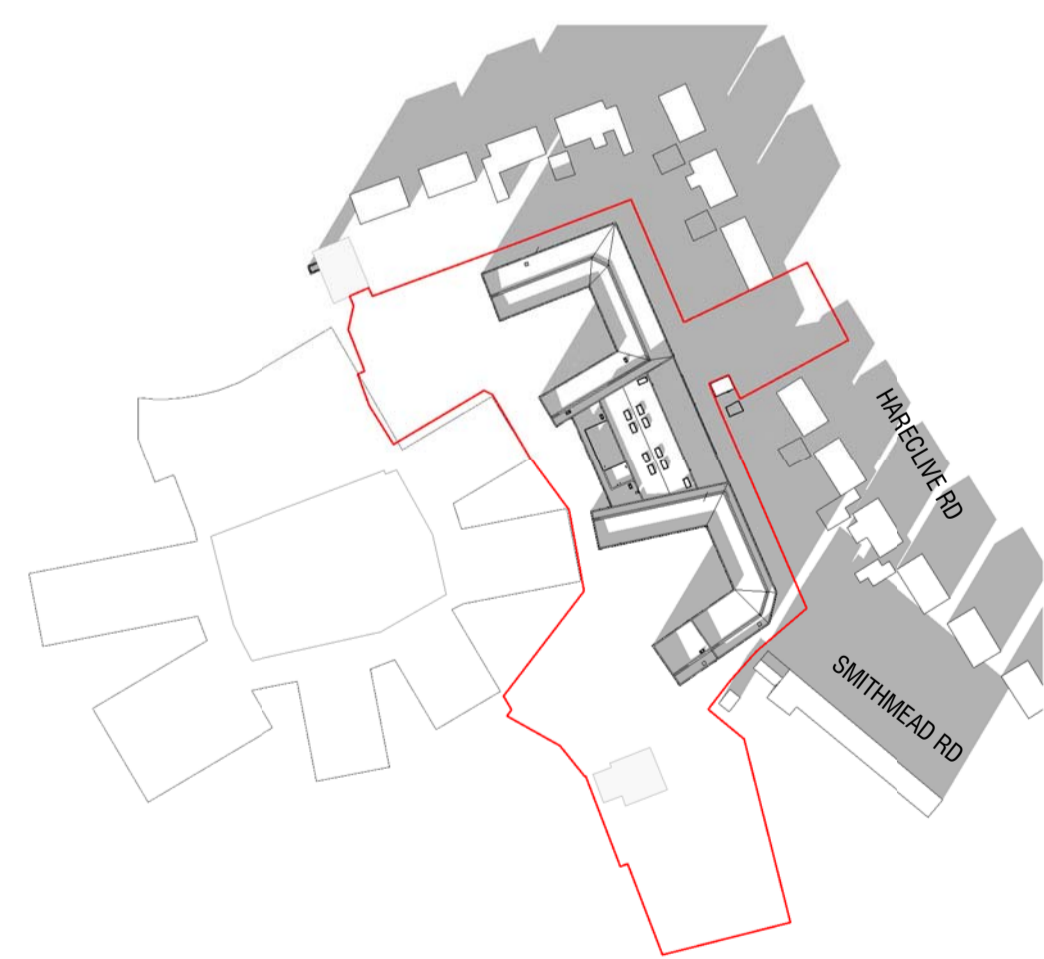
11 March 21st 12pm
 TP(00)007 1 : 2000



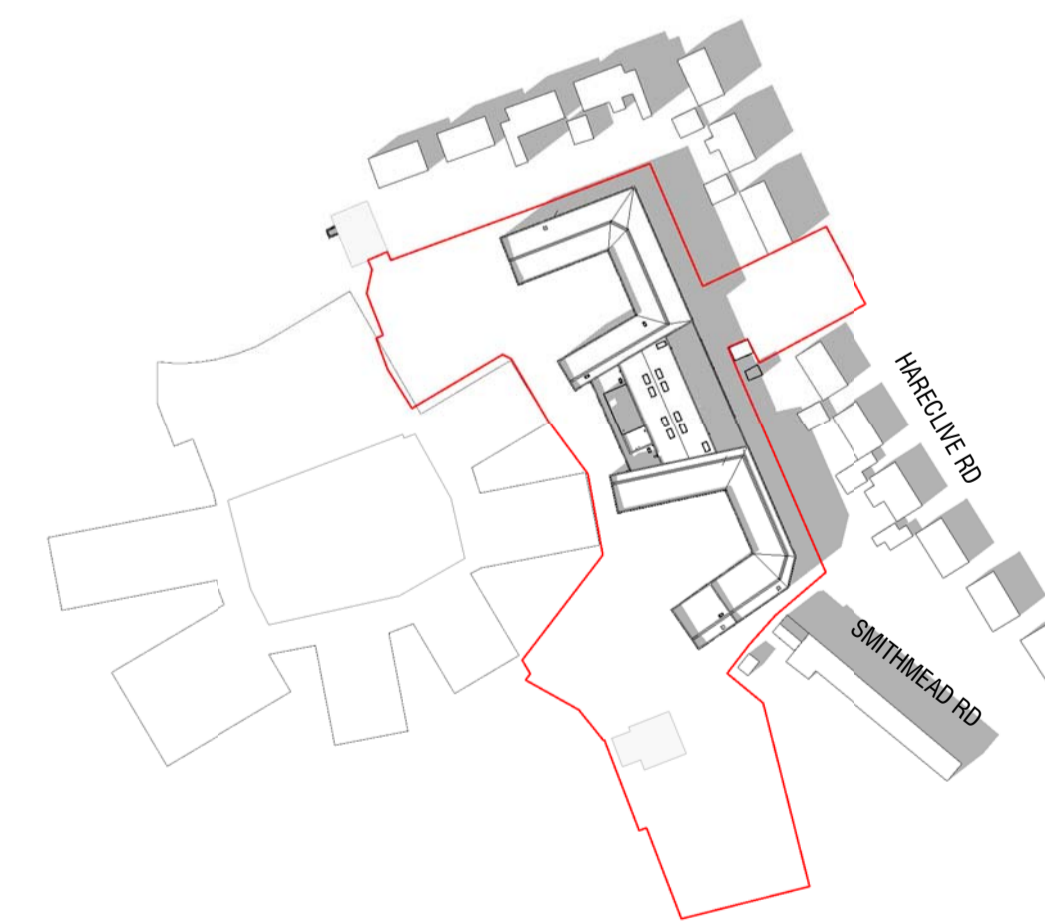
3 June 21st 5pm
 TP(00)007 1 : 2000



6 Sep 21st 4pm
 TP(00)007 1 : 2000



9 Dec 21st 3pm
 TP(00)007 1 : 2000



12 March 21st 4pm
 TP(00)007 1 : 2000

| Revision | Description | Date | Drawn |
|----------|---|----------|-------|
| SU 4 | Planning Submission | 25/05/18 | ECS |
| SU 3 | Draft Planning Submission | 22/05/18 | ECS |
| 2 | Revision for TP, Parapet height and window flashing | 11/08/17 | AK/ES |

SCOTT BROWNRIGG

3 Callaghan Square
 Cardiff CF10 5BT
 T +44 (0)2920 922450
 F +44 (0)2920 376161
 W scottbrownrigg.com

Client's Name
Galliford Try

Job Title
Merchants' Academy School and Venturers' Academy ASC School

Drawing Title
Annual Shadow plan

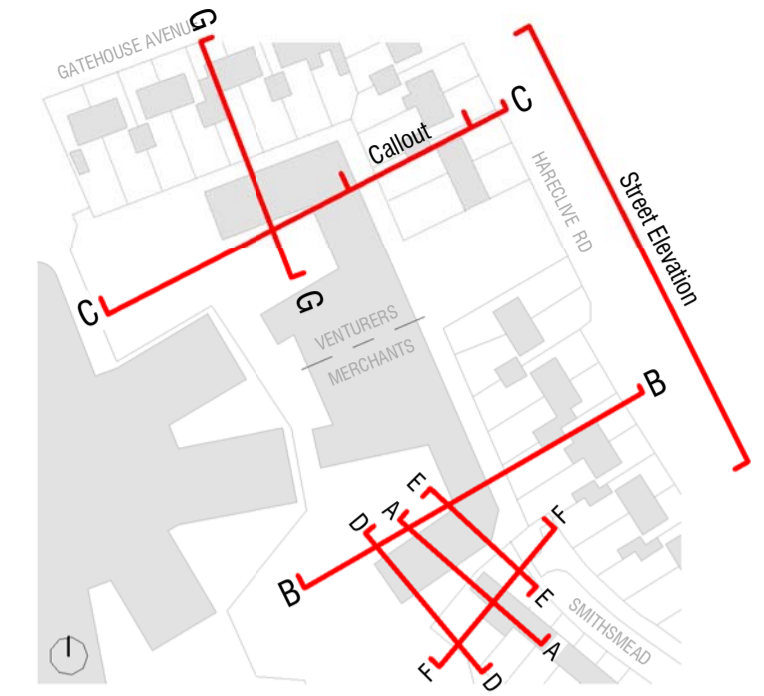
Scale
1 : 2000 @ A1

Drawing Number Drawing No
16998 TP(00)007

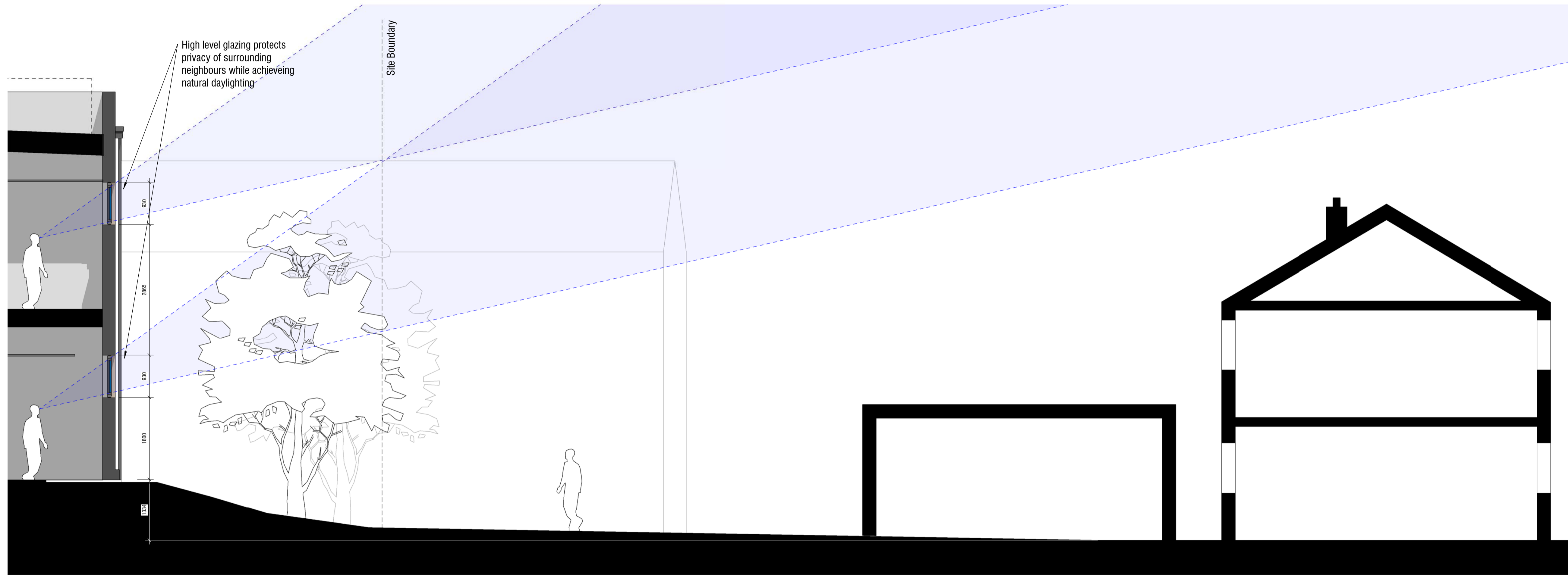
Status
PLANNING

Rev
4

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Callout from Section C-C, refer to TP(00)005 for full section



1 Section C-C - Callout 1
TP(00)009 1 : 50

| | | | |
|----------|---------------------------|----------|-------|
| SU 3 | Planning Submission | 25/05/18 | ECS |
| SU 2 | Draft Planning Submission | 22/05/18 | ECS |
| SU 1 | Eyesight Levels | 03/05/18 | ECS |
| Revision | Description | Date | Drawn |



3 Callaghan Square
Cardiff CF10 5BT
T +44 (0)2920 922450
F +44 (0)2920 376161
W scottbrownrigg.com

Client's Name
Galliford Try

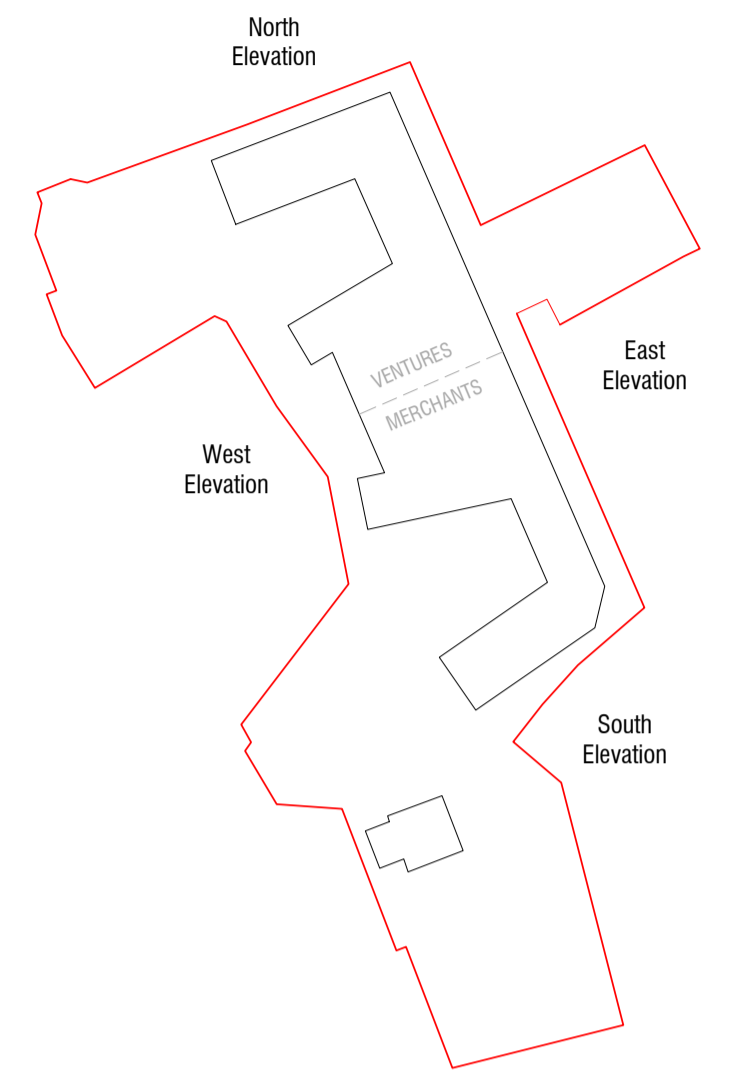
Job Title
**Merchants' Academy School and
Venturers' Academy ASC School**

Drawing Title
Eyesight Levels

Scale
As indicated @ A1

Drawing Number Drawing No
16998 TP(00)009

Status Rev
PLANNING 3



East Elevation - Front
1:200 @ A1

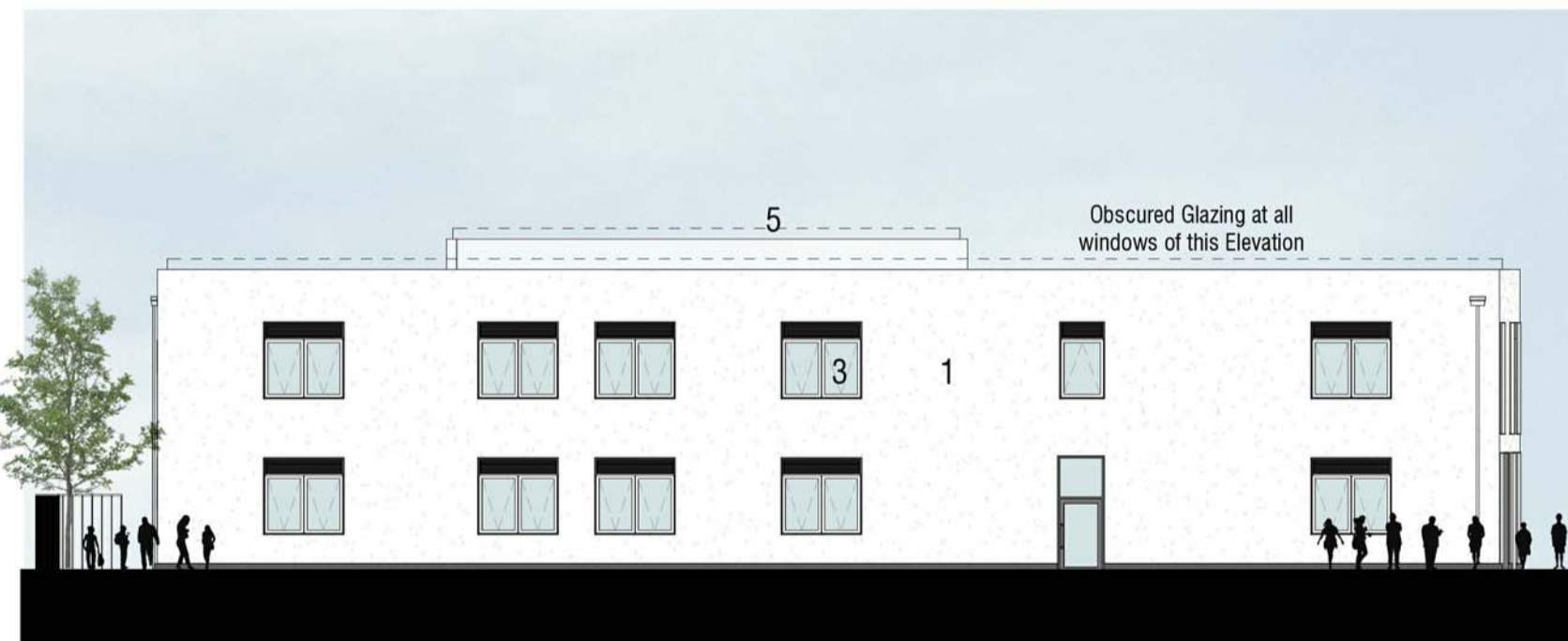


West Elevation - Rear
1:200 @ A1

Page 68

Materials Key

1. White Render with brick plinth
2. Timber Cladding with brick plinth
3. Aluminium windows (frame colour RAL 7024 TBC)
4. Full height aluminium windows with louvers (frame colour RAL 7024 TBC)
5. Railings, details subject to agreement with the LPA
6. Powder coated aluminium window reveals, cills and soffits (RAL 5012 TBC)
7. White Render window reveals
8. Timber Cladding window reveals



North Elevation - Venturers' ASC Academy
1:200 @ A1



South Elevation - Merchants' Academy
1:200 @ A1

| Revision | Description | Date | Drawn |
|----------|-----------------------------|----------|-------|
| SU 9 | Planning Submission | 25/05/18 | ECS |
| SU 8 | Draft Planning Submission | 22/05/18 | ECS |
| 7 | Railings Planning Update | 12/10/17 | AK |
| 6 | Updated Planning Elevations | 21/09/17 | ES |



3 Callaghan Square
Cardiff CF10 5BT
T +44 (0)2920 922450
F +44 (0)2920 376161
W scottbrownrigg.com

Client's Name
Galliford Try

Job Title
**Merchants' Academy School and
Venturers' Academy ASC School**

Drawing Title
Key Elevations

Scale
As indicated @ A1

Drawing Number
16998

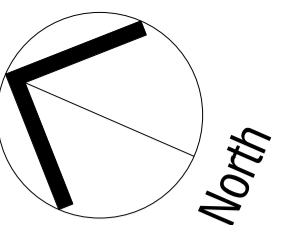
Drawing No
TP(11)002

Status
PLANNING

Checked
SU

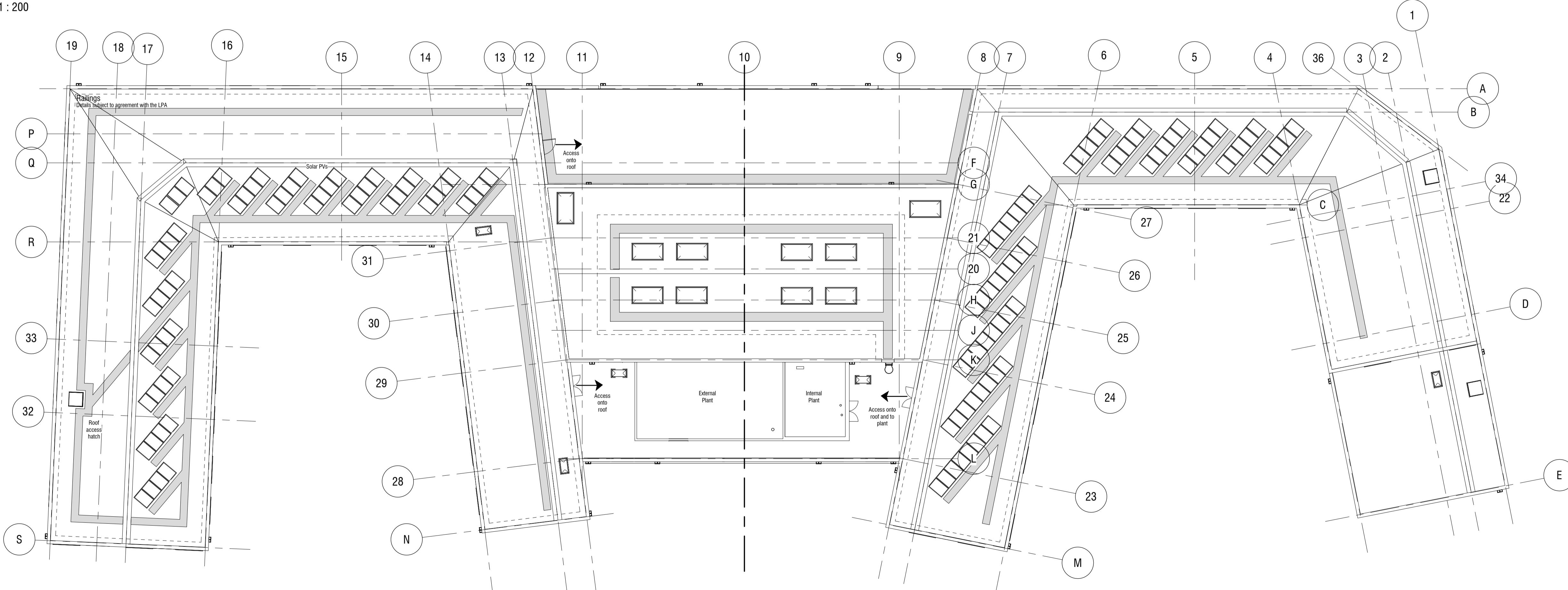
Rev
9

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Page 69

1 First Floor Plan
TP(10)002 1 : 200



2 Roof Plan
TP(10)002 1 : 200

| Revision | Description | Date | Drawn |
|----------|---------------------------|----------|-------|
| SU 8 | Planning Submission | 25/05/18 | ECS |
| SU 7 | Draft Planning Submission | 22/05/18 | ECS |
| 6 | Railings Planning Update | 12/10/17 | AK |
| 5 | Updated Landscaping | 21/09/17 | ES |



3 Callaghan Square
Cardiff CF10 5BT
T +44 (0)2920 922450
F +44 (0)2920 376161
W scottbrownrigg.com

Client's Name
Galliford Try

Job Title
Merchants' Academy School and Venturers' Academy ASC School

Drawing Title
First Floor & Roof Plan

Scale
1 : 200 @ A1

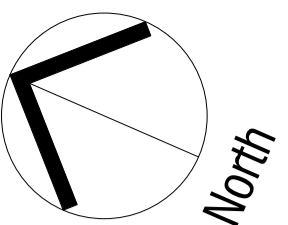
Drawing Number
16998

Drawing No
TP(10)002

Status
PLANNING

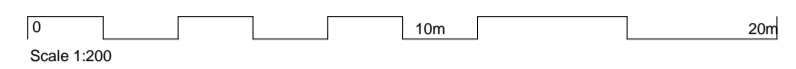
Checked
SU

Rev
8



1 Ground Floor Plan

TP(10)001 1 : 200



Page 70



| Revision | Description | Date | Drawn |
|----------|---|----------|-------|
| SU 6 | Planning Submission | 25/05/18 | ECS |
| SU 5 | Draft Planning Submission | 22/05/18 | ECS |
| 4 | Minor adjustments to Window Setting-out | 26/07/17 | SU |
| 3 | Planning Update | 25/07/17 | SU |



3 Callaghan Square
Cardiff CF10 5BT
T +44 (0)2920 922450
F +44 (0)2920 376161
W scottbrownrigg.com

Client's Name
Galliford Try

Job Title
**Merchants' Academy School and
Venturers' Academy ASC School**

Drawing Title
Ground Floor Plan

Scale
1 : 200 @ A1

Drawing Number
16998

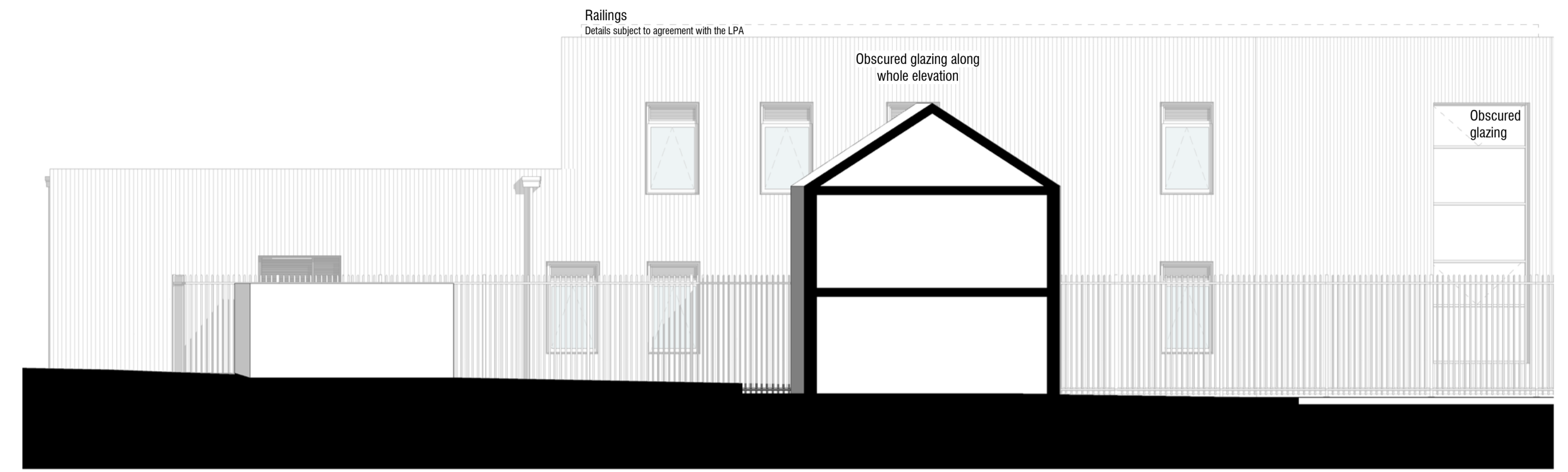
Drawing No
TP(10)001

Status
PLANNING

Rev
6



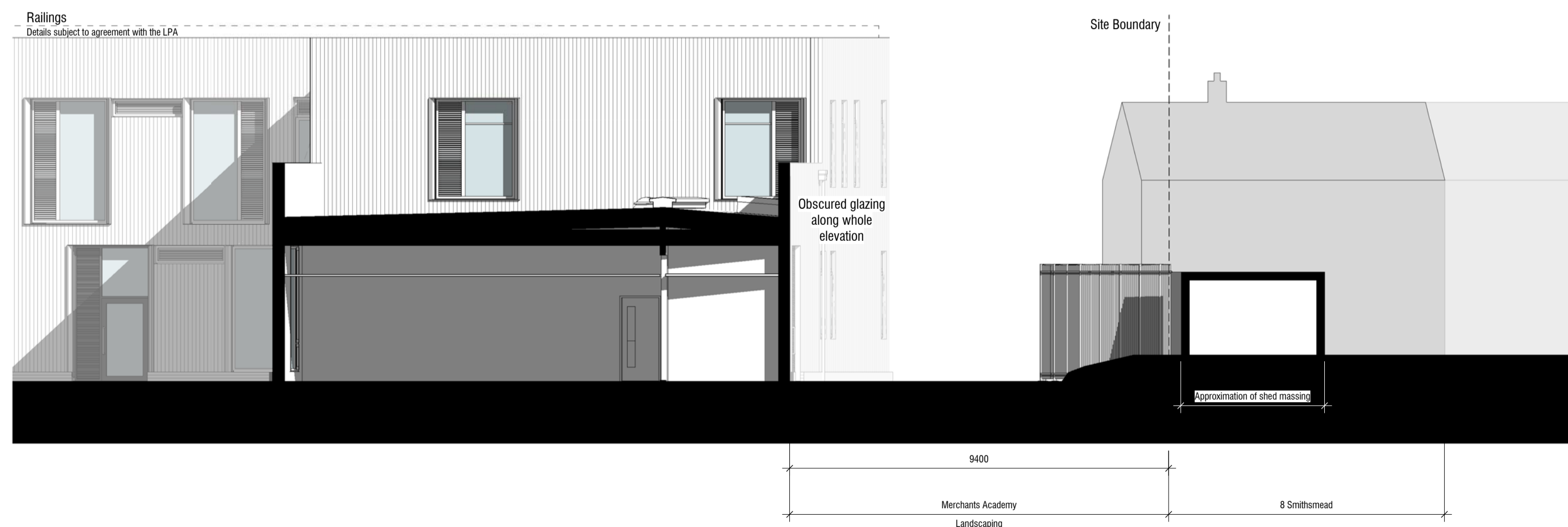
1 Section D-D Front Elevation of House
 TP(00)006 1 : 100



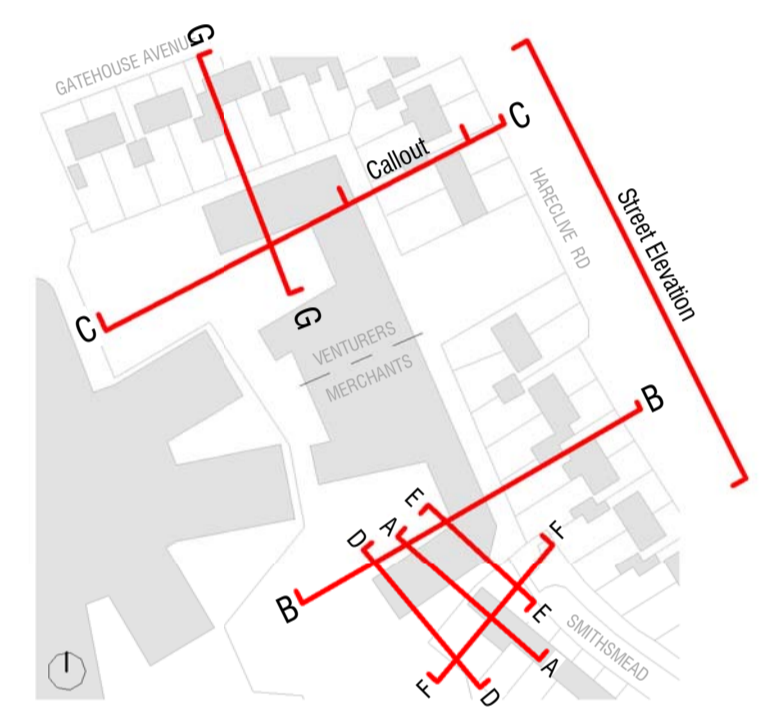
3 Section F-F Elevation towards school
 TP(00)006 1 : 100



4 Section A-A Against Gable End
 TP(00)006 1 : 100



2 Section E-E Through Garden, Shed and Teaching Block
 TP(00)006 1 : 100



| Revision | Description | Date | Drawn |
|----------|-----------------------------|----------|-------|
| SU 5 | Planning Submission | 25/05/18 | ECS |
| SU 4 | Draft Planning Submission | 22/05/18 | ECS |
| 3 | Railings Planning Update | 12/10/17 | AK |
| 2 | Updated Planning Elevations | 21/09/17 | ES |

SCOTT BROWNRIGG

3 Callaghan Square
 Cardiff CF10 5BT
 T +44 (0)2920 922450
 F +44 (0)2920 376161
 W scottbrownrigg.com

Client's Name
Galliford Try

Job Title
Merchants' Academy School and Venturers' Academy ASC School

Drawing Title
Site Cross Sections 2

Scale
As indicated @ A1

Drawing Number
16998

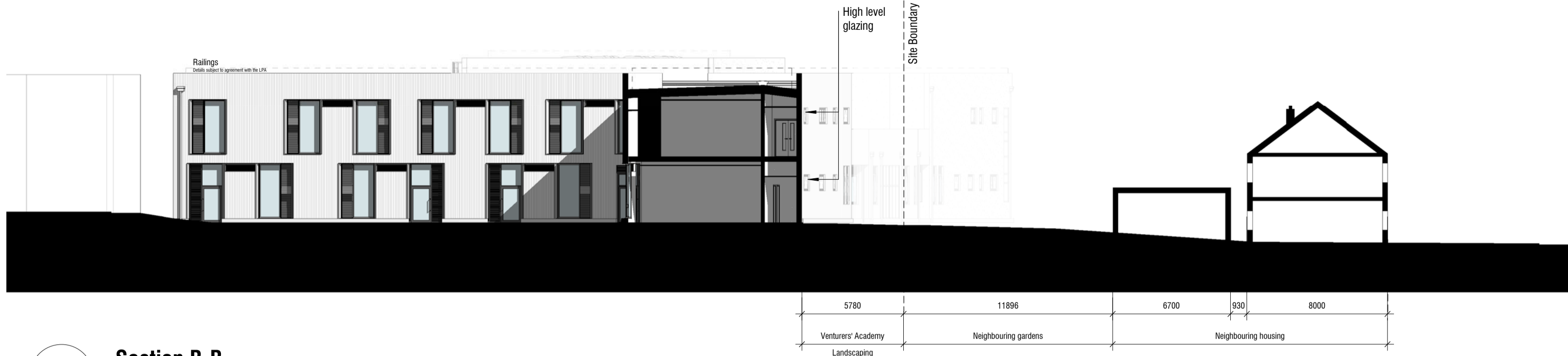
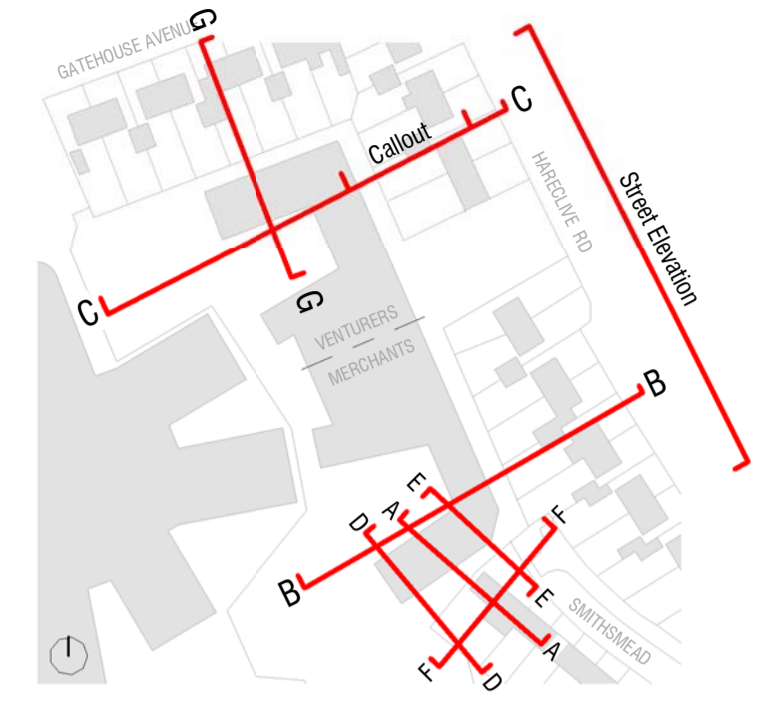
Drawing No
TP(00)006

Status
PLANNING

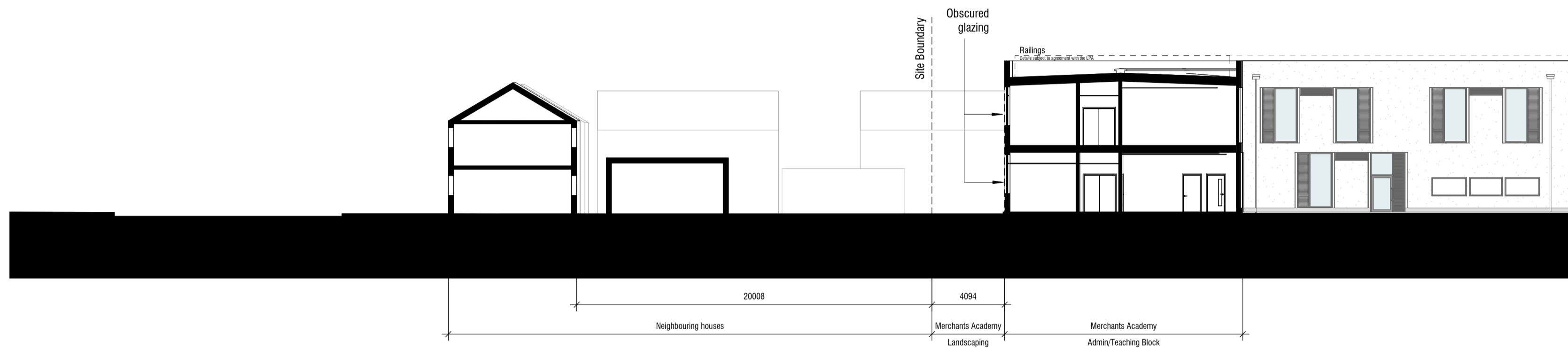
Checked
 SU

Rev
5

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



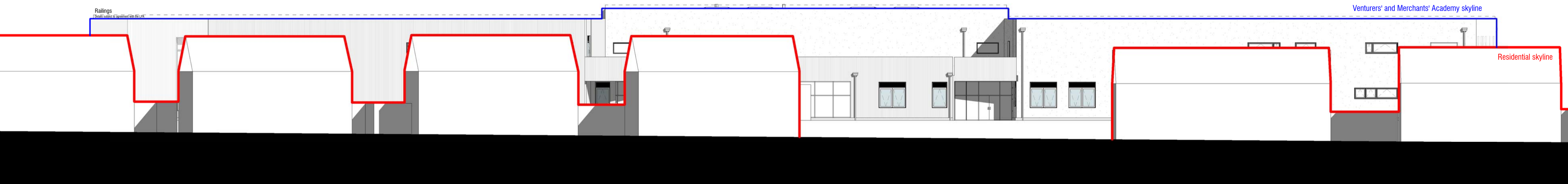
2 Section B-B
TP(00)005 1 : 200



4 Section G-G
TP(00)005 1 : 200



3 Section C-C
TP(00)005 1 : 200



1 Street Elevation
TP(00)005 1 : 200

Page 72

| Revision | Description | Date | Drawn |
|----------|---------------------------|----------|-------|
| SU 6 | Planning Submission | 25/05/18 | ECS |
| SU 5 | Draft Planning Submission | 22/05/18 | ECS |
| 4 | Rallings Planning Update | 12/10/17 | AK |
| 3 | Planning Chamber Option | 18/09/17 | ES |

SCOTT BROWNRIGG

3 Callaghan Square
Cardiff CF10 5BT
T +44 (0)2920 922450
F +44 (0)2920 376161
W scottbrownrigg.com

Client's Name
Galliford Try

Job Title
Merchants' Academy School and Venturers' Academy ASC School

Drawing Title
Site Cross Sections and Street Elevation

Scale
As indicated @ A1

Drawing Number
16998

Drawing No
TP(00)005

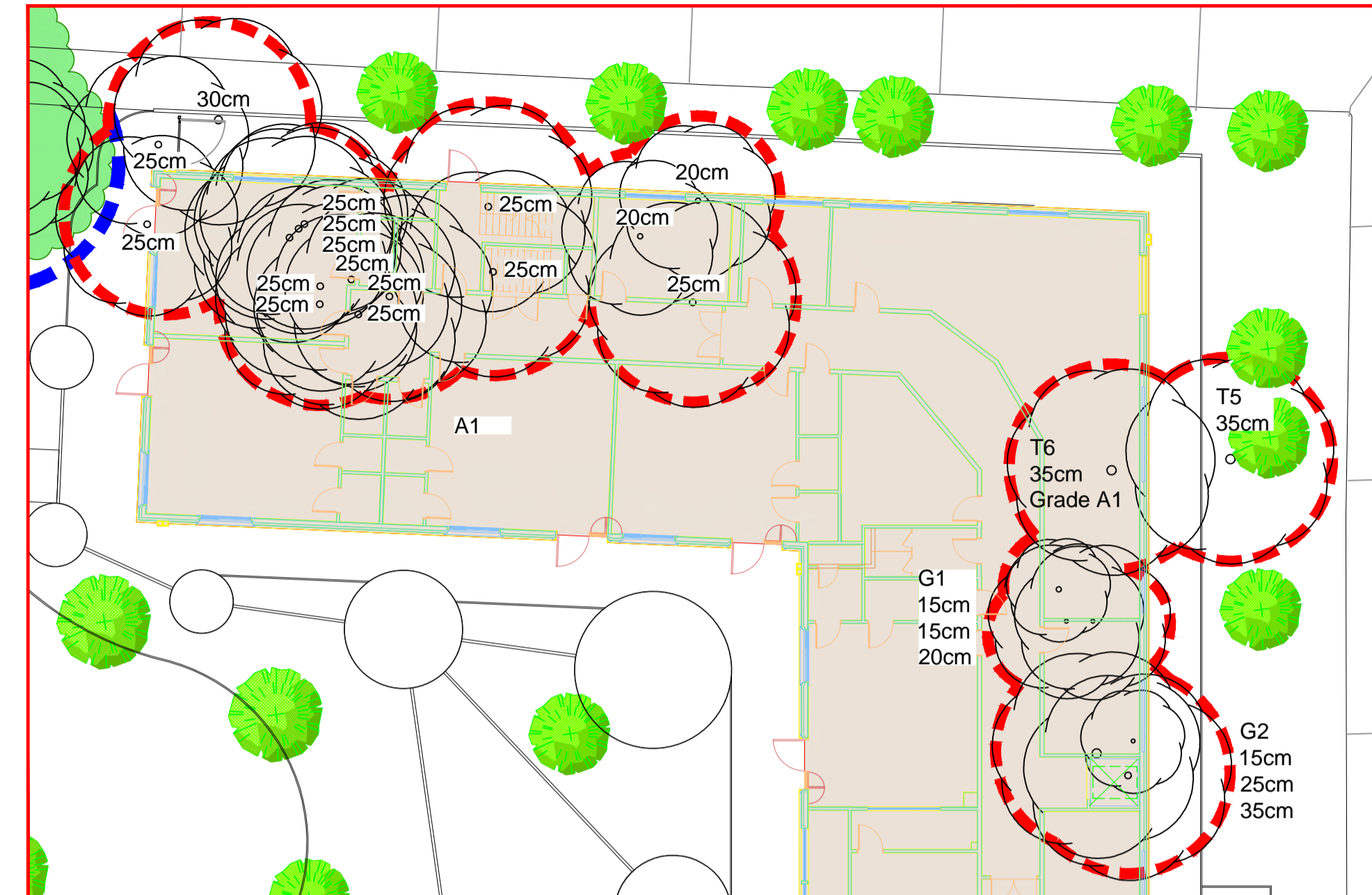
Status
PLANNING

Rev
6

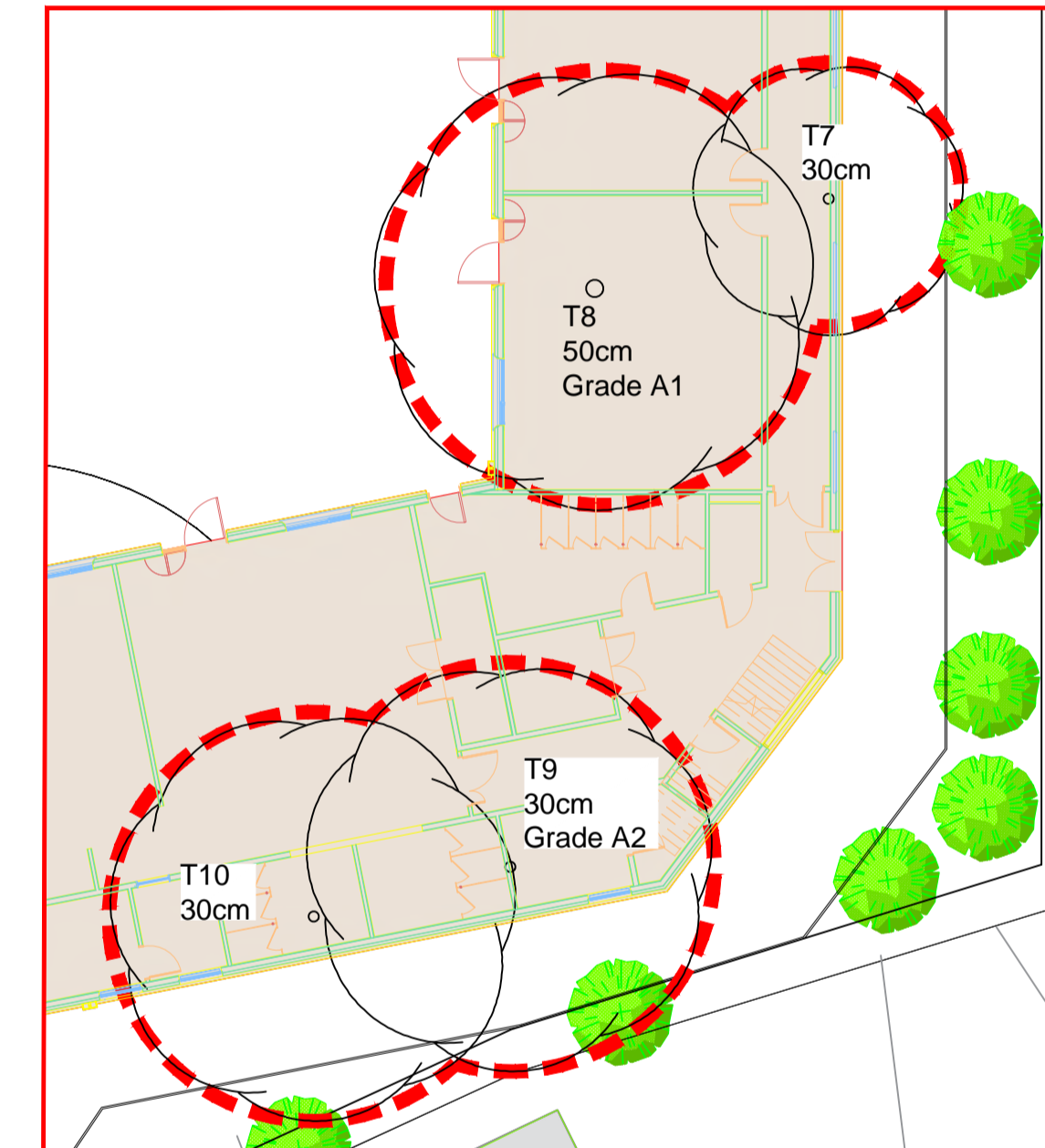
Overall layout plan



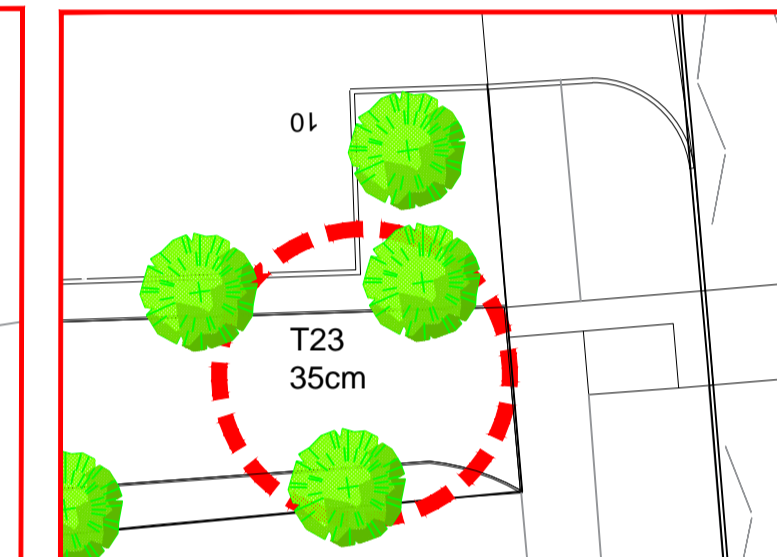
Area 1



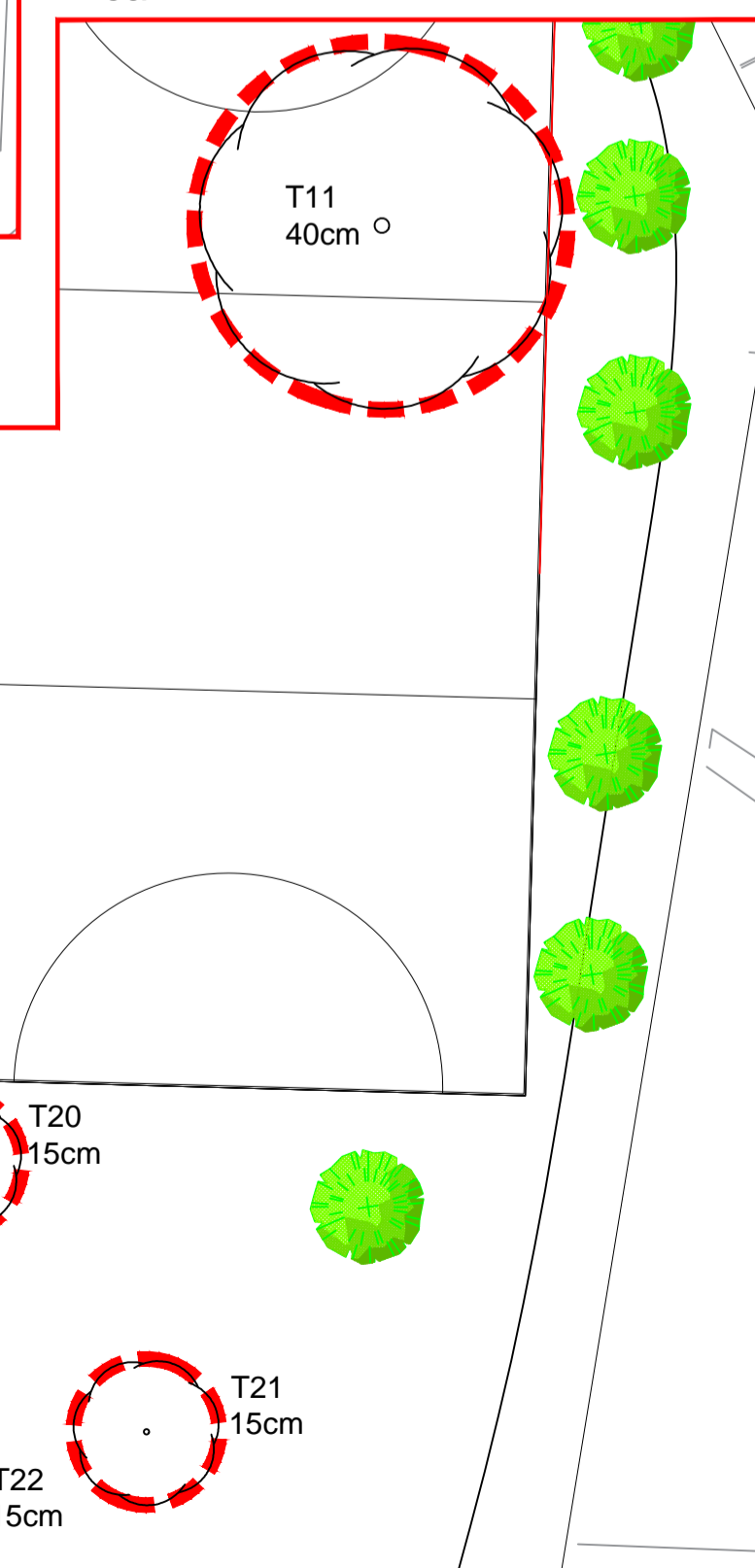
Area 3



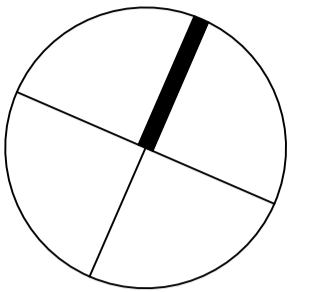
Area 2



Area 4



NOTES:
This drawing is the copyright of Hyland Edgar Driver. It must not be copied or reproduced without written consent. Only figured dimensions are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions related to the works shown on this drawing.



Legend-

- Proposed trees
- Trees to be retained
- Root Protection Zone
- Trees to be removed
- 35cm Tree diameter taken from topographical survey

Note -

Refer to Arboricultural Tree Constraints Plan TH/X1455/1116

| Arboricultural Survey Reference | Existing Tree Size - Diameter (cm) | No. removed | Replacement factor | Number of Replacements |
|---------------------------------|------------------------------------|-------------|--------------------|------------------------|
| G1,G1,G2,T20,T21,T22 | 15 | 6 | 1 | 6 |
| A1,A1,G1 | 20 | 3 | 2 | 6 |
| A1x13,G1 | 25 | 14 | 2 | 28 |
| A1,T7,T9,T10 | 30 | 4 | 3 | 12 |
| T5,T6,G2,T23 | 35 | 4 | 3 | 12 |
| T11 | 40 | 1 | 4 | 4 |
| T8 | 45 | 0 | 4 | 0 |
| T8 | 50 | 1 | 5 | 5 |
| Total | | 33 | | 73 |

Information taken from Advanced Arboriculture's Arboricultural report dated 2nd June 2017

| Tree No. | Species | Tree Height (m) | Age Class | Condition Physiological/Structural | Safe Useful Life Expendancy (years) | B5 Category | Observations |
|----------|----------------------------------|-----------------|------------|------------------------------------|-------------------------------------|-------------|---|
| T5 | Field Maple | 8 | Middle Age | Good/Fair | 20-40 | B3 | Triple-stemmed specimen, Two stems naturally graft at ~1.3m so main stem diameter measured at ~1.0m |
| T6 | Ash | 12 | Middle Age | Good/Good | >40 | A1 | Well balanced specimen with good future potential. |
| T7 | Sycamore | 10 | Young | Good/Good | 20-40 | B1 | Tree becoming dominated by Ash T8. |
| T8 | Ash | 12 | Middle Age | Good/Good | >40 | A1 | Well balanced specimen with good future potential. Crown coalescing with Norway Maple T10 adjacent. |
| T9 | Ash | 13 | Middle Age | Good/Good | >40 | A2 | Well balanced specimen with good future potential. Crown coalescing with Norway Maple T10 adjacent. |
| T10 | Norway Maple | 11 | Middle Age | Good/Fair | >40 | B2 | Tree features congested point of main crown break, crown coalescing with Ash T9 adjacent. |
| T11 | Ash | 10 | Middle Age | Poor/Poor | 10-20 | C1 | Tree features extensive dieback on eastern side of crown, tree has limited future potential. |
| T20 | Ash | 6 | Young | Good/Good | >40 | C1 | Young specimen. |
| T21 | Ash | 6 | Young | Good/Good | >40 | C1 | Young specimen, scuff on southern side of main stem at ~0.7m. |
| T22 | Ash | 7 | Young | Good/Good | >40 | C1 | Young specimen. |
| T23 | Cherry | 7.5 | Middle Age | Good/Fair | 20-40 | C1 | Ornamental specimen, full inspection of tree not possible. |
| A1 | Cherry, Field Maple, Willow, Oak | <13 | Middle Age | Fair to Good/Fair to Good | >40 | B2 | Boundary copse which has been crown lifted. Trees form effective screen from properties to the north and area has good potential as Forest School teaching space. Some Ivy present. |
| G1 | Cherry, Blackthorn | <7 | Young | Fair/Fair | 20-40 | C1 | Group comprising one Cherry and two Blackthorn stems, Blackthorn is considered inappropriate for education environment. Cherry is twin-stemmed. |
| G2 | Cherry | <9 | Young | Good/Fair to Good | >40 | B2 | Three trees in a triangular arrangement. One tree is single stemmed, one is twin-stemmed and one is triplesstemed. No individually outstanding stems within the group, but collectively they form a reasonable feature. |

Planning



| | |
|--|-------------|
| P5. Layout updated | 25.05.18 MA |
| P4. Table added to with survey information | 15.02.18 ZC |
| P3. Updated layout to include art in the landscape | 22.08.17 ZC |
| P2. Updated landscape | 08.08.17 ZC |
| P1. Updated layout for CP | 01.06.17 RK |

H | E | D
Hyland Edgar Driver

Landscape Architects and Urban Designers
One Wessex Way Golden Common Winchester Hampshire SO21 1WG
Telephone 01962 711600 Facsimile 01962 713945

| | | | |
|----------------|---|------------|----|
| PROJECT | Merchants' and Venturers' School | | |
| SUBJECT | Trees Removed, Retained, Proposed | | |
| DATE | 23.06.17 | DRAWN BY | RK |
| SCALE | 1:500 @ A1 | CHECKED BY | IN |
| DRAWING NUMBER | MAB-HED-L-XX-DR-2008 | REVISION | P5 |
| DRAWING STATUS | <input checked="" type="checkbox"/> ISSUED FOR PLANNING <input type="checkbox"/> ISSUED FOR DESIGN INFORMATION <input type="checkbox"/> ISSUED FOR TENDERS <input type="checkbox"/> ISSUED FOR APPROVAL <input type="checkbox"/> ISSUED FOR CONSTRUCTION <input type="checkbox"/> AS BUILT | | |

Development Control Committee A – 5 September 2018

ITEM NO. 2

WARD: Hengrove & Whitchurch Park **CONTACT OFFICER:** Jess Leigh

SITE ADDRESS: Former School Site Hawkfield Road Bristol

APPLICATION NO: 18/02055/P Outline Planning

DETERMINATION DEADLINE: 30 September 2018

Outline planning application for residential development of up to 350 residential dwellings (Class C3). Provision of energy centre; open space; transport infrastructure comprising junction remodelling of Bishport Avenue/Hareclive Road junction, connections to William Jessop Way and Bishport Avenue, and footways and cycleways. Access and strategic landscaping to be determined with all other matters reserved. (Major application).

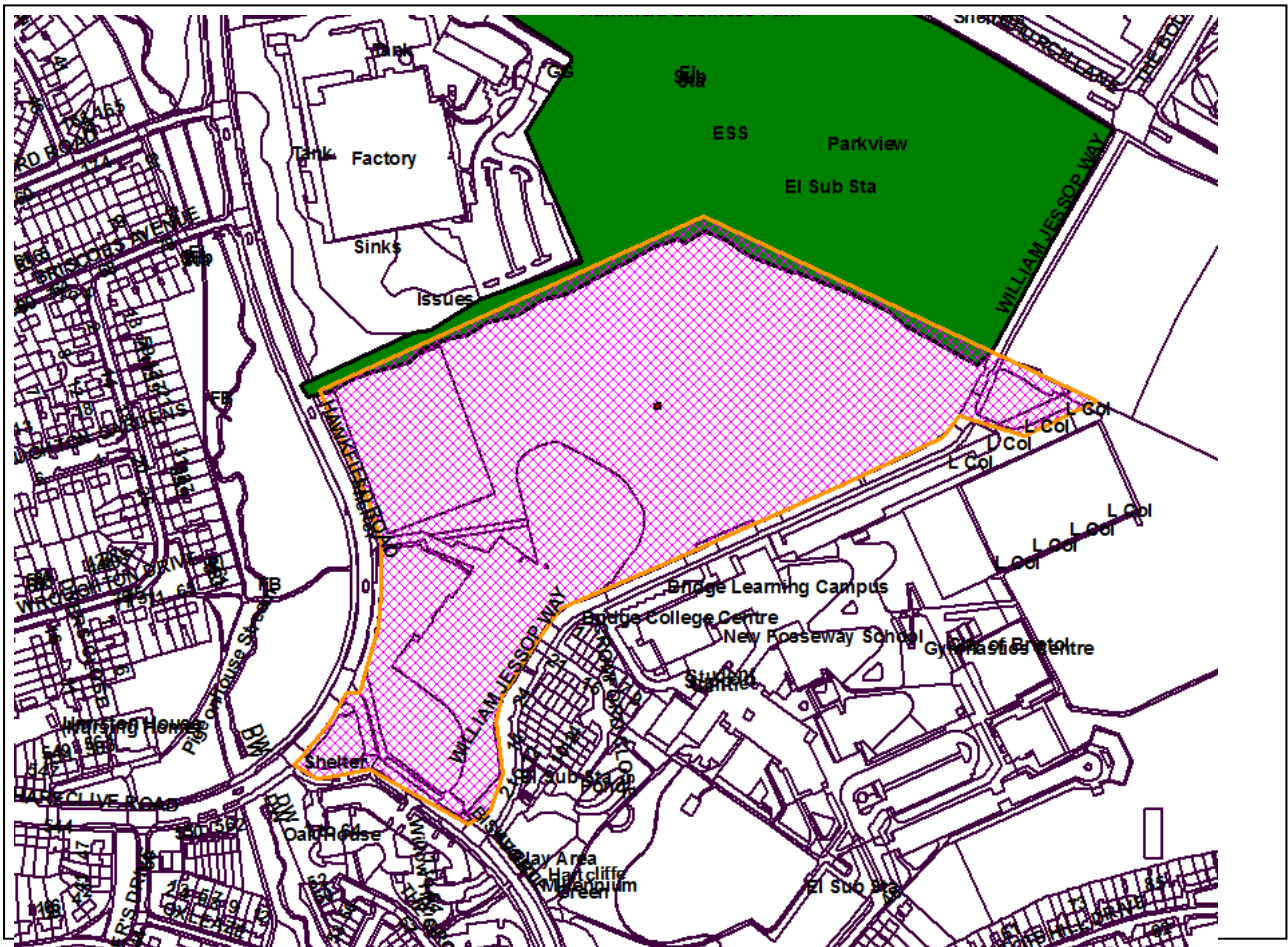
RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: CSJ Planning Consultants Ltd
1 Host Street
Bristol
BS1 5BU

APPLICANT: Bristol City Council
c/o Agent

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

LOCATION PLAN:



Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

This application is being reported to committee as it a major development that will make a significant contribution towards the housing requirements of the city and the regeneration of south Bristol.

BACKGROUND

The application site forms part of a larger site that previously contained a number of buildings in school and in college use that were collectively known as the Hartcliffe Community Campus. This included Hartcliffe Secondary School, the City of Bristol -Hartcliffe Campus, Teyfant Infants and Primary School, most of which were of typical post war construction.

In 1998 part of the grounds of Teyfant School was converted to a formal park- The Millenium Green.

In March 2000 the City Council in conjunction with the South West Regional Development Agency commissioned an Urban Framework Plan for the South Bristol major sites of Hengrove Park, Hartcliffe Campus and Imperial Park.

Following consultation on the framework cabinet recommended;

'The development of the Hartcliffe Community Campus site to include new educational campus on Hartcliffe School Playing Fields and up to 14 acres of residential land, including improved and new sporting facilities for shared community and school use'.

Following master planning work, in 2006 planning permission was granted for the demolition of a number of buildings and the retention of some to create a new secondary school, a vocational school and community primary school with associated new sports facilities and playing fields on approximately half of the land. This has been implemented has become The Bridge Campus. In association with this a new road was created between Bishport Avenue and Whitchurch Lane- William Jessop Way, full access along which is for buses only with a bus gate at the northern end.

City of Bristol College is now accommodated to the north of Whitchurch Lane in 'The Skills Centre'.

The current application is for the remainder of the land to the north of William Jessop Way plus a small triangle of land to the north east of The Bridge Campus. The land previously contained the former City of Bristol College buildings, an area car parking, a games court and an area of playing fields.

The land is partly owned by the City Council with the City of Bristol College owning the site of the former buildings.

In the context of the 2006 consent this land was shown as having potential for development and is now allocated for housing and business in the Sites Allocation and Development Management Local Plan July 2014.

Development considerations listed in the local plan state that development should;

- i) Maintain or strengthen the ecological integrity and connectivity of the Wildlife Network. This should include the retention of a wildlife corridor along the northern boundary between Valley Walk and Hawkfield Meadow;

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

- ii) Be informed by an ecological survey of the site and make provision for the retention of the 'Open Mosaic Habitat on Previously Developed Land' on the former games court. If the retention of the habitat in situ is not practicable, mitigation may include the creation of this habitat within the wildlife corridor between Valley Walk and Hawkfield Meadow and/or the provision of biodiverse green/brown roofs. The species, habitats and/or features make a significant contribution to nature conservation in Bristol.
- iii) Be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care services
- iv) Be informed by a site specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the NPPF.

In addition to the adopted development plan, the draft Hengrove and Whitchurch Park Neighbourhood Plan was submitted to the council in April 2018. It has been advertised for comment and representations have now been passed to an independent examiner for consideration.

The plan identifies the former tennis court as a site of 'local wildlife interest' where development should be avoided and where development will impact on it, protection of the feature and mitigation measures will be required'.

At the time of writing the inspectors report had not been received.

SITE DESCRIPTION

The site is made up of;

- i) Areas of hard standing to include those remaining following the demolition of the buildings, which were sited in the south west of the site, the former carpark and the remains of an access road cut into the ground to give access to the basement of the former school on the site of Bridge Campus but now stopped up by the new road. In the vicinity of these areas are a number of trees, to include ornamentals many of which are contemporary to the original school.
- ii) A former games court to the north west, now largely overgrown, remnants of flood lights still remaining.
- iii) Former playing fields which form the eastern half of the site. There is a dense boundary of trees along the north and eastern boundary of this part of the site, many of which are now subject of a Tree Preservation Order.

The site is bounded by a mix of railings and fencing that are original to the former school towards the Bishport Road frontage but with newer railings installed along part of the frontage to William Jessop Way.

There is a fall of 7.5m across the site from east to west and 6m from William Jessop Way to the woodland edge.

The small triangle of land to the north east of Bridge Campus, which is also part of the application site, is currently mostly maintained grass and outside of any of the education facilities.

As well as the Bridge Campus, there is also a recently constructed residential development facing the site to the south of William Jessop Way. To the west the site is bounded by Hawkfield Avenue, the opposite side of which is the Pigeonhouse Stream area of informal open space. To the north is the Hawkfield Industrial Estate and to the north east is Parkview, which was a purpose built office building originally used by a retail company but now vacant. Prior approval has been

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

granted for this building to change to residential. To the north east is Hawkfield Meadows, a designated site of nature conservation interest in the development plan. This site has been unused since the construction of Bridge Campus though entrances have been created through the fencing and the land used by mainly dog walkers.

PROPOSAL

A maximum of 350 dwellings is proposed.

The application is in outline form but includes access and strategic landscaping for approval at this stage.

The access includes; i) the realignment of William Jessop Way at its western end creating a new access onto Hawkfield Road, ii) the down grading of the exiting road at this point and remodelling of its access onto Bishport Avenue, iii) two new loop roads within the site within which are subdivided by tertiary street with the result that there are six new access points onto William Jessop Way, which will be widened to accommodate a pedestrian footway along its full length.

The strategic landscaping is made up of two key elements; i) a wildlife corridor that runs around the northern boundary of the site and retains most of the protected trees and ii) a central park. Both contain swales and retention basins that will form part of the SUDS for the site.

Design Codes are included with the submission which provide a hierarchy of guidance ranging from mandatory to advisory. The former includes a diagram that shows the development plots within the proposed access roads and where apartments, town houses and mews will be located, the triangle of land adjacent to Bridge Campus is allocated for an energy centre. There is a Tree Planting Principles Plan, which includes tree sizes at planting and the range of species.

The advisory guidance includes illustrative information regarding the design of the open spaces and internal roads.

Supporting documents include;

BREEAM communities statement
 Community Involvement statement
 Ecological Appraisal- Bat Survey, Reptile Survey, Breeding Bird Survey
 Flood Risk Assessment
 Health Impact Assessment
 Air Quality Statement
 Aboricultural Impact Assessment
 Noise Impact Assessment
 Open Space Assessment
 Public Art Strategy
 Socio Economic Strategy
 Transport Assessment

COMMUNITY INVOLVEMENT

A programme of community involvement for the proposals both at Hartcliffe Campus and Hengrove Park has been undertaken. It started in 2017 with a Community Focus Group being established in June that year whose role was to work with the project team to guide consultation and act as a sounding board and link to the wider community. Membership was taken from a number of local stakeholders.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

Over 15,000 addresses in the vicinity of the site received a post card introducing the project in September 2017 and advertising details of consultations activities due to take place in the autumn. Following a decision to extend the consultation period a second round of postcards were sent out in December 2017 with consultation activities taking place in Dec/Jan 18.

The activities included public exhibitions in a variety of locations, staffed and otherwise, and meetings with key local groups to include Hartcliffe, Withywood and Bishopsworth Community Partnership and Hartcliffe Pride of Place. Meetings also took place with city wide interest groups such as Bristol Civic Society.

Key stakeholders have received regular updates throughout the process.

Responses relevant to the current application included concerns regarding the amount of development, affordable housing, the impact on GP surgeries, schools, impact of traffic and the need to protect ecology.

Suggestions included increasing the range of house tenures, involving a community land trust, the improvement of the road network.

The proposal was considered by the Bristol Urban Design Forum in February 2018, who broadly supported the design approach but made suggestions about the highway design and emphasised the need for ongoing management.

(Full details of all activities are included in the Statement of Community Involvement).

A table including all the feedback to questions and concerns raised has been produced including where the design of the scheme and associated road works have been changed to take into account of comments. A revised plan for Hartcliffe Campus illustrating the changes was provided.

RESPONSE TO PUBLICITY AND CONSULTATION ON THE PLANNING APPLICATION

278 letters were issued with a closing date for comment of the 23rd May 2018.

The application was advertised on site and in the press with a closing date for comment of the 30th May 2018.

Seven responses have been received, to include Dundry View Pride of Place and Hartcliffe Health and Environmental Group.

Pride of Place neither objected or supported the application but commented that;

- i) Speed of process - the planning and design process has been delivered at pace and concern that not everybody in the community is aware of the scheme.
- ii) Reserved matters- it is requested that these be determined by committee
- iii) Local employment- local employment opportunities should be maximised throughout the development phase
- iv) Art Strategy- there is concern that this has not been consulted upon
- v) William Jessop Way- concern about the impact of development traffic
- vi) Affordable Housing- would prefer that this be in line with the proposed new target in the revised local plan of 35%
- vii) Drainage strategy - this is welcome as it is critical
- viii) Wildlife area- disappointed that the wildlife habitat on the games court is not retained- this concern has been repeated in further responses with suggested reworking of the layout
- ix) Desire line- question that the green space will open up views of the Suspension Bridge
- x) Disposal- the group would like to be involved in final decisions regarding this, concern that disposal at scale will not create as much community benefit as could be achieved through selling it in smaller packages, a community led housing should be considered- Officer response- this falls outside of the planning process

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

Hartcliffe Health and Environmental Group

Commented in support of the Pride of Place comments and concern regarding the apparent sidelining of the Ashton to Hengrove link of the metrobus.

Bristol Parks Forum have commented that they support the contribution to overall public open space in the and the proposed Landscape and Ecological Management Plan. They expressed concern that a number of ecological surveys had not been undertaken at the time of submission and support the retention of the former games court due to their nature conservation interest. Works should be left until spring/summer when species will be in more mobile adult forms and able to colonise any new areas that are created. It is advised that the pollinator park and other habitats be created at the beginning of the development.

In addition to the group responses two individual responses were received commenting as follows;

Concern regarding the strain on local schools and doctors surgeries

Support for the affordable housing

There is an opportunity to increase the height of the development on prominent corners

Connectivity of the roads could be improved

Pedestrian priority streets should be used throughout the development and more detail included in the design code.

Views of the suspension bridge will in reality be limited it will be screened by trees, which are outside the site, a lesser emphasis on views from the pollinator park together with higher buildings on Hawkfield Road would potentially allow some of the habitat on the former tennis courts to be preserved

It is unfortunate that no consideration has been given to the retention of the higher quality trees away from the margins of the site.

The development should deliver 35% affordable housing in line with the JSP and local plan review or the 40% in line with council objectives, which should be achieved on council owned land.

There should be a condition or other legally enforceable mechanism to ensure that the parks remain genuinely public.

The purchaser of the site should take active steps to provide employment and training to local residents during the construction phase.

There is an opportunity to make a proportion of plots available to self build or custom build.

Pollution Control has commented as follows:-

The acoustic report is acceptable, the recommendations should be secured by condition to address the construction phase, the sound insulation of residential properties from external noise and details of the energy centre.

Avon Fire & Rescue Service has commented as follows:-

Sixteen new fire hydrants will be required across the site.

Flood Risk Manager has commented as follows:-

The outline strategy for this site has been formed in consultation with BCC officers, and at present we have no objections to the principle of the drainage strategy. The strategy has provided sufficient detail for an outline application, therefore we recommend condition B35 is applied.

Urban Design has commented as follows:-

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

The spatial concept reflects the principle established at preapplication stage and is supported. The masterplan design principles are considered to represent an appropriate starting point for more detailed design at the Reserved Matters stage. Conclude that further information is required;

Strategic Landscaping

Further information is required including the provision of a tree planting strategy detailing the number, species and size at planting for new street layouts, structural tree planting around the major central open space and informal open space to the north of the site. This is required to provide certainty at this stage that an adequate tree planting regime forms the basis of the external works layout and will be adhered to in the detailed design submissions. An undertaking for the retention and protection of existing trees unaffected by the development with an accompanying method statement is also required, to give certainty that adequate safeguards are in place.

Design Codes

Further information is required in relation to the role, status and how to use the design code document. Greater clarity is also required in defining what is and isn't mandatory. It is considered a review of the document take place with the applicant and design team to address the points highlighted above in the first instance.

Natural England has commented as follows:-

Natural England has no comments to make on this application. Natural England has not assessed this application for impacts on protected species. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

Economic Development has commented as follows:-

Initial comments are that, against a background of continuing loss and/or pressure on employment sites across South Bristol, there is quite a major issue for us around an anticipated net loss of employment land. There needs to be due consideration of the accumulating loss of both office and industrial employment in the surrounding area. There is dialogue about providing B1 small workspace on plots on Hengrove Park.

Contaminated Land Environmental Protection has commented as follows:-

Overall the Desk Study is comprehensive and we agree with the proposed scheme of intrusive investigation. Ideally this will be undertaken and submitted prior to determination to minimise pre-commencement planning conditions but if not available conditions are proposed.

Crime Reduction Unit has commented as follows:-

At this early stage where only outline planning is sought, it is very difficult from a crime reduction/prevention point of view to give any detailed comments as the areas to be addressed such as access, layout and detailed design would normally be decided upon at Reserved Matters stage. Layouts of roads, footpaths, parking, lighting, communal areas, boundary treatments, layout and orientation of dwellings should all be considered at an early stage, vehicular and pedestrian routes should be designed to be visually open, well used and not undermine defensible space. Open spaces should allow supervision from nearby dwellings, rear parking courts are discouraged as they introduce access to the vulnerable rear parts of dwellings, if necessary they should comply

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

with adopted standards. Communal parking should be lit to the relevant standards. Ground cover should be slow growing and not exceed 1m in height.

Nature Conservation Officer has commented as follows:-

This proposal includes part of a Wildlife Corridor site, Land adjacent to the Bridge Learning Campus. Accordingly Policy DM19 in the Local Plan applies. A planning condition, which accords with the recommendations in the Preliminary Ecological Appraisal survey report dated March 2018, is recommended. The small blue butterfly has been recorded on site. Because the small blue butterfly is a priority (Section 41) species and therefore a material planning consideration it is important that an ecological mitigation strategy (method statement) is secured in future by an appropriate planning condition. A ten year landscape and nature conservation management plan shall be produced for the application a qualified ecological consultant. The four trees identified as having low bat roost potential (T1 to T4, as shown on the Phase 1 Habitat Plan in Appendix A) shall be felled using a 'soft fell' methodology. Slow worms have been recorded on site and a method statement for the protection of slow worms will be required.

Air Quality has commented as follows:-

The air quality assessment that accompanies the planning application has been carried out using an acceptable assessment methodology. I am in agreement with these conclusion and proposed mitigation measures for controlling impact on air quality during the construction phase.

There is emerging evidence that biomass combustion is contributing to particulate emissions and pollution levels.

The main area of concern regarding emissions from the increased vehicular movements is the predicted effects around the Parson Street giratory. There is a requirement to seek ambitious air pollution mitigation measures.

Strategic Housing - Affordable Housing Development Manager has commented as follows:-

It is presumed from the statement the mix and type of units for the affordable housing is in consideration of both the 'West of England Strategic Housing market Assessment' and 'Local Needs'.

30% of the total residential component (C3) will be sought for Affordable Housing. Please also refer to Core Strategy BCS17.

This will be made up of;

77% Social Rented

23% Intermediate (which may include shared ownership on 40% equity at no more than 1.5% rental on the retained equity or other tenures where it can be demonstrated as affordable in perpetuity and meet needs of households identified in the West of England SHMA

Arboricultural Team has commented as follows:-

The tree losses are acceptable in the context of the scale of the development and it is to be supported that the boundary tree groups to the north and east of the site are proposed to be retained and enhanced in order to maintain the important connectivity through the site.

The BTRS liability has been calculated and the illustrative tree planting strategy demonstrates tree planting in numbers exceeding the BTRS liability. It would be preferable to have an Arboricultural Method Statement at this stage.

18.7.18- Following review of submitted Arboricultural Method Statement; the BTRS will need recalculating and a comprehensive tree planting strategy should be provided at an early stage, tree protection will need to be conditioned.

Archaeology Team has commented as follows:-

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

The submitted heritage report has established that there is very low archaeological potential on this site. Previous work in the immediate vicinity of the site has not identified any significant archaeological evidence.

Consequently there will be no archaeological requirements for the development of this site.

Sustainable Cities Team has commented as follows:-

Further statements describing how each phase of the development of the development will meet BCS13-16 will be required at Reserved Matters. Further information on measures to encourage walking and cycling and the provision of secure cycle storage will be required at the detailed design stage. Further information on the strategy for minimising operational wasted during construction phases will be required at Reserved Matters.

Sport England has commented as follows:-

Sport England submits a holding objection to the application as it results in the unjustified loss of playing fields contrary to para 74 of the NPPF

The proposal also does not address how the sporting requirements of the new population that will live in the proposed dwellings will be addressed.

Waste Services has commented as follows:-

The Operational Waste Management document provides a clear overview of our services and an understanding of our collection methodology as well as evidence, via a swept path analysis, that our vehicles will be able to access the site. The document also identifies the locations of the communal bin stores for the flatted properties.

At this stage the outline planning application does not provide specific details or floor plans for the individual blocks or the number of properties to be served by each store. We are therefore unable to comment on matters related to design, size, layout and access to the bin stores or the number of bins required in each store. We would expect any future reserved matters application to provide this information, along with a full waste management plan, at which point we will be able to provide more detailed feedback.

Nature Conservation Officer has commented as follows:-

Bat Survey- Condition recommended re a sensitive lighting strategy

Bird Survey-No further planning conditions recommended

Reptile Survey- there is a small population of slow-worms recorded within a narrow strip of habitat located at the northern boundary accordingly a reptile mitigation method statement should be conditioned. There is a need to either retain slow worms on site or translocate them- a decision regarding this should be made as soon as possible.

Public Health Bristol has commented as follows:-

Appears to be a comprehensive assessment using a well regarded tool from the London healthy urban development unit (HUDU)

Recognise references to the health profile for Bristol but would like to see consideration of factors within local ward profile.

e.g. 41.2% of current residents do not have access to a car, so there is potential for a positive impact for existing residents with active travel infrastructure and by ensuring that the development is not car-dependant.

At the detailed design stage will be looking at Housing Quality and Design, Active Travel, Green space to include food growing opportunities, Good neighbours, community integration.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

RELEVANT POLICIES

National Planning Policy Framework – July 2018
Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

Key Issues

IS THE PRINCIPLE OF RESIDENTIAL DEVELOPMENT ACCEPTABLE?

The application site is allocated for development in the adopted development plan but this does not circumvent the need to take into account those features of the site, which are material planning considerations, to include ecology which is specifically referred to as a development consideration and the impact of the proposed development.

A) Is the loss of sports pitches and sporting facilities acceptable?

It is recognised that a large part of the site was used as playing fields in association with the educational use that previously extended across this site and the land now occupied by the Bridge Campus.

In the context of the 2006 application for the development of the campus the playing fields were described as being underutilised and poorly drained. There had been five football pitches and two rugby pitches but only three of the former and one of the latter were given as being in use. It was stated that the tennis courts had been abandoned for ten years. In the application there was an emphasis on the improved sporting facilities in the form of better drained playing fields and hard play areas that would be provided for the campus. The new facilities are subject to a community use agreement.

Access to the residual playing fields that form part of the current application site is now largely prevented by the fencing though there are breaches which are used mainly by dog walkers. They have not been used for sport since the development of the campus.

Sport England have objected to the proposal on the grounds that this land while not currently in use as playing fields, it is not developed and could be used as playing fields again and the proposal is therefore contrary to their adopted policies.

They acknowledge because the land has not been in use as playing fields for over five years they are not statutory consultees but refer to the NPPF which states that the loss of playing fields should be resisted unless an assessment has been undertaken which shows them to be surplus to requirements.

The city council has now adopted a Playing Pitch Strategy, which did not include the pitches in question. The strategy concludes that the overall quantity of pitches is adequate to meet current and future demand and it can therefore be concluded that the site is not required to meet demand.

On this basis there can be no grounds to object to the proposal on the basis of the loss of the playing field.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

Sport England has also commented on the additional need that will be generated by incoming residents and a need to provide for this.

Based on Sport England guidelines an assessment of the need generated by 826 new residents has been calculated by Sport England who conclude that a contribution of over £300K is needed towards sports halls, swimming pools, artificial grass pitches and indoor bowls.

When considering this issue it is relevant to take into account the current supply of sporting facilities in the area includes Hengrove Leisure Centre and pool, which has some unused capacity, with sports halls at Merchants Academy and Bridge Learning Campus. It is acknowledged that there is an identified need for a large sports hall but plans to build one at The Park Centre in Knowle and at Ashton Gate. There is potential for a MUGA to be included as part of the Hengrove Park development.

Other sports such as bowls and indoor tennis are satisfactorily provided for.

Against this background, it is not considered that a contribution towards sports facilities could reasonably be secured from the development.

B) Is the impact on the ecology acceptable?

The ecological importance of the site is underlined in the site allocation and this must be fully and carefully considered.

Objectors have referred to the fact that the former games court should be retained because of its nature conservation interest and the draft Neighbourhood Plan specifically seeks to protect it.

At the time of writing the inspectors report on the Neighbourhood Plan has not been issued so the referendum necessary for its adoption has not been able to take place.

Greatest weight must therefore be given to the adopted development plan.

The site allocation refers to this area but does not state that this should absolutely be retained and refers to ecological mitigation; stating that development should;

'Be informed by an ecological survey of the site and make provision for the retention of the 'Open Mosaic Habitat on Previously Developed Land' on the former games court. If the retention of the habitat in situ is not practicable, mitigation may include the creation of this habitat within the wildlife corridor between Valley Walk and Hawkfield Meadow and/or the provision of biodiverse green/brown roofs'

It is given that earlier versions of the layout of the site did look at retaining the games court however further investigation into the main flow of surface water drainage across the site showed it to follow a centrally located depression and then flow to the west towards the Pidgeon House Stream on the opposite side of Bishport Avenue. The SUDS scheme is designed to follow this line with the result that to achieve an acceptable density of development, it would not be possible to retain the games court.

The layout of the open space also stems from the desire to focus views in the direction of the Avon Suspension Bridge and provide open space that is as equidistant as possible to all residents.

As proposed the open space includes a wildlife corridor that links Valley Walk and Hawkfield Meadow and therefore potentially addresses the site allocation guidance.

The more general guidance in the site allocation that development should;

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

'Maintain or strengthen the ecological integrity and connectivity of the Wildlife Network' and that this 'include the retention of a wildlife corridor along the northern boundary between Valley and Hawkfield Meadow';

stems from the fact that the site as a whole aside from the site of the demolished buildings, is designated as Wildlife Corridor site.

Policy DM19 specifically states that development which would have a harmful impact on the connectivity and function of sites in Wildlife Corridors will only be permitted where the loss in connectivity, or function, of an existing Wildlife Corridor is mitigated and refers to either the creation of a new wildlife corridor within the site or enhancement of an existing corridor or creation of a new corridor.

The policy also advises that 'development should integrate existing wildlife corridors. Where this is not practicable it should provide suitable mitigation in the form of on-site, functional Wildlife Corridor(s). Development should also provide mitigation for any habitats, species or features of value associated with the Wildlife Corridors, where they are harmed or lost. This should take place on the development site wherever possible.'

The small blue butterfly has been recorded in site, this is a priority species (Section 41 of the 2006 Natural Environment and Rural Communities Act) and therefore a material planning consideration.

As well as the wildlife corridor, a north-south area of greenspace through the centre of the site is proposed; 'The Pollinator Park'. Wildflower meadow planting on this area could include kidney vetch which is the key habitat for the small blue butterfly.

It is important that a mitigation strategy and enhancement strategy is approved for the site which includes the provision of a suitable habitat for the small blue prior to the translocation of turves of the existing habitat from other parts of the site.

The preliminary ecological appraisal, which has been undertaken of the site includes specific recommendations regarding this but also other items of ecological mitigation to include bird and bat boxes, training of staff on ecology, fencing off of Hawkfield Meadows, restrictions on street lighting in the interests of nocturnal wildlife and the inclusion of a wide range of flowering and fruiting native species trees and shrubs in the landscaping plus the planting of new hedges.

In line with the site allocation it is also possible that green/brown roofs could be incorporated into the development and this requirement is recommended as a Reserved Matter.

There is also a need for a landscape management plan that addresses nature conservation issues.

Since the application was initially submitted, bat and reptile surveys have been undertaken. Some trees, which are to be lost, have been identified as having low bat potential and there will be a need for a 'soft fell' methodology accordingly. There is a small population of slow worms and these will need to be translocated.

On balance, it is considered that the provisions of the site allocation and policy DM19 can be complied with pending compliance with relevant conditions to address the above items.

In addition to the impact of the development on the ecology on site, there is also the impact of incoming residents on nearby open spaces, which will be used for recreational purposes, to include Hawkfield Meadows and The Mounds, both Sites of Nature Conservation Interest. The increased use of these sites will put pressure on their ecological value and there will be a need to manage this increased use to mitigate against harm being caused to habitats and species.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

The city is currently working with Avon Wildlife Trust on their My Wild City with the capacity to undertake some work on these sites within the next three years. After this it will fall to the city council to manage the site and a contribution of £40,000 is sought from the development to enable ongoing habitat management and ecological and access improvements to be undertaken.

C) Is the loss of trees acceptable?

In connection with the prior approval application to convert Parkview Campus from offices to residential and a subsequent pre-application enquiry for a substantial residential development of the land around this building, a Tree Preservation Order has been placed on a number of the trees which form the north east and northwest boundary to the site and have significant landscape value. Most of these are located outside the site but overhang the site so would potentially impact new development and be vulnerable to damage during construction.

As designed, the trees will be largely contained within the wildlife corridor but it will be necessary to provide protection for them on site through the construction phase.

An Arboricultural Method Statement has been submitted to include a tree protection plan, works will have to be undertaken in accordance with the statement the protection will be required prior to any development on site irrespective of phasing of work to off set risk of damage from the passage of construction traffic and/or the storage of materials.

An Arboricultural Survey has been completed of the site which also highlights the value of some of the trees in the vicinity of the Hawkfield Road boundary many of which were planted in connection with the pre-existing school. It is agreed that those closest to the boundary be retained and will form part of the strategic landscape infrastructure.

The information submitted with the application confirms that 123 trees are to be removed in total from the site, the majority of which are classed as Category C, and based on their size this equates to a need to plant 282 to comply with the Bristol Tree Replacement Standard,(BTRS).

A Tree Planting Principles Plan has been submitted which shows the requisite number of trees being planted, some of which are on the new areas of open space but many are street trees.

Included on the new open space are a number of large trees along the edges of the proposed park central to the site. As these will be alongside the SUDS features, details of proposed planting pits have been provided.

If the BTRS were not complied with, it is only at this outline stage that it would be possible to seek a financial contribution as alternative mitigation. However on the basis that it can be complied with, a condition is recommended that requires the inclusion of all the new trees shown on the Principles Plan as part of the Reserved Matters- details to be submitted and approved.

D) Are there any Archaeological implications?

A desk based archaeological assessment has been undertaken which has concluded that there is a low potential for archaeological remains from the prehistoric, early-medieval, post medieval and modern periods with a medium potential for roman remains.

An archaeological watching brief is considered to be an appropriate response to this and this recommendation is supported by the Archaeological Officer.

E) Are there any implications arising from contamination?

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

A desk based assessment has been undertaken looking at the historical usage of the site and intrusive investigation work that has been undertaken in the vicinity. This identifies areas of made ground being of potential concern from a contamination perspective.

Subsequently an intrusive site investigation has been undertaken and a report submitted on the findings.

The results of that study generally show the soils to be within acceptable criteria aside from the area in the vicinity of the south west, where the buildings were located. It recommends further work be undertaken.

There is no objection to the proposal on these grounds provided these works are undertaken, which will include additional sampling and additional gas monitoring. This will in turn inform a remediation strategy.

Appropriate conditions are recommended.

F) Is the principle of a totally residential development acceptable?

The site is allocated for residential and business in the local plan with reference to the potential to provide new office floor space to meet the core strategy target of delivering 60,000m² new office floor space in south Bristol but this is not a specific requirement of the development- there is no specific location identified for business development or scale of business development specified.

Economic Development have expressed concern regarding the lack of employment opportunities and refer to the fact the neighbouring Park View site is now to go to residential and they consider that there needs to be due consideration of the accumulating loss of both office and industrial employment in the surrounding area. They wish to explore the opportunity of providing small workspaces within the Hengrove Park development.

The application that has now been submitted on Hengrove Park does include some offices alongside retail and community facilities on sites in the vicinity of the hospital and leisure centre. The amount and mix of what is being proposed will be the subject of a separate appraisal when assessing that planning application.

A letter from a local property agent has been included with the current application which opines that there are no live requirements for offices in this location with existing business parks and the city centre being the more desirable locations. They refer to the amount of space that was available in Park View prior to the application for prior approval to convert to offices. They state that the introduction of offices would offset the ability to achieve a satisfactory housing density on the site and that a residential developer would not be seeking to build, or hold long term, an office building. It is also claimed that a low level of demand would mean a low rent and an unviable development.

Given that the allocation does not specifically indicate that the current proposal should address wider issues of office development in South Bristol, it is not considered that the inclusion of business floor space in the site is necessary for the development to comply with the current or emerging Local Plan.

The role the site will play in providing much needed housing in the city and reaching the housing targets included in the existing development plan and the Corporate Objectives is also relevant to the consideration of the issue.

There is therefore no objection to the absence of business use within the proposed development.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

G) Is the proposed density, mix and tenure of the residential development acceptable?

The location and amount of strategic open space on the site is a response to the requirement to provide a wildlife corridor along the northern boundary of the site connecting Valley Walk and Hawkfield Meadows but also to secure a satisfactory SUDS scheme for the site- see below.

Removing the strategic open space from the calculation, the density of the development will be 54.3 dwellings per hectare. This is greater than the minimum as set out in BCS20 but it is recognised that emerging guidance in the form of the Urban Living SPD and the Bristol Local Plan Review place an emphasis on the effective use of land across the city and refers to an increase in the number of new homes that will be sought from allocated sites. It does however emphasize the fact that highest densities should be sited in existing centres and locations with good accessibility to public transport routes.

In this instance, the allocated site also included the land to the south of William Jessop Way, which is where the residential development has been recently constructed, this includes 29 dwellings. The site allocation refers to an estimated number of houses of 300 though this did anticipate an element of business use on the site. The total number of dwellings will now be 379.

A supporting statement refers to the mix of houses and apartments being informed by viability and this has informed the density in turn as has the provision of a satisfactory level of car parking.

A plan showing the location of apartments/town houses and mews houses is included in the Design Code as a mandatory element. Although this is an outline application, this control is considered to be relevant; i) from a design perspective in that high buildings are directed towards the road frontages and ii) that the number of dwellings and hence density of development is achieved and iii) that a mix of dwellings size and type is provided on the site- ref.BCS18.

The apartment buildings are given as being four storeys in height, which is considered the maximum acceptable given the suburban context. It is stated that viability in the area does not allow for tall buildings or undercroft/underground parking solutions.

To achieve an increase in density there would be a need to introduce a mix of more apartments, less parking and smaller gardens to the houses.

With regard to the mix, commercial advice was that taking account of the number of flats that would be accommodated in Parkview, more apartments on the site would not be viable. The need for a satisfactory level of parking in this part of the city is considered below. In respect of garden area, DM27 requires the provision of appropriate and usable private or communal amenity spaces and this is considered important to secure good quality family housing. This policy will be carried over into the revised local plan and this is an issue that is emphasized in the draft Urban Living SPD, which includes a proposal for a minimum standard for private outdoor space.

Taking all these factors into account there is no objection to the density as proposed.

The design and layout of the housing will be assessed through Reserved Matters, however at this stage a condition to ensure that 2% of dwellings will be wheelchair accessible is recommended. In accordance with DM4.

It will also be a requirement that the scheme deliver a policy compliant percentage of affordable housing - which is 30% in this part of the city. The tenure mix within this will also have to be policy compliant, which is 77% social rent and 23% intermediate- ref.BCS17.

H) Is the noise environment acceptable for a residential development?

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

A Noise Assessment has been included with the application. This looks at the noise from the existing road network and includes recommendations for acoustic measures that will be needed to provide satisfactory internal noise conditions.

A separate noise assessment will be required as part of the reserved matters for the proposed energy centre to be able to assess the noise impact from that use on existing and incoming neighbours.

It is recognised that construction on site will have to be controlled as far as possible to minimise noise to neighbours but also new residents, given that some units are likely to be occupied before works are completed on site. This will be largely be addressed through a hours of work, will be included in a Construction Management Plan.

Conditions are proposed as appropriate.

l) Is the impact of the proposal on the existing highway infrastructure acceptable?

The application refers to a development of 350 dwellings and it is therefore possible to predict the likely number of residents and number of vehicular movements.

A Transport Assessment has been submitted with the application. This includes data created by modelling techniques of the predicted number of vehicular movements generated by the development in its own right and also in conjunction with other committed development to include Hengrove Park and the residential conversion of Park View.

A detailed analysis of the predicted changes in the level of use of all nearby junctions and also those that link into the main road network in the vicinity to include Airport Road and Wells Road is provided which generally shows that the impact will be minor and will not alter the existing situation therefore though noting that some of the junctions are operating almost at full capacity.

Hence while there is not justification to require works to the junctions in question in conjunction with the application, a full range of measures must be put in place to support and encourage sustainable modes of transport

Closer to the site, the junction between Bishport Avenue to Hareclive Road but also to Hawkfield Road is operating over capacity already and accordingly physical improvements to increase capacity are proposed.

These and other off site highway works, to include improved pedestrian refuges on William Jessop Way, will be required by condition and there will also be a need for the developer to enter into an agreement under Section 278 of the Highways Act.

With regard to measures to support sustainable modes of transport the following will be required.

Travel Plan

A Travel Plan has been submitted though the applicant has elected for the council to implement the plan on their behalf, this equates to £135 per dwelling.

Improvements to Public Transport

The site is well served by bus routes and it is intended to widen William Jessop Way to ensure that it can accommodate Metrobus at a later date. There will be a need to relocate a number of bus stops and a contribution of £300K is sought to cover costs, which will include new shelters and real time bus information as appropriate.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

Cycle Route Improvements

A shared use cyclepath/footpath will be required along William Jessop Way, details to be agreed. There is also a need for a cycle link between the site and Whitchurch Lane and existing shared path down to the Hartcliffe Roundabout. A £75K contribution is sought to achieve this.

Wayfinder works

A Wayfinding project is proposed for the Hengrove Park development and the current proposal, this will relate to all forms of sustainable transport and is estimated at £95,000 in total. As most of the work will relate to Hengrove, a contribution of £15,000 is sought.

J) Is the impact on Air Quality acceptable?

Concerns regarding the impact of the development on air quality relate to construction activities but also from the potential traffic generated by the development. An Air Quality Assessment has been submitted with the application which looks at both these issues.

The assessment makes recommendations regarding measures to address dust during construction, which are supported by the Air Quality Team and the condition the recommended condition pertaining to a Construction Management Plan includes specific reference to these. With regard to the impact on air quality from the traffic generated by the development, the assessment looks at the cumulative impact of this along with that from other nearby planned or approved developments.

A key concern is the impact of this overall increase on the air quality to the north as traffic merges onto main routes and in particular the Parson Street gyratory. Projections show the air quality here falling below adopted standards in a couple of locations.

It is essential that measures are put in place to mitigate this impact and this links into the measures to encourage sustainable modes of transport and cut down on individual journeys in private vehicles as listed under Key Issue I above.

K) Is the Impact on health, social and economic infra-structure acceptable?

The development considerations in the site allocation include a requirement for a Health Impact Assessment to include an analysis of the implications for Primary Health Care. DM14 specifically requires that development should contribute to reducing the causes of ill health inequalities within the city and lists various measures to include providing good access to health facilities and services.

Accordingly a Health Impact Assessment has been submitted and this includes reference to the fact that the development will be within walking distance of the facilities at Hengrove Park, it will be well connected by the Metro Bus when operational and will be close to open space opportunities of a mixed offer to include playing fields and sporting facilities.

It is also registered that the proposed energy centre will reduce CO2 emissions and the air quality assessment demonstrates a satisfactory living environment can be achieved.

With regard to access to Primary Health Care, the nearest GP practises in the area are both accepting new patients and one has a doctor to patient ratio under the target ratio of 1,800.

In respect of education provision, local schools are given as having a surplus of secondary school places but a scarcity of primary places. While discussions have taken place between the applicant

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

and Education regarding a possible contribution towards an increase in primary provision this cannot be considered through the planning process as it specifically falls to be covered by Community Infrastructure Levy.

It is noted that community facilities are available at nearby Symes Avenue.

The Socio Economic Statement included with the application addresses similar issues but refers to the temporary boost to the local economy that will be created during the construction period, the need for the creation of a local employment strategy, the spending that will be generated by the number of new residents and the provision of a large number of affordable houses, for which there is a need.

Policy BCS1 specifically refers to the economic and social problems in South Bristol and supports regeneration of the area.

A requirement for a local employment strategy by condition is considered to be justified accordingly.

The issue of Community Cohesion and Interaction is raised and that the open spaces will provide for interaction between new residents.

The public art proposals envisage working with existing pupils at Bridge Campus to design a landscaped square which is shown indicatively as being at the road end of the new park proposed within the site. This will provide a link between existing and incoming residents.

Submitted for approval at this stage is the type and quantum of development, access and strategic landscaping. The Design Codes include design guidance ranging from mandatory to advisory.

IS THE DESIGN OF THE PROPOSED SCHEME ACCEPTABLE?

Submitted for approval at this stage is the type and quantum of development, access and strategic landscaping. The Design Codes include design guidance ranging from mandatory to advisory.

L) Are the proposed access arrangements acceptable?

The proposed changes to the existing junctions that serve the site have been considered under Key Condition I.

The general layout of access arrangements within the site are considered acceptable but full details of all works will be required by condition.

The Design Codes include guidance on the road layouts, which incorporate a mix of allocated parking and visitors parking laid out parallel to the kerb which will deter illegal parking as this would directly obstruct other cars. The guidance is considered acceptable and it will be expected that due note is taken of this when working up detailed design.

With regard to parking, it is important that the provision reflects the potential demand and there is no overflow parking that could impact on highway safety.

This is part of the city where it is anticipated that car ownership will be high and parking provision should be close to the maximum acceptable under adopted policy. It is also important that the parking layout is such that deters overspill parking either on the footway or the highway to the detriment of highway safety.

Based on the layouts included in the Design Codes it is calculated that 431 parking spaces could be achieved within the development which would result in a parking ratio of approximately 1.2%. It will only be at Reserved Matters stage that the exact mix of dwelling sizes will be known and a detailed calculation possible of the number of spaces, however based on the mix of dwelling types that is submitted for approval at this stage an average of 1.2% is considered to be acceptable.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

This is on the basis that the one bed apartments will require one space, two bed 1.25 and anything larger an average of 1.5.

A limit on the number of dwellings on the site will need to be imposed by condition as if increased this would affect the parking ratio to the detriment of highway safety.

It may also affect the conclusions reached in the Transport Assessment.

M) Is the Strategic Landscaping acceptable?

The interrelationship between the ecology, the existing trees on the site and the proposed open space on the site has been considered above, where it is also noted that the layout of the open space has been in part driven by the surface water drainage of the site and the proposed SUDS scheme. This is considered in more detail below.

These three interrelated issues have not only influenced the layout of the open space but also the quantum of open space. An additional issue is the recreational function that the space will serve for new and existing residents and the layout will mean that no new residents will be far from open space.

With regard to the amount of open space, 1.8 hectares is provided and based on the estimate of 860 new residents,(the figure used by Sport England), this equates to approximately 21m² per capita, which is above the minimum standard of 1.8m² included in the adopted Parks and Green Space Strategy for local open spaces.

Previously when calculating the amount of open space per capita for the pre-existing Neighbourhood Partnership (NP) area into which the site falls, the site was not taken into account as it was not public open space. On this basis the new population within the development will not have any impact on the existing open space provision as it provides sufficient to serve itself.

Although only information on tree planting is included at this stage for approval, the Design Codes include indicative layouts for the space to include pedestrian access, informal play and art. Indicative shrub species are also included. Full landscaping details will be required by condition.

At present the open space in the area is dominated by informal and natural green space and the inclusion of more formal facilities on the space will add to the variety and actually improve the open space offer for the wider area.

N) Is the proposed SUDS scheme acceptable?

Policy BCS16 addresses the risk and impact of flooding in the context of new development.

The site is not within a high risk flooding area but is over 1 hectare a Flood Risk Assessment is a requirement.

The desk based work which was undertaken concluded that existing drainage would most likely take place in a north westerly direction taking account the topography of the site. Subsequent survey work has confirmed overland flows falling in the direction of Pidgeon House Stream to the west of the site on the opposite side of Hawkfield Road.

Estimates have been made of existing and proposed run-off rates and therefore the amount of on site water attenuation requirements needed to achieve a drainage scheme along SUDS principles to ensure that the amount of run off post development is no more than at present.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

From what was known the substrata of the site was considered to have low potential for infiltration and this was borne out in the infiltration exercises that have been undertaken on site. This has informed the SUDS concept scheme. The overall approach to drainage is to catch the rain initially as it falls and store it before being subject to controlled discharge to Pigeonhouse Stream under Bishopton Avenue.

The proposed swales and drainage basins that form a key part of this scheme follow the line of the drainage. Also included in the concept scheme are permeable pavements within the shared car parks and bio-retention areas, which are shown on the indicative street layouts included in the Design Codes.

Full details of the SUDS for the strategic areas of open space, and proposals for its management, will be required before the commencement of development, otherwise the SUDs that immediately serve the development will form part of the Reserved Matters.

O) Does the proposal satisfactorily take into account the issue of climate change?

The development must comply with the climate change policies, (BCS13-15), within the development plan and the Corporate Objective for Bristol to be carbon neutral by 2050.

Policy BCS13 provides an overarching requirement that development should seek to mitigate against climate change and refers to sustainable energy, reduction in car travel, layout and use of green infrastructure to minimise heating of the urban environment.

With regard to energy provision, it is essential that this fully takes into account the need to comply with the energy hierarchy as listed in BCS14.

An Energy Strategy for the site has been included with the application which includes an energy centre, for which land is allocated on the submitted layout. The strategy also includes connections between the proposed dwellings to the centre and PV panels on the dwellings to enable the required saving of CO₂ above baseline from renewable energy.

This has potential to fully accord with the heat hierarchy and is supported in principle accordingly.

However so as not to preclude other options, such as ground source heat pumps, a condition is recommended that requires a detailed energy strategy to be approved. This condition also sets out that if an energy centre is proposed, full details will be required before it is constructed to include a noise and air quality assessment.

Measures to reduce the use of private transport have already been considered under Key Issue I but the satisfactory provision of cycle parking, which will be considered at Reserved Matters, is also a key element of the overall approach.

With regard to overheating, at a high level analysis it is considered that the orientation of the layout will mitigate against overheating as it means south facing windows are minimised. A requirement for a more detailed overheating analysis will be a Reserved Matter.

The new open space will absorb heat generated.

Matters such as the provenance of materials and broadband speed are referred to in BCS15 and will be need to be addressed in the Sustainability Statements that will be required as part of Reserved Matters.

P) Will the proposal have an adverse impact on the amenities of neighbours?

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

The general road layout, extent of built development and location of each type of dwelling are included for approval at this stage and as the latter links to building heights, it is relevant to consider what the potential impact would be on neighbours.

It is the new houses facing the site that are potentially affected as while they are north facing they do have an open outlook at present. A high development at close proximity has potential to remove daylight, be overbearing and reduce privacy. An assessment of this at Reserved Matters stage will be influenced by details of the proposed development and there may be a need to request large scale cross section and/or shadow diagrams to enable assessment of this issue.

Q) Is the guidance in the design codes acceptable?

As has been set out above, the guidance ranges from mandatory to advisory. With the former being mainly high level and the more detailed guidance being advisory.

The approach is considered to secure an acceptable balance though a reserved matter is recommended that will require a statement setting out how the Design Codes have been used to inform the detailed design of the housing.

ARE THERE ANY GROUNDS NOT TO GRANT PERMISSION?

Notwithstanding the site allocation, from a detailed analysis of the site, there are no issues intrinsic to the site that would merit objecting to the development as proposed.

A purely residential scheme is acceptable and the impact of a development of 350 houses on the surrounding area can be satisfactorily accommodated.

The importance of ecology, landscape and drainage has led to a layout that incorporates a significant amount of new open space.

The amount and mix of residential accommodation is acceptable and taking this into account, the local built context and need for a good quality layout and parking provision, there can be no objection to the density proposed.

There will be a need to secure a number of items by legal agreement to include financial contributions towards off site highway works, measures to encourage sustainable modes of transport and a policy compliant percentage of affordable housing.

As the City Council is the applicant, it is not possible for them to enter into a legal agreement, however it is intended to identify a developer for the site and once they have adequate interest in the site they will be able to enter into a Section 106 Agreement and the recommendation reflects this situation.

A number of conditions are recommended regarding the strategic open space and access arrangements plus additional reserved matters.

DOES THE PROPOSAL HAVE DUE REGARD TO THE PROVISIONS OF THE 2010 EQUALITIES ACT?

The public sector equalities duty is a material planning consideration as the duty is engaged through the public body decision making process.

"S149 of the Equalities Act 2010 provides that a public authority must in the exercise of its functions have due regard to:-

(a) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it

(c) foster good relationships between persons who share a relevant characteristic and those who do not share it.

During the determination of this application due regard has been given to the impact of the scheme upon people who share the protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The proposal will be required to include wheelchair accessible units and provide a fully accessible external environment. A mix of housing size and tenure will be provided to accommodate a number of different requirements.

It is not considered that there will be any adverse impact on equalities.

IS THE DEVELOPMENT CIL LIABLE?

The development will be CIL liable but 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 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:

Please insert;

The provision of 30% affordable housing units of a tenure split of 77% social rent and 23% intermediate.

£24,000 towards the provision of 16 new Fire Hydrants to serve the site

£40,000 towards the habitat management, ecological and access improvements of Hawkfield Meadows and The Mounds sites of nature conservation interest

£135 per dwelling to pay for the implementation of a Residential Travel Plan

£75,000 towards improvements to cycling facilities to serve the site

£300,000 towards relocated bus stops on William Jessop Way, Hawkfield Road and Bishport Road,

£5,395 towards the imposition of Traffic Regulation Orders

(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:

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

Condition(s)

Time limit for commencement of development

1. Reserved Matters

Approval of the details of the appearance, landscaping, layout and scale (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

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

The development may be carried out on a phased basis and applications for approval of reserved matters may be submitted in respect of any of the phases of development within the site. Details of any proposed phasing of development should be submitted to, and improved in writing by, the Local Planning Authority prior to the commencement of development.

Application for approval of the reserved matters shall be made to the Local Planning Authority before any development within the phase covered by that application is commenced.

Reason: To secure the satisfactory and comprehensive development of the site.

4. Precautionary Method of Working

Prior to the commencement of development hereby approved, including all site clearance and vegetation removal, a method statement for a Precautionary Method of Working (PMW) with respect to vegetation and site clearance and the potential presence of nesting birds and legally protected reptiles and any other legally protected and priority species to include common toads and hedgehogs shall be prepared by a suitably qualified ecological consultant and submitted to and approved in writing by the Local Planning Authority. The PMW shall include measures to protect mammals during construction to prevent them from becoming trapped in excavations or open pipework. Open pipework larger than 150 mm outside diameter shall be blanked off at the end of each working day. The development shall be carried out in full accordance with the approved method statement.

Reason: To ensure the protection of legally protected and priority (Section 41) species which are a material planning consideration.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

5. Ecological Mitigation and Enhancement Strategy

Prior to the commencement of development hereby approved, including all site clearance and vegetation removal, an ecological mitigation and enhancement strategy, to incorporate the recommendations in the Preliminary Ecological Appraisal survey report dated March 2018 shall be submitted to and approved in writing by the Local Planning Authority. This shall also include:

Measures for ecological monitoring, maintenance, mitigation and management of works both on site and at the nearby Hengrove Park (Mounds) and Hawkfield Meadow Sites of Nature Conservation Interest. This should include the post-construction elements such as ecological monitoring and maintenance of the following on-site ecological mitigation for the small blue butterfly.

The translocation of the best areas of kidney vetch (which depending on the time of year may include the butterfly's eggs or caterpillars and which should be inspected for eggs and caterpillars and prioritised accordingly) from the site as turves to another part of the site which has been prepared to provide suitable habitat for the small blue with an explanatory sign;

The sowing of kidney vetch within the wildflower mix to be used as part of the landscaping on site;

A small blue butterfly monitoring programme to be undertaken by an ecological consultant to assess the effectiveness of these measures and to inform maintenance and remedial actions as required for a five year period;

A method statement for the protection of slow-worms from killing or injury as a result of the development. This shall include, as far as possible, pre-translocation survey and conservation management of the receptor site as required to provide a sufficient ecological carrying capacity and post-translocation monitoring of the receptor site. The method statement shall include the provision of at least two reptile hibernacula/refugia.

Ecological mitigation to include to include the provision of bird and bat boxes which are built-in to new buildings on site with details of their height, orientation, location and type to be shown on a site plan. The selection of bird boxes for different species should be influenced by the breeding bird surveys which were undertaken on site.

A talk shall be given to site operatives by an ecological consultant prior to the commencement of any demolition and site clearance works;

A method statement for the control and removal of Cotoneaster, including confirmation that it will not be used in planting proposals because it is an offence under section 14(2) of the Wildlife and Countryside Act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule 9 Part 2 of the Act;

Construction works are proposed that directly adjoin the Hawkfield Meadows Site of Nature Conservation Interest (SNCI). The SNCI shall be protected through the erection of robust fencing with warning signs on during the period of construction works and a plan submitted to the Local Planning Authority showing the location of this fencing;

An ecological consultant shall operate as an Ecological Clerk of Works during site clearance works to supervise all relevant works.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

The development shall be carried out in full accordance with the approved strategy.

Reason: To conserve legally protected and priority species.

6. Construction Management Plan

No works shall take place, to include clearance, creation of compounds or any demolition, until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

Parking of vehicle of site operatives and visitors;

Routes for construction traffic;

Method of prevention of mud being carried onto highway;

Pedestrian and cyclist protection;

Proposed temporary traffic restrictions;

Arrangements for turning vehicles

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 places as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0800 hours and 1800 hours on Monday to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holiday

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: 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

Dust monitoring in the vicinity of the Site shall be undertaken throughout the construction phase to monitor the effectiveness of mitigation measures, details of the level of monitoring to be undertaken to be agreed with the Local Planning Authority.

Measures for controlling the use of site lighting whether required for safe working or for security purposes

Strategy for minimising operational waste during construction phases.

Reason: In the interests of highway safety, residential amenity and sustainability.

7. No development of any sort, to include removal of vegetation, shall take place until a survey of the condition of the existing public highway has been carried out and approved in writing by the Local Planning Authority. The extent of that condition survey to be agreed in advance with the Local Planning Authority.

Reason: To ensure that any damage to the highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

8. Tree Protection

No works shall take place on site, to include creation of compounds or any demolition until the protective fence(s) has (have) been erected around the retained trees in the position

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

and to the specification shown on Drawing Nos. tree Protection Plan (sheets 1 to 6); 60552591 - LA - HAR - 007 RevA; 008 RevA; 009 RevA; 010 RevA; 011 RevA; 012 RevA.

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.

9. Felling of trees

The four trees identified as having low bat roost potential (T1 to T4, as shown on the Phase 1 Habitat Plan in Appendix A off the Preliminary Ecological Appraisal survey report dated March 2018) shall be felled using a 'soft fell' methodology immediately following an update climbing inspection by a suitably qualified and licenced ecologist. The specified trees shall be felled in sections, with cuts made above or below (and not directly through) a potential bat roosting feature and cut sections shall be slowly lowered to the ground by rope. Cut sections shall be left on site, with any potential bat roosting feature entrances left unobstructed, for 48 hours prior to chipping or removal from site. Confirmation that the felling has been undertaken in accordance with this guidance shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To conserve legally protected bats in the event that they are found to be roosting

10. Local Employment and Training Strategy

No development shall commence until a Local Employment and Training Strategy has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will maximise the opportunities for local residents from South Bristol to access employment and training offered by the development and include a timetable for implementation. The strategy will be implemented in accordance with the approval.

Reason- In order to support the economy of South Bristol in accordance with BCS1

11. No development shall take place until general arrangement plans showing the following to the highway have been submitted to and been approved in writing by the Local Planning Authority:

New Access Hawkfield Road

- i) Formation of new right hand turn lane junction onto Hawkfield Road;
- ii) Creation of new access road to link into William Jessop Way;

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

- iii) Realignment of William Jessop Way with formation of new junction;
- iv) Provision of 2.0m footway on Hawkfield Road to tie into the existing.
- v) White lining and any other associated works

Junction Enhancement Hareclive Road/Bishport Avenue

- i) Existing highway to be stopped up and a new signalised junction to be formed onto Hareclive Road/Bishport Avenue.
- ii) Uncontrolled staggered pedestrian crossing points Hareclive Road and Bishport Avenue;
- iii) Formation of Right Turn Lane;
- iv) Creation of new access onto Bishport Avenue;
- v) Provision of 2.0m footway on Hareclive Road to tie into existing;
- vi) White lining and any other associated works

The highway works hereby approved shall be completed in accordance with the approval prior to the first occupation of the development.

Reason: To ensure that all road works associated with the proposed development are planned and approved in good time to include any statutory processes, are undertaken to a standard approved by the Local Planning Authority and are completed before occupation. NB Undertaking works in the highway will require a legal agreement with the Highway Authority and contact should be made with the Local Highway Authority at least 6 months in advance of commencing the works so that an agreement is completed prior to starting any works on the highway.

NB: Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the City Council's technical approval and inspection fees paid before any drawings are considered and approved. Formal technical approval is necessary prior to any works being permitted.

12. No development shall take place until structural details of proposed excavation works within 6 meters of the highway have been submitted to and approved in writing by the Local Planning Authority. The excavation works shall be carried out in accordance with the approved details.

Reason: To ensure the works safeguard the structural integrity of the highway in the lead into the development both during the demolition and construction phase of the development.

13. No development shall take place until construction details of any new internal access road(s) to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) are constructed in accordance with the approved plans.

Reason: To ensure the internal access roads are planned and approved in good time to include any Highway's Orders and to a satisfactory standard for use by the public and are completed prior to occupation

14. SUDs

No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed design and a management and maintenance plan of the proposed SUDs within the strategic areas of open space hereby approved. This shall

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

include the swales and retention basins as approved in principle and a phasing plan for their implementation.

The SUDs shall be implemented in accordance with the approved details and phasing plan and maintained thereafter for the lifetime of the subsequent development on the site.

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 life of the development.

15. Landscaping of Strategic Areas of Open Space

No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the areas of strategic areas of open space hereby approved. The scheme shall include the trees as illustrated on the approved Tree Principle Planting Plan, food growing opportunities, the planting measures as approved under condition no.6, SUDS measures as approved under condition no. 16, a phasing plan for the works and a statement setting out how the guidance in the Design Codes, hereby approved, have been taken into account.

The phasing shall allow for the following;

- i) The provision and establishment of an acceptable habitat for the translocation of the Small Blue butterflies prior to their translocation - as set out in the Ecological Mitigation and Management Strategy as approved under condition no.6.
- ii) The planting of the trees hereby approved in the first planting season following commencement of development and their protection thereafter until the completion of development.

The landscaping shall be undertaken in accordance with that approval and all planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason- to ensure the protection of protected species, the establishment of a landscape to serve the development and key elements of the SUDS scheme to act as receptors for drainage from future development.

16. Landscape Management Plan

Prior to the landscaping of the strategic open space there shall be submitted and approved in writing by the Local Planning Authority a ten year management landscape and nature conservation management plan for the parts of the space landscaped prior to, or during construction, and when developed. The plan shall be produced in collaboration with a qualified ecological consultant and include consideration of features of interest, objectives, management compartments and prescriptions, a work schedule including a ten year annual work plan, resourcing including a financial budget and ecological monitoring. The management shall be carried out in accordance with the approved plan or any amendment as approved in writing by the local planning authority.

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

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

17. Public Access

Prior to the landscaping of the strategic open space hereby approved there shall be submitted and approved in writing by the Local Planning Authority a public access plan for the open space. The space shall be managed in accordance with the approved plan.

Reason- to ensure continued public access and to manage public access to take account of open space values to include ecology.

18. Energy Strategy

Prior to the commencement of development an Energy Statement shall be submitted to the Local Planning Authority to be approved in writing. The Energy Statement shall demonstrate how the energy hierarchy as set out in BCS14, has been followed, how the heat hierarchy has been applied and how a 20% reduction in carbon dioxide emissions beyond residual emissions through renewable technologies will be achieved including full technology specifications, locations and phasing of implementation to ensure that the energy to all dwellings is served by the technology. This shall include consideration of a micro-heat network.

Should an Energy Centre be proposed as part of the sustainable energy strategy, full details of its appearance, scale, layout, a Noise Assessment and Air Quality Assessment shall be submitted and approved in writing by the Local Planning Authority prior to its development.

The development shall be constructed in accordance with the details approved.

Each Reserved Matters submission for residential development shall be accompanied by a Sustainability Statement which will include confirmation that, and further information on, the energy strategy approved under condition no. 20 is incorporated. Prior to occupation, evidence will be required demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted CO2 emissions reduction shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate change) and BC14 Sustainable energy), DM29 (Design of new buildings), BCAP20 (Sustainable design standards), BCAP21 (Connection to heat networks)

19. Land affected by contamination - Submission of Remediation Scheme

No development 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 been 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 is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems,

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20. 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)

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 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 20 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 19.

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. Number of dwellings

The total number of dwellings on the site shall not exceed 350.

Reason- this number has formed the basis for the assessment of the impact of the development on the wider area to include the highway network and based on the design codes, the potential number of car parking spaces on site is considered acceptable to serve same number.

23. Each Reserved Matters submission for residential development shall include evidence that full fibre broadband will be provided to each dwelling.

Reason- To ensure that the development benefits from full fibre connectivity for high-speed broadband in accordance with BCS15

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

24. Each Reserved Matters submission for residential development shall be accompanied by a detailed Statement setting out how each element of the Design Codes, hereby approved, has been taken into account in the final design of the development.

Reason: In order to secure a good quality development in the interests of visual amenity and highway safety.

25. Each Reserved Matters application shall include a scheme of hard and soft landscaping to include the number of trees shown on the Tree Planting Principles Plan for the part of the site in question, full details of tree pits and post planting protection and maintenance. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure the number of trees included in the development complies with the Bristol Tree Replacement Strategy.

26. The development shall include the provision of an area of living roof with an area of at least 1,400 m² as recommended in the Preliminary Ecological Appraisal survey report dated March 2018, which is specifically designed for the small blue butterfly to be sown with kidney vetch and with sculpted south-facing mounding of a suitable substrate with a minimum substrate depth of at least 10 cm and details of the layout, area, construction, design (to include seeding or planting) and maintenance of the living roof(s) - as approved under Condition no.6.

A plan showing where the areas of roof will be located across the site shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development. Full details of each element of living roof shall be included with the appropriate Reserved Matters application.

Reason: In the interests of nature conservation and protection of protected species.

27. Each Reserved Matters submission shall include a Sustainable Drainage Strategy with associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the occupation of development 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 development.

28. Each Reserved Matters submission for residential development shall include confirmation that the development shall incorporate noise insulation measures as recommended in the Noise Impact Assessment dated 13th March 2018 and this and those measures shall be retained thereafter.

Reason: In order to secure a satisfactory living environment.

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

29. Each Reserved Matters submission shall include details of all external lighting, columns, luminaires and lux contour diagrams to demonstrate that there is a safe and satisfactory living environment within the development and no light spill beyond the development boundary.
- The lux contour plan should show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels should be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area). Development shall be undertaken in accordance with the approved details.
- Reason: In the interests of person safety, residential amenity and to conserve legally protected bats and other nocturnal wildlife.
30. Each Reserved Matters submission for residential development shall include an overheating risk analysis. This should be based on a recognised methodology such as CIBSE TM52 or appropriate equivalent (using the most up-to-date version, and climate projections available at the time of the assessment/application).
- Where an overheating risk is identified appropriate mitigation measures which avoid the need for mechanical cooling, should be incorporated into the design.
- Reason: In the interest of health.
31. The residential development hereby permitted shall include 2% units either to wheelchair standards or adaptable to wheelchair standards- Building Regulations Part M4(2) or M4(3). A plan showing where these are to be located across the site as a whole should be submitted and approved in writing prior to the commencement of development with full details included in the submission for each relevant Reserved Matters.
- Reason: In order to provide accessible development in the interests of equalities.
32. Each Reserved Matters submission for residential development shall include a Waste and Recycling Management Strategy that complies with the City Council's Waste and Recycling, Collection and Storage Facilities, Guidance for developers, owners and occupiers, February 2017. Stores for refuse and recycling should be designed to be integral to the front of dwellings in a location which complies with collection guidelines.
- 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
33. Each Reserved Matter submission for residential development shall include details of the proposed electrical vehicle charging points, this shall include one point for every five car parking spaces and for individual houses with a driveway or garage, passive provision of an electric vehicle charging point should be made so a charging point can be added in the future.
- Reason: to support and encourage sustainable modes of transport
34. Public art
- Prior to the occupation of the residential development hereby permitted, a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include information on the commissioning, integration of public art within the

Development Control Committee A – 5 September 2018
Application No. 18/02055/P : Former School Site Hawkfield Road Bristol

development, and environs, timetable for those works and details of the future maintenance responsibilities and requirements. The delivery of public art shall then be carried out in full accordance with the agreed Public Art Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure the provision of public art in the landscape design and buildings and in pursuance of BCC's public art policy

Post occupation management

35. Noise from plant & equipment affecting residential

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason- In the interests of residential amenity

List of approved plans

36. 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.

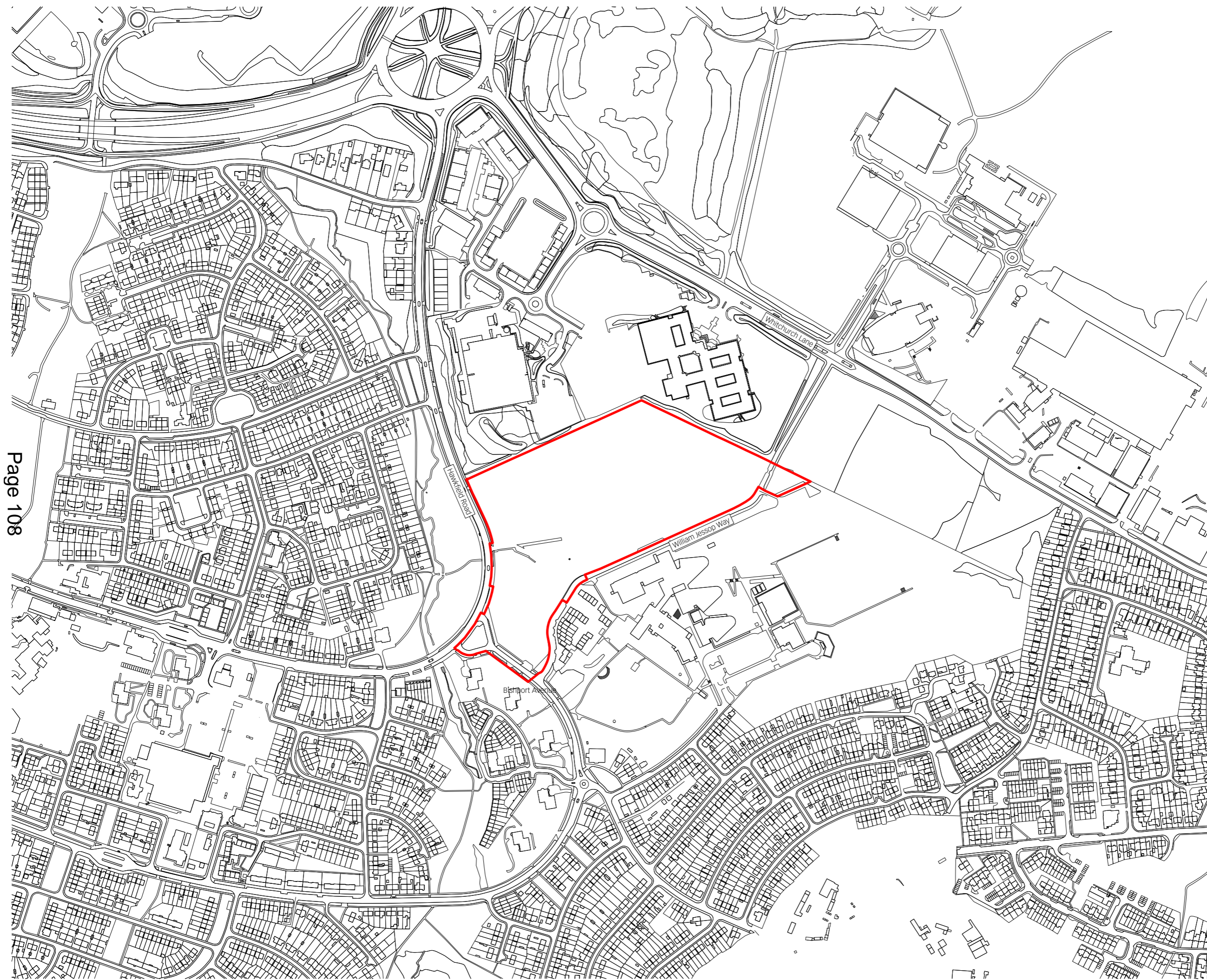
P1104 A Access and movement strategy, received 18 April 2018
 P1105 Site strategy, received 18 April 2018
 P1115 A Tree removal plan, received 18 April 2018
 Drainage Strategy, received 18 April 2018
 Ecological Appraisal, received 18 April 2018
 P0101 Site location plan, received 18 April 2018
 617.02.01 Illustrative Masterplan, received 18 April 2018
 617.02.01 Landscape Masterplan, received 18 April 2018
 Noise Impact Assessment, received 18 April 2018
 Operational Waste Management, received 18 April 2018
 Public Art Strategy, received 18 April 2018
 Sustainability and Energy Statement, received 18 April 2018
 Hawkfield Road/William Jessop Way realignment - Proposed junction arrangement, received 6 August 2018
 Geo-Environmental Interpretative Report, received 20 June 2018
 Breeding Birds Survey, received 13 July 2018
 Reptile Survey Report, received 13 July 2018
 Bat Survey and Assessment, received 13 July 2018
 Phase II Geo-environmental Interpretative Report 10 July 2018, received 13 July 2018
 Arboricultural Method Statement, received 13 July 2018

Reason: For the avoidance of doubt.

Supporting Documents

2. Former School Site, Hawkfield Road

1. Site location plan
2. Site structure
3. Proposed access & movement strategy
4. Illustrative landscape masterplan

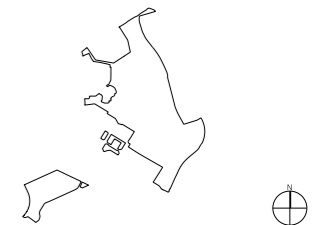


notes

key
■ site boundary

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.
LDS Standard Frame V1 - 11.10

key plan



project

Hengrove Park & Hartcliffe Campus

client

AECOM

architect

Lifschutz
Davidson
Sandilands

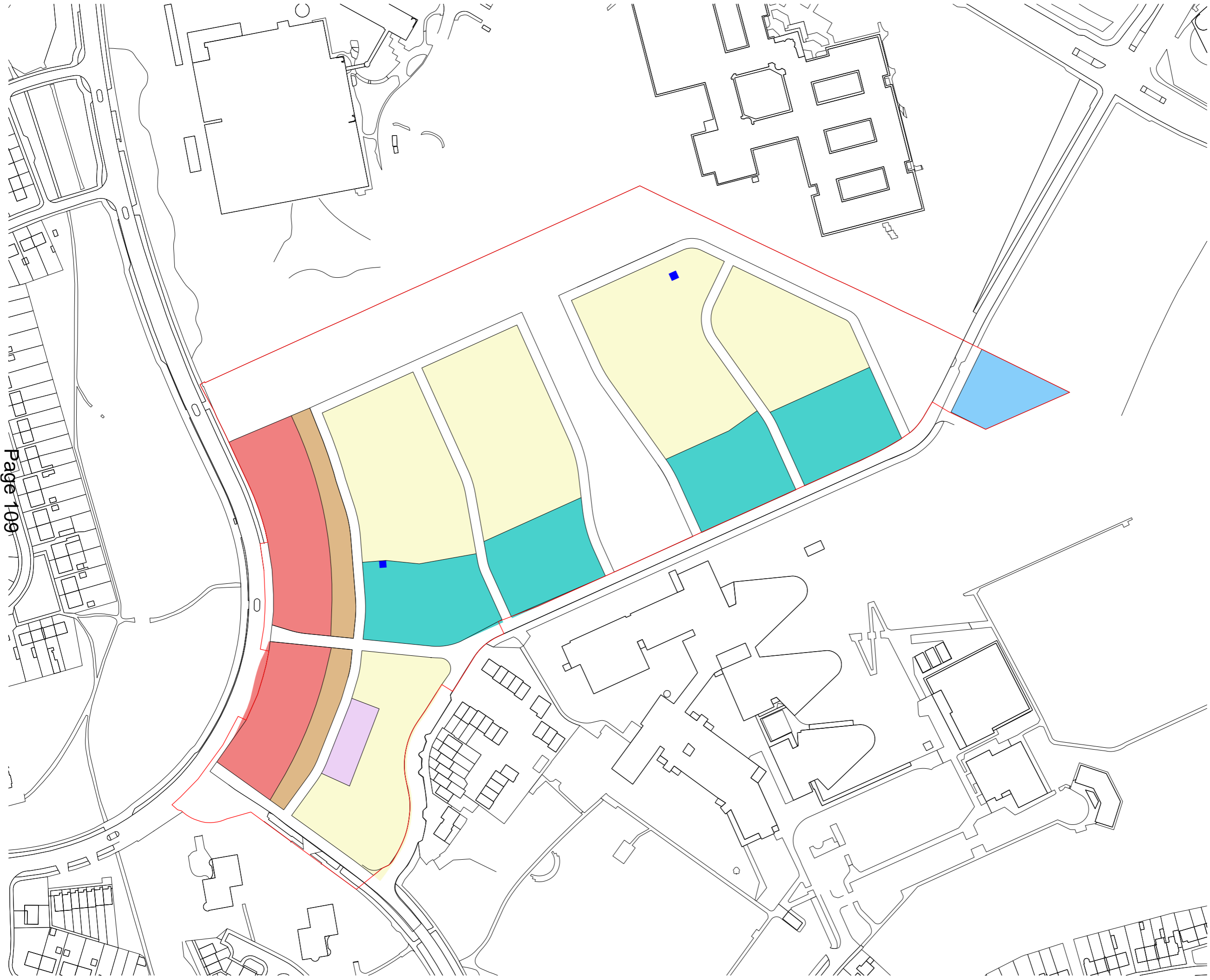
Island Studios
22 St. Peter's Square
London W6 9NW
United Kingdom
T +44 (0)20 8600 4800
mail@lds-uk.com

drawing title

Hartcliffe Campus
site location plan

scale at A1 scale at A3 drawn date
1:2500 1:5000 DM 02.03.18

job no. drawing rev.
1062 P0101 -



Page 109

rev date by revisions

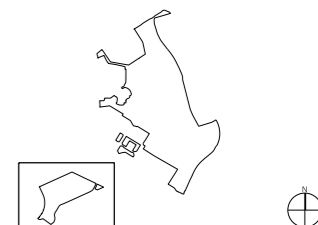
A 03.04.18 DM site structure / layout updated

- site boundary
- townhouses: use class C3(a)
- apartments: use class C3(a)
- flat over garage unit: use class C3(a)
- townhouses or flat over garage unit: use class C3(a)
- townhouses or apartments: use class C3(a)
- energy centre: use class Sui Generis
- substation: use class Sui Generis

notes

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.
LDS Standard Frame V1 - 11.10

key plan



project
Hengrove Park & Hartcliffe Campus

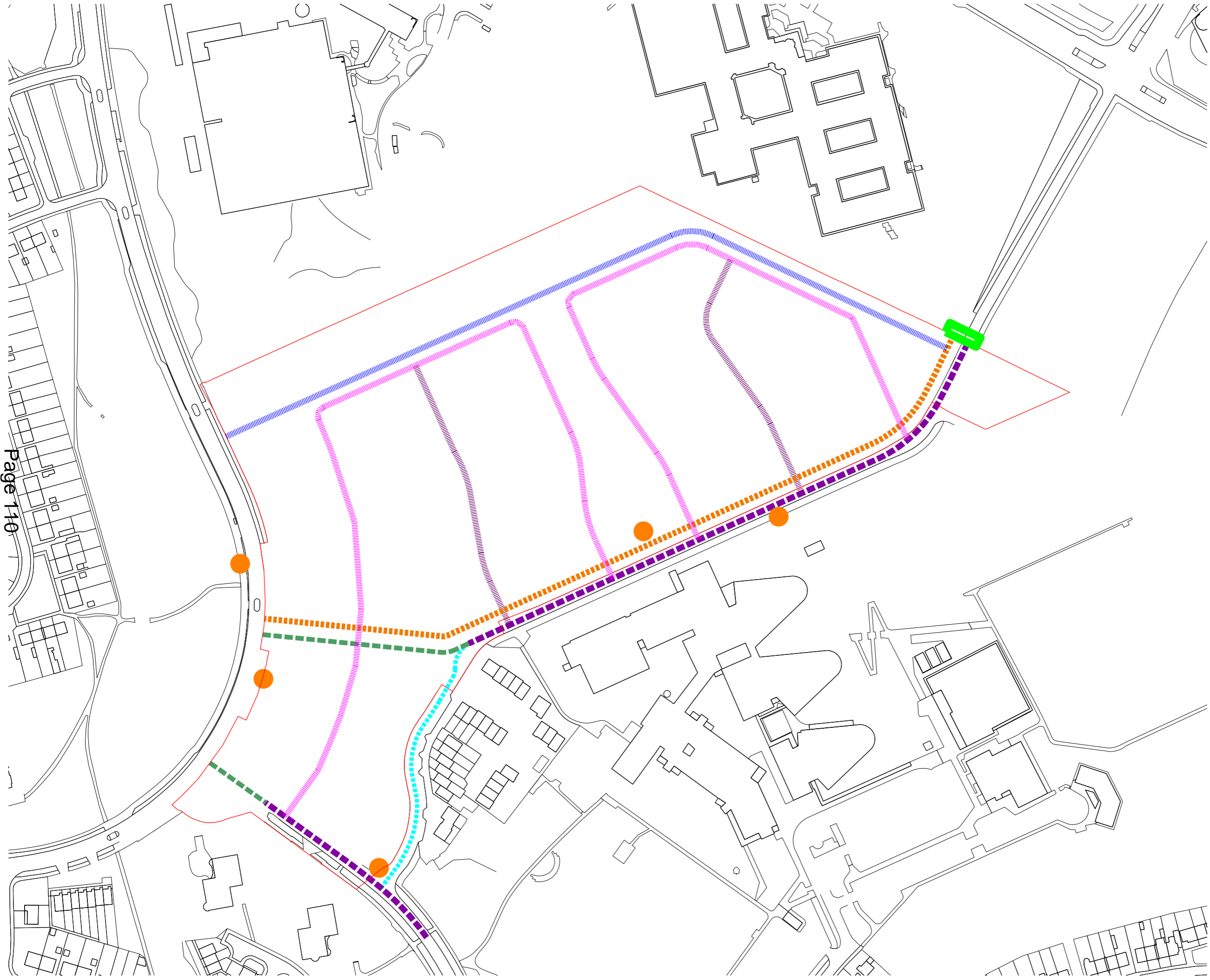
client
AECOM

architect
Lifschutz Davidson Sandilands
Island Studios
22 St. Peter's Square
London W6 9NW
United Kingdom
T +44 (0)20 8600 4800
mail@lds-uk.com

drawing title
Hartcliffe Campus
illustrative site structure

| scale at A1 | scale at A3 | drawn | date |
|-------------|-------------|-------|----------|
| 1:1000 | 1:2000 | DM | 02.03.18 |

| job no. | drawing | rev. |
|---------|---------|------|
| 1062 | P1101 | A |



Page 110

rev date by revisions

A 03.04.18 DM drawing title changed

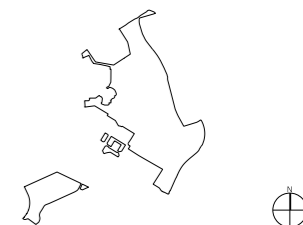
key

- site boundary
- existing primary street
- - - proposed primary street
- - - tertiary perimeter street
- ||||| tertiary street
- - - existing primary street converted to tertiary street
- - - dedicated cycle path
- ||||| pedestrian-only route
- bus gate
- bus stops

notes

This drawing is the property of Lifschutz Davidson Sandilands Ltd. No disclosure or copy of it may be made without the written permission of Lifschutz Davidson Sandilands Ltd.
LDS Standard Frame V1 - 11.10

key plan



project

Hengrove Park & Hartcliffe Campus

client

AECOM

architect

**Lifschutz
Davidson
Sandilands**

Island Studios
22 St. Peter's Square
London W6 9NW
United Kingdom
T +44 (0)20 8600 4800
mail@lds-uk.com

drawing title





















Hartcliffe Campus
access and movement strategy

| scale at A1 | scale at A3 | drawn | date |
|-------------|-------------|-------|----------|
| 1:1000 | 1:2000 | DM | 02.03.18 |

| job no. | drawing | rev. |
|---------|---------|------|
| 1062 | P1104 | A |


ILLUSTRATIVE LANDSCAPE MASTERPLAN

KEY

-  RED LINE BOUNDARY
-  EXISTING TREES OUTSIDE RED LINE
-  EXISTING TREES INSIDE RED LINE
-  MEADOWS
-  GABIONS & LANDFORMS
-  PLANTING BEDS
-  RAIN GARDENS
-  PRIVATE BACK GARDENS
-  PRIVATE FRONT GARDENS
-  PARKLAND TREES
-  SMALL TREES
-  MEDIUM TREES
-  LARGE TREES
-  CLIPPED HEDGES
-  INFORMAL HEDGES
-  GRAVEL
-  CEDEC
-  BENCH
-  PLAYGROUND
-  PLATFORM AREAS:
to Ecology corridor and Pollinator Park

Page 111

| REV | DATE | DESCRIPTION | CHKD |
|-----|----------|-------------|------|
| A | 28.02.18 | DRAFT Issue | BVS |
| B | 14.03.18 | PLANNING | BVS |
| C | 20.03.18 | PLANNING | BVS |
| | | | |
| | | | |

| | | |
|---|---|---|
| <p>Bradley-Hole Schoenach Landscape Architects</p> <p>Greyfriars House Sudbrook Lane Richmond TW9 5AT +44 (0)20 8939 1749 info@brhla.co.uk</p> |  | <p>Project: 617 HARTCLIFFE CAMPUS Client: Bristol City Council City title: LANDSCAPE MASTERPLAN City ref: 617.02.01 Scale: 1:1000 @ A1 Phase: PLANNING Team: VJ Designer: BVS</p> |
|---|---|---|

WARD: Ashley CONTACT OFFICER: Ken Reid
 SITE ADDRESS: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS

APPLICATION NOS: 1. 17/05290/F Full Planning
 2. 17/05291/LA Listed Building Consent (Alter/Extend)

DETERMINATION DEADLINE: 29 June 2018

Demolition of existing warehouse, partial demolition, conversion and restoration of nos. 31 and 32 Portland Square to form 93 residential flats and development fronting Portland Square, Cave Street and Surrey Street with associated refuse and cycle storage. (Major Application)

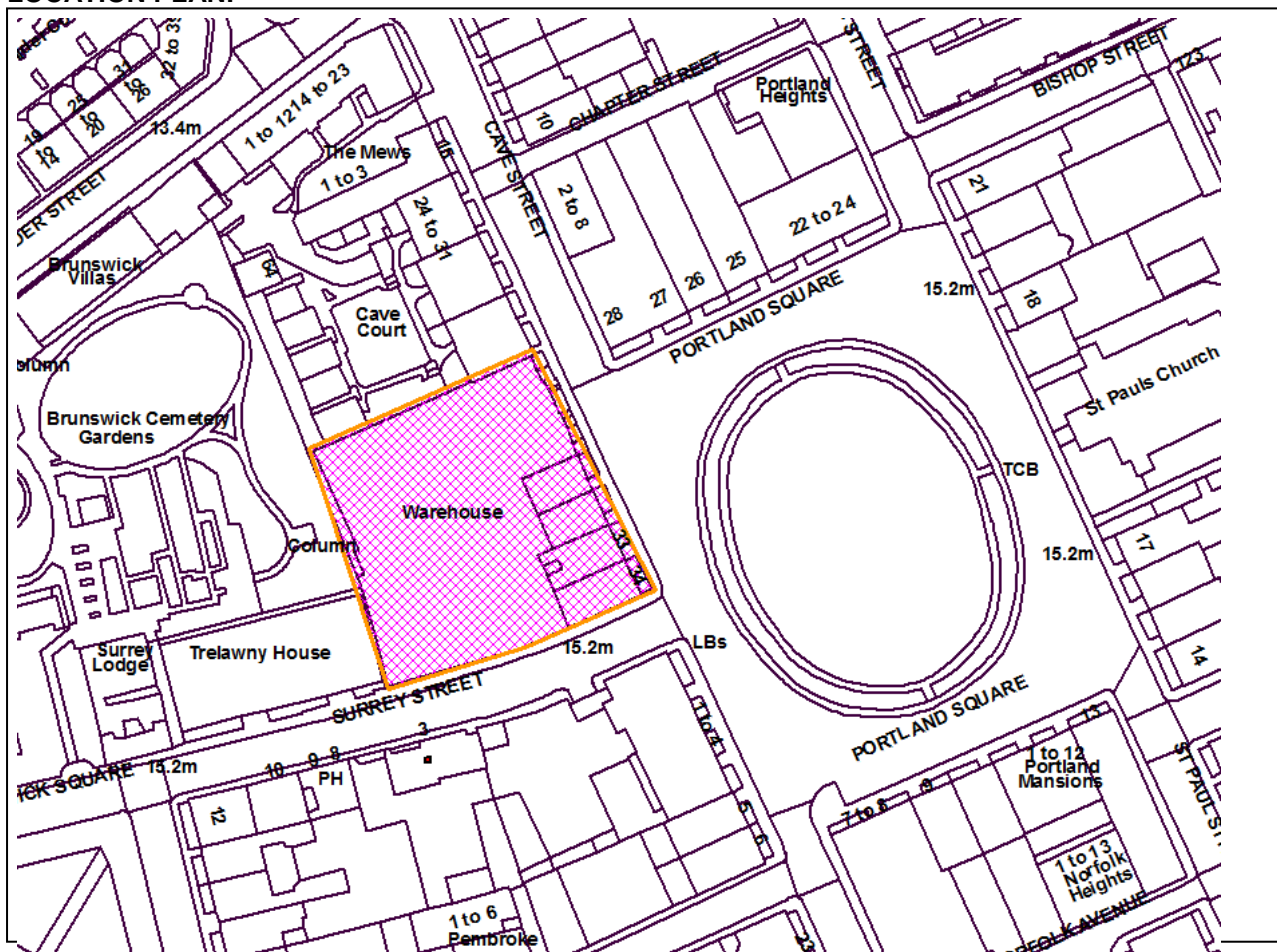
RECOMMENDATION: 1. GRANT subject to Planning Agreement
 2. Grant subject to Condition(s)

AGENT: Aspect360 Ltd
 45 Oakfield Road
 Clifton
 Bristol
 BS8 2AX

APPLICANT: The Portland Square Ltd
 C/o Agent

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

LOCATION PLAN:



Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS****SUMMARY**

The proposals relate to a site with frontages to Surrey Street, Portland Square and Cave Street. The site is presently occupied by a 1960s warehouse, and two Grade I listed buildings forming part of a short terrace of four. The proposal seeks to demolish the warehouse and redevelop the site to provide 94 residential units. The intention is to refurbish and convert the existing Listed Buildings (no's. 31 and 32 Portland Square), reinstate the remaining terrace that presently forms a gap in the street-scene (formally no's. 29 and 30 Portland Square and no. 1 Cave Street), and erect new build development fronting Surrey Street, to the rear of 31-32 Portland Square and adjacent to the Brunswick Cemetery.

The application is being reported to committee given the significance of the proposals especially in regard to the new build. This has generated interest from a local amenity groups and Historic Englands who are concerned that the proposal would have a significant impact on both the setting of the listed building and Brunswick Cemetery, with consequences for the wider conservation area. This is also being considered given the matter of affordable housing. On assessing the applicant's viability report and following the Council's findings, the Local planning Authority has concluded that the development can provide 21% affordable housing which equates to 20 units. The applicants are not in agreement however and are offering 9 affordable units or 10%.

Officers of the Council's Sustainable City team object as the development does not fully comply with policy BCS14 of the core Strategy. This expects major development to incorporate, where feasible, infrastructure for district heating, and to connect to existing systems where available. The applicant states that there is no date for when the heat network is due to expand to Portland Square and that the Council cannot provide a timeframe when this potentially could be achieved. The applicant also states that no information regarding connection costs or tariffs has been given. Consequently this is not a commercially viable option as funders and purchasers would not consider this and would not wish to buy into the development, according to the applicant. This is very much an on balance decision of bringing a dilapidated site back into use and providing much needed affordable housing. This would offset the shortfalls of the scheme in policy terms with regard to design and sustainability considerations. Given the above, it is considered that the proposal would merit consideration at committee.

SITE DESCRIPTION AND BACKGROUND

The application site comprises a 1960s warehouse building (Sandhu's warehouse), together with the Grade I Listed Buildings 31 and 32 Portland Square, and the neighbouring gap site (formerly occupied by 29 and 30 Portland Square). 31 and 32 Portland Square form part of a terrace of four Grade I Listed Buildings comprising numbers 31-34 (consecutive) standing on the west side of Portland Square. The Grade 1 listed buildings date from 1789-1820 and were each constructed in limestone ashlar with a slate Mansard roof, each is of five storeys, including basement and attic, mid Georgian in style with a double depth plan. On the opposite side of the square is St Paul with St Barnabas Church, which is also Grade 1 Listed.

To the north of the site is a modern residential development of Cave Court, to the west is Trelawney House a modern office building, and to the rear of the site on the western boundary is the open space of Brunswick Cemetery. The whole of the site falls within the Portland Square Conservation Area. Beyond the formal composition of Portland Square itself the surrounding area is characterised by a mixture of land uses and buildings of differing age and architectural styles.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

Both the Grade 1 Listed Buildings on the site are vacant and in a poor state, each is 'at risk' being identified on both the Historic England National Buildings at Risk register and Bristol City Council's 'Listed Buildings At Risk in Bristol (2005 Register) (Risk Category 1: Priority A)'.

This report refers to both a full application for redevelopment of the site, and a listed building application for works to the retained listed buildings on the site.

RELEVANT PLANNING HISTORY

84/02687/F & 84/02897/L - Refurbishment of existing buildings for office use with rear yard and under-pavement storage ancillary to office use. Granted.

99/03896/F - Change of use of basement from storage to food and drink use (Class Use A3) and associated external alterations including replacement roof and new balustrading to front. Refused on the following grounds:

- The proposed development, by maintaining the gap and installing a flat roof and railings, would fail to preserve or enhance the character or appearance of the Portland Square Conservation Area which is characterised by four storey terraces with mansard roofs. This would cause and perpetuate harm contrary to policies of the Bristol Local Plan.

- Insufficient information has been provided in relation to the location or appearance of plant vents or flues top enable the local planning Authority to fully assess the impact of this on the character or appearance of the Portland Square conservation Area or the amenity of nearby residents.

- The location of the proposed cycle parking is considered to be unsuitable for visitor use, being accessed by a flight of steps, and accordingly the proposal is considered substandard in regard and contrary to policy of the Bristol Local Plan.

99/01995/F - Change of use of basement area from storage to licensed nightclub. The application was withdrawn.

03/04925/F and 03/04924/LA - Conversion of 31/32 Portland Square to form eight self-contained flats with roof terrace in connection with the construction of 68 self-contained flats together with associated car parking accessed from Surrey Street. Refused for the following reasons:

- The proposals by reason of the combination of the scale and excessive massing of the buildings, together with their detailed design would be detrimental to the historic character and visual amenity of the area to include the character and setting of Grade 1 Listed terrace to Portland Square both upon and adjacent to the site. Proposals would also be prejudicial to the existing and emerging townscape evident within this part of St Paul's and would fail to preserve the character and appearance of this part of the Portland Square Conservation Area. For the reasons given the proposals are contrary to policies.

- The proposals by reason of the combination of the scale and excessive massing of the buildings, together with their detailed design would be detrimental to the historic character and visual amenity of the area to include the character and setting of Grade 1 Listed terrace to Portland Square both upon and adjacent to the site. Proposals would also be prejudicial to the existing and emerging townscape evident within this part of St Paul's and would fail to preserve the character and appearance of this part of the Portland Square Conservation Area. For the reasons given the proposals are contrary to policies of the Bristol Local Plan.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

- The proposals fail to make any contribution toward the provision of an appropriate combination of affordable homes together with improved public transport and/or environmental improvement to the public realm to include enhanced pedestrian and cycle links with the neighbourhood. The proposals are therefore contrary to Policies of the Bristol Local Plan.
- In the absence of an appropriate and satisfactory archaeological evaluation of the site insufficient information has been presented to fully assess the impact of development upon archaeology.
- The scheme fails to provide both a satisfactory quality of landscape design within the confines of the site and to provide a pedestrian link to and from the neighbouring Brunswick Square cemetery to serve the needs of future occupiers, visitors and public alike. For the reasons given proposals are contrary to policies of the Bristol Local Plan.
- The proposals fail to provide an active street frontage to Surrey Street and instead the combination of the chosen site layout and detailed design will result in an unduly defensive, inward looking and unattractive form of development on a prominent corner site. For the reasons given proposals will not make the necessary positive contribution to the safety and security of future residents and pedestrians alike and would be contrary to policies.
- The residential mix of one and two bed flats and maisonettes proposed within the scheme, taking into account the existing provision of single person accommodation and the availability of extant planning permissions for single person accommodation within the St Paul's neighbourhood, would add to the over provision of small units of accommodation in the area, to the detriment of the character and amenity of the locality and the sustainability of the local community.

05/01109/F - Residential development to form 62 flats comprising conversion of 31 and 32 Portland Square to form 10 flats, the demolition of the existing warehouse and redevelopment of 29 and 30 Portland Square and 1 Cave Street comprising a further 52 flats, erection 1 retail shop, provision of 23 car parking spaces and associated landscaping. The applicants appealed against non-determination. However following discussions between the applicant's agent and the Council, in which both parties agreed to attempt to negotiate a more acceptable scheme through a new planning application, the Planning Inspectorate put the appeal in abeyance and the full application was subsequently withdrawn.

06/00483/F/C & 05/01106/LA - Conversion and restoration of 31 and 32 Portland Square to form 10 no. flats, demolition of existing warehouse and redevelopment of 29 and 30 Portland Square and 1 Cave Street to provide a further 49 no. units, erection of 1 no. retail shop, provision of 24 car parking spaces and associated landscaping. Granted via committee.

12/01064/R - Extension of time for planning permission 06/00483/F- Conversion and restoration of 31 and 32 Portland Square to form 10 no. flats, demolition of existing warehouse and redevelopment of 29 and 30 Portland Square and 1 Cave Street to provide a further 49 no. units, erection of 1 no. retail shop, provision of 24 car parking spaces and associated landscaping. Granted.

15/00328/Q - Removal of affordable housing obligations contained in consent 12/01064/R. An application was submitted under Section 106BA of the Town & Country Planning Act 1990 (as amended) to review the affordable housing planning obligations that were secured under the extant permission 12/01064/R. The applicant sought to provide evidence to show that the affordable housing obligation at 17% was unviable. On considering the evidence the Council concluded that it was not necessary to remove the affordable housing obligation in order to make the scheme viable. The application was subsequently refused.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

APPLICATION

Full planning (17/05290/F) and Listed Building Consent (17/05291/LA) is sought to demolish the warehouse buildings that front Surrey Street and wrap around to Portland Square (Sandhu's warehouse), partially demolish, convert and restore the listed buildings to numbers 31 and 32 Portland Square, and erect new replica-style buildings to the gap along the adjacent Portland Square/Cave Street frontage (historically numbers 29 and 30 Portland Square/ number 1 Cave Street). At the rear of the site and fronting Surrey Street will be new contemporary modern 5-6 storey building. The combination of the conversion and new build would provide a total of 94 self-contained flats comprising of a mix of 1,2 and 3 bed apartments.

In terms of layout there would be a mix of private and communal space for residents. Several ground floor apartments will have a private terrace whilst a number of upper floor apartments will have balconies either overlooking the central space or the Brunswick Cemetery gardens at the rear of the site. There would be a total of 166 secure cycle spaces located in four stores within the terrace garden, ground floor and basement of the development. In addition there would be 10 visitor cycle spaces within the courtyard. Refuse and recycling would be located in a large storage area accessed from Surrey Street and via a lobby to the rear.

The proposal has undergone a number of revisions to the design and layout in response to comments and issues raised by the Local Planning Authority in regards to design, conservation, highway and sustainability issues. These included the following amendments to the scheme.

- Massing of new build block broken by a change to the materials
- Layout of new block amended
- Overall height of new block slightly reduced
- Revisions to courtyard and terrace landscape
- Cycle store re-arranged
- Number of Sheffield stands increased to 60
- Refuse store and concierge amended
- Sustainability and energy statement revised
- New store providing a future plant room (for possible district heating) added to basement level
- Line of future connection to district heating added
- Additional PV panels added to the roof of the new block

(Please refer to plans for further details)

PRE APPLICATION COMMUNITY INVOLVEMENT

i) Process - The applicants contacted the Bristol NPN to obtain a list of contacts to facilitate engagement which included the Bristol Civic Society, St Paul's Unlimited and Portland Square &

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

Brunswick Square Group. All were approached and all confirmed that they would like to be involved. Consultation also included representatives from the residential units to Cave Court, living English, 34 Portland Square, Nudge group, Bloq Management and Barnett Developments. The NPN welcomes the application for residential development and restoration of architectural integrity to an important square. However, there are several issues relating to the use and design of the site.

ii) Fundamental Outcomes - The response from the amenity groups was that they would wait for the submission of a full planning application before commenting. The response raised from residents at the presentation meeting held regarded:

- The impact from views out of Cave Court and impact on residents.
- The new building block impact on views of the historic buildings when standing in Portland Square.
- Whether provision had been made for the disabled within the units
- The level of parking to be provided
- Whether there was any provision for affordable housing
- What the size of the units would be

The applicants responded with an answer explaining their then draft proposals to the meeting's attendees.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was publicised through a site notice and a press advert, along with extensive individual neighbour notifications to surrounding properties.

Eight letters of representation have been received; three in opposition, three not objecting, but raising concerns about the elements of the proposal and two in support. The opposition to the proposal or those raising concerns about aspects of the proposal includes the Bristol Civic Society, the Conservation Advisory Panel, the Portland and Brunswick Squares Association, and four neighbouring residents.

In summary, the concerns raised by residents were as follows:

- The top floor of the modern block will be visible above the original Georgian terraces when viewing from Portland Square.
- The modern block would be an eyesore when viewed from Surrey Street
- The restoration of the terrace (Portland Square elevation) could be improved on
- The previously granted planning (06/00483/F) is much more in keeping with what should be built on this sensitive site
- Noise impacts from features such as entrance gates and bin sores need consideration
- The balconies to the Surrey Street elevation would be an eyesore

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

- Loss of light to neighbouring 33 Portland Square and Cabot 24 Apartments in Surrey Street due to height of proposals

OTHER COMMENTS

The **Conservation Advisory Panel** welcomed the proposal to reconstruct the buildings on Portland Square and insist that the front facades must be in Bathstone ashlar. The Panel was concerned that the rear building would be higher than the consented scheme and this would be overbearing on the cemetery. The building should be a storey lower, which would also prevent it being visible from Portland Square. Some evidence of the previous industrial use such as the concrete frame could be retained. It is considered that the number of units are excessive and that there is an over reliance on one and two-bed units, whilst there is a concern that this will constitute a poor living environment. The Society also considers it disappointing that the applicants are not including any affordable housing.

The **Bristol Civic Society** broadly welcomes the proposed residential development of this site including the derelict northeast corner of Portland Square. In particular, the Society supports the reinstatement of the Georgian terrace at 29-32 Portland Square. The proposed use of matching materials to the surviving Portland Square elevations is a great improvement. The Society would prefer to see the internal development of the reinstated gap sites follow the original plan form of those houses. The Society considers the elevation to Surrey Street does little to preserve or enhance the character of this conservation area. A facade with more vertical articulation would jar less with this view. Whilst the Society supports the redevelopment of this site for residential use and the positive aspects of this proposal, we urge the Council to take into consideration our constructive criticism in their determination of this application.

Portland & Brunswick Squares Association Bristol welcomes the application for residential development which has the potential to significantly improve the Portland and Brunswick Squares conservation area. However the size and number of units proposed are considered to constitute and over-development of the site. For a development of this size it should provide at least 40% affordable housing in line with policy. The commercial element approved under the last consent should be reinstated within this scheme. The Surrey Street elevation of the modern block will not enhance the conservation area. The application should include S106 mitigation money towards transport/movement impacts.

City Design Group has commented as follows:-

The proposal completes frontage along Portland Square and brings a longstanding empty site back to use. It meets the policy threshold of preserving or enhancing the character and appearance of the conservation area and other design considerations. The harm caused by the excessive scale and massing of the block facing Brunswick Cemetery Gardens is balanced by bringing this longstanding derelict site back to use. There is therefore no objection to the proposed development from Urban Design perspective.

Pollution Control has commented as follows:-

Have some concerns with the potential for noise from Cosies Wine Bar at 34 Portland Square affecting some of the residents of this proposed development. Cosies is licensed for entertainment until 4 am. There is therefore potential for residents in parts of the development near to Cosies to be affected by noise from Cosies.

Approve subject to conditions including the submission of an acoustic report and construction management plan.

Development Control Committee A – 5 September 2018
Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street
(warehouse) Bristol BS2 8PS

Nature Conservation Officer has commented as follows:-

The bat survey report dated August 2017 has assessed this site as having negligible potential to support roosting bats.

Approve subject to conditions and advices.

Historic England has commented as follows:-

The submitted amendments and additional information have unfortunately fallen short of the changes and further assessment that we had anticipated following our previous advice. Our priority is the full repair and restoration of 31-32 Portland Square and we continue to fully support the aims of the project to give this Grade I heritage asset a future and sustainable use, consistent with its conservation.

Our concerns over the proposed new build aspects of the development remain. We believe that a more meaningful reduction in the massing and height of the development and a more convincing design should be secured for this important historic site within the city.

Flood Risk Manager has commented as follows:-

Redevelopment of previously developed sites require surface water discharge to be limited to as close as reasonably practicable to Greenfield runoff rates. Given the site size, we accept that greenfield rates are not reasonable and as such we would expect total discharge to be limited to 5l/s. However given the layout of the site with two discharge points, we would accept the proposed unrestricted rate of catchment A of 8.9l/s but catchment B should be limited to 5l/s rather than the proposed 12l/s.

Sustainable Cities Team has commented as follows:-

The restrictions applicable to the two listed buildings are noted. I recommend requesting further information on the proposed strategy for heating and hot water in the two listed buildings, and measures to ensure this is provided in the most efficient means possible given the listing constraints.

The proposed use of wall mounted panel heaters for space heating does not comply with policy BCS14. The proposal to install a roof mounted PV system is noted and welcome. Some additional information will be required to show that this able to deliver the required reduction in residual emissions. To confirm that the new elements of the development will be resilient to projected changes in the climate, I recommend requesting further analysis of the overheating risk.

As the development falls within the heat priority area it will be required to connect to the heat network being developed by BCC or be 'District Heating ready'. Given this, it is my view that it should be designed either to connect from day one or be provided with the infrastructure for district heating to allow connection at a later date. As it stand the application should therefore be refused.

In relation to BCS 15 new homes and workplaces should include the provision of high-speed broadband access and enable provision of 'Next Generation' broadband. Evidence that this will be done should be included within the Sustainability Statement. The developer should consider options for the integration of brown/green roofs, on account of the multiple benefits these provide.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS****Transport Development Management** has commented as follows:-

There is no objection in principle to the proposal for residential use in this location. Further information is required to ensure the required cycle parking is fully accessible and adequate. Further information required for waste storage and collection points. S106 / UU required to secure Travel Plan payment and initiatives. Footway refurbishment will be required along frontage - to be secured by condition

Conservation Section has commented as follows:-

We retain reservations over the proposed height of the proposed Surrey Street and Brunswick Chapel graveyard wings. These continue to pose a degree of less-than-substantial harm to the character of the Conservation Area and setting of Listed buildings under the definitions of the National Planning Policy Framework.

On balance we recognise that there will be a number of Public Benefits to the proposals which are likely to outweigh the degree of harm posed. These include bringing two Grade I Listed buildings back into beneficial use, and their likely subsequent removal from the national At Risk register of threatened heritage assets.

Bristol Waste Company has commented as follows:-

We would urge at this stage of the planning process that the developers refer to the Planning Guidance for Waste and Recycling produced by Bristol Waste Company. When considering the layout, access and the design of the bins stores, this guide contains a wealth of information regarding the bin volumes and requirements.

Contaminated Land Environmental Protection has commented as follows:-

The proposed development is sensitive to contamination and is situated on and adjacent to land which has been subject to land uses which could be a potential source of contamination. We do concur with the requirements for a unexploded ordnance assessment, part of the site was subject to bomb damage during the Second World War.

Any approval should be subject to conditions.

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 determination of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

RELEVANT POLICIES

National Planning Policy Framework – July 2018

Planning (Listed Buildings & Conservation Areas) Act 1990

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

(A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?

The application land forming 31-32 Portland Square, the adjacent gap site (that was formally 1 Cave Street, 29-30 Portland Square) and Sandhu's Warehouse, siding onto Surrey Street, is allocated and falls within the St Paul's & Stokes Croft Neighbourhood under the provisions of the Bristol Central Area Plan. The allocation sets out that the suggested use for the site is for housing as it is already established that the site no longer provides any significant employment benefit in terms of local employment opportunities.

This would accord with government policy on housing contained within Paragraphs 59 to 66 of the National Planning Policy Framework (NPPF) July 2018, which encourages the use of brownfield land within urban areas for new quality residential development. This also accords with policy BCS5 of the Bristol Development Framework Core Strategy which aims to deliver new homes for the growing number of people and households in the city and policy BCS18 which aims to ensure residential development contributes to the mix of available housing ensuring mixed, balanced and inclusive communities. It is noted that part of Sandhu's Warehouse is currently used as storage and repairs for the Bristol YoBike Scheme. Given the above policy consideration, the principle of development is considered to be acceptable.

Among the considerations under the site allocation, development should take account of the Portland and Brunswick Square Conservation Area, retain and restore the Grade I listed buildings fronting Portland Square along with reinstating the historic terrace, and provide a significant element of green infrastructure to Surrey Street as part of the proposed green link shown on the policies map. Regard will also be had to the additional considerations set out in SPD10 (Planning a sustainable future for St Paul's) in considering any proposals for this site. These considerations will be set out in more detail under the key issues below.

(B) WOULD THE PROPOSAL PRESERVE THE HISTORIC FABRIC, ANY ARCHITECTURAL FEATURES, AND THE SETTING OF THE LISTED BUILDINGS WITHIN THE TERRACE?

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon Local Planning Authorities to "have regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses".

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

The application includes a Heritage Statement which details the special character and appearance of the Portland Square Conservation Area. This includes an analysis of the contribution made by the buildings and external spaces to the historic interest and character of the Conservation Area and how this should be respected and incorporated within the proposed development.

Numbers 31 and 32 which are included in the study are in a poorer condition, with number 31 in a particularly severe state of neglect. Most of the original sash windows have been removed and the openings boarded up, the front entrance door and fanlight have also been removed and boarded. A modern pantile mansard roof has replaced the original to both 31 and 32. The limestone ashlar facade is missing to 31 and one third of number 32. The study also finds that both listed properties are in a poor state of repair internally as evident from the site visit undertaken by officers. The details of which are set out in the Heritage Statement.

It is proposed to replicate the original townhouses in terms of external appearance. Within No. 31, a number of the original internal partitions still exist although a number of the original partitions have been removed. The applicants propose to record the exact locations of the original fabric as soon as the buildings have been cleared of debris and have been made safe. The existing floors and staircases are in a structurally unsound condition would be removed. The applicants propose to remove all of the concrete floors and beams to number 32 citing that none of original internal features remain. There would be a single flat provided on each level. New partitions to bathrooms, bedrooms will be visually 'new' according to the applicant, so that the legibility of the original plan form can be read within the building.

Architectural details are to be retained and restored where possible. New architectural details will be installed within both 31 and 32 that replicate the original details and that are appropriate to the room in which they are installed. It is also proposed that casts will be made of surviving cornicing with new cornicing installed in the appropriate room of the new buildings. The adjacent 33 Portland Square is one of the original townhouses that shares the Grade I listing and has more of its internal fabric that is original, including the staircase, cornices and joinery details. According to the applicants, the owners of No. 33 have offered the applicant access to the building to copy architectural details for the reuse within No. 31 and 32.

On considering this element of the proposals, the Council's Conservation Officers are satisfied that there would be no negative impact from development on Portland Square. The required demolition would prove harmful to the remaining architectural integrity of the grade I listed building. However it is absolutely necessary to stabilise the remaining fabric and allow for its reuse and integration into new structure in order to secure the special interest into the future. The roof form will be consistent with those on the rest of the terrace. With regard to the comments from Historic England, they have made it clear that there is urgency in ensuring these buildings are conserved quickly before further deterioration occurs. Subject to conditions that ensure the proposed repairs and reinstatements to the listed building are secured, the proposals would be acceptable.

(C) WOULD THE PROPOSALS UNACCEPTABLY HARM THE CHARACTER OR APPEARANCE OF THIS PART OF THE PORTLAND AND BRUNSWICK SQUARE CONSERVATION AREA, AND IS THE PROPOSED DESIGN AND LAYOUT ACCEPTABLE?

Section 16 of the national guidance within the National Planning Policy Framework (NPPF) July 2018, states that in determining applications, local planning authorities should take account of:

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

On considering impacts, great weight should be given to the heritage asset's conservation. Paragraphs 195 to 196 state where a proposed development will lead to harm be that substantial or less than substantial, then it should be demonstrated that this harm is weighed against the wider public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Portland and Brunswick Square Conservation Area is characterised by its formal Georgian terraces set in a regular grid street layout. Within Portland Square the majority of buildings are Georgian, or modern reproductions. The northeast corner contains a concentration of post-war low-rise industrial buildings. To the elevation of Surrey Street lie the associated buildings of Sandhu's Warehouse, along with Trelawny House and County House which were built as red brick office blocks. Currently this section of Surrey Street, Sandhu's Warehouse, the poor condition of the Grade I listed building and adjacent gap site (which has been so for the last 70 years following the bombing of the original buildings during the second world war), are identified as negative features within the conservation area under the Portland & Brunswick Square Character Appraisal.

Portland Square elevation

The principle of demolition of the unlisted 1960s warehouse building is accepted. The conclusion is that this building has an adverse impact upon the character and appearance of the Portland Square Conservation area. The design and form of the buildings to Portland Square will follow the design principles that were set out under the previous approved scheme (06/00483/F). This will see the repair and restoration of the existing facades at 31 and 32 Portland Square to their original condition according to the applicant. The gap site (29-30 Portland Square & 1 Cave Street) would be infilled with a new terrace, which according to the Design & Access Statement the detail of which will reproduce the existing elevations facing Portland Square and Cave Street. The elevations will comprise of materials such as ashlar limestone and limestone detailing to door and window features. Existing railings, boundary walls and basement light wells will also be restored and reinstated as part of townscape works. The proposed new block to the rear whilst large, is shown to not project into view above the restored roofline in the immediate context of Portland Square. Overall it is considered that this element of the proposals would enhance the conservation area in accordance with policy BCS22 of the Core Strategy, BCAP45 and BCAP SA5 of the Bristol Central Area Plan.

Surrey Street elevation

The new build represent the largest element of the scheme at up to six storeys. The Surrey Street wing would be five storeys with the top element recessed back from the parapet. The applicants state that the form of the proposed block facing Surrey Street follows the principles set by the 06/00483/F scheme which had a subservient building adjoining the rear of 33/34 Portland Square before stepping up to the adjacent Trelawny House. However the previous consent comprised of a lower parapet level and traditional mansard roof that were more subservient and contextual than the current scheme. The proposed new height and massing onto the street exceeds that of the adjacent Trelawny

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

House, whilst the recessed top storey and projecting eaves detail would be visible above parapet level. This part of the block is also considered to impact on views leading from Brunswick Square. As such the height of the elevation has resulted in concerns being raised by Historic England and the Council's Conservation Officers given the harm to the part of the conservation area. Nonetheless it is acknowledged that following revisions to the scheme, the façade design would better respond to the modulation of nearby Georgian Facades. It is also noted that the design quality is generally good, politely articulated, and could add to the streetscape. Given those factors officers consider that the proposed block would cause less than substantial harm to the conservation area.

Elevation to Brunswick Cemetery Gardens

The applicants state that the form of the building would follow the principles of the previous approval (06/00483/F). However it is considered that this is only to a degree for five of the storeys, whilst the sixth storey, albeit set back clearly exceeds that, making it the tallest building within the conservation area, with the exception of the church tower. Consequently both the Conservation Officers and English Heritage strongly encourage the removal of the sixth storey. With regard to the design, the contemporary elevational treatment and architectural rhythms would not be out of place. The block facing both Surrey Street and Brunswick Cemetery Gardens presents simple design with vertical proportioned floor to ceiling windows set within the brick façade. There are also elements of the design which will enhance the conservation area in an improved relationship with the graveyard. As such, whilst the height and massing is considered harmful to the conservation area, Officers also conclude that the harm would be less than substantial.

Cave Court Elevation

The details of the Design and Access Statement show that the existing Sandhu's Warehouse is the equivalent of a three storey building directly on the boundary, which provides an overbearing aspect to the communal garden. It is proposed that the boundary wall is retained at its current height that will retain the sense of enclosure and privacy to this garden but with the benefit of creating longer views towards Surrey Street. The proposed building is lower in height adjoining the boundary with Cave Court when compared to the previously approved scheme and only steps up in height away from the boundary. Overall this would enhance views from the north.

Benefits of Development

Overall it is considered that harm to the conservation area through the new block, and the setting of the listed buildings through their demolition would be outweighed by bringing the Grade I Listed buildings into beneficial use and the reinstatement of the square as a key element of the Conservation Area. It is noted that that the height of the proposed block is dictated by the number of units being proposed. However the proposal in addition to bringing a long dilapidated brownfield site back into use along with the addition of much needed housing and in particular affordable housing would result in a wider public benefit. It is evident that it would reduce viability and therefore reduce the benefits of the proposal that could be delivered if any reduction in scale and therefore number of units was required.

To conclude, the design and layout of the proposal is considered to be acceptable. As required by the relative legislation, Officers have given great weight to any harm to heritage assets, and it is concluded that these are either required to secure the long term restoration of the heritage assets, or would be outweighed by the public benefits of the development. For clarity, this conclusion is reached

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

on the basis of the current recommendation, including the securing of affordable housing, as explored in the next section.

(D) IS THE PROPOSAL VIABLE AND DOES IT PROVIDE AN ACCEPTABLE LEVEL OF AFFORDABLE HOUSING?

The efficient use of land is integral to creating sustainable patterns of development and this is central to the focus on sustainable development in the NPPF. Indeed, the NPPF allows Local Planning Authorities to set their own approach to housing density to reflect local circumstances. Policy BCS20 of the Core Strategy sets a minimum development density of 50 dwellings per hectare. The density of the proposed development is around 409 dwellings per hectare which accords with the policy requirements. There are no policies which set a maximum density for residential developments and instead the impact of the density on the character of the area, residential amenity and highway safety has to be considered.

In addition, Policy BCS17 of the adopted Bristol Core Strategy (2011) requires affordable housing to be provided in residential developments of 15 dwellings or more at a percentage target of 40% in central Bristol subject to scheme viability. Such residential developments should provide a mix of affordable housing units and reflect identified needs, site suitability and economic viability. Where scheme viability may be affected, developers are expected to provide full development appraisals to demonstrate an alternative affordable housing provision. Policy BCS18 also requires development to contribute to the mix of housing tenures, types and sizes in an area.

The proposed development falls within Use Class C3 of the Use Classes Order, meaning that it is required to address the Council's Affordable Housing Policies. It comprises 94 dwellings (the original scheme was for 93 but it was subsequently amended) and therefore it is required to comply with Core Strategy Policy BCS17, which requires the provision of up to 40% affordable housing) subject to scheme viability. However, in this instance Vacant Building Credit applies to the majority of the existing floorspace, and this reduces the affordable housing requirement to a maximum of 20 dwellings (21.5% affordable housing).

However, government policy and guidance is very clear in specifying that scheme viability is a key consideration in determining the level of affordable housing that a development can provide, and that Council's should not require a level of affordable housing that would render a development unviable.

In this instance Vacant Building Credit applies to the majority of the existing floorspace, and this reduces the affordable housing requirement to a maximum of 20 dwellings (21.5% affordable housing).

The National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG) were revised in July 2018, and these revisions are pertinent to the viability assessment of the Sandhu's Warehouse scheme.

In simple terms, a development is considered to be viable if the Residual Land Value (RLV) of the development is greater than the Benchmark Land Value (BLV).

The RLV is calculated by ascertaining the value of the completed development, and subtracting from this all the costs involved in bringing the development forward (e.g. build costs, professional fees, legal costs, financing costs etc.) and the developers profit. All inputs are based on present day costs and values.

Development Control Committee A – 5 September 2018

Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS

The revised PPG includes the following statements about BLV:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner.

The applicant originally claimed that, to remain viable in planning terms, the proposed scheme was unable to provide any affordable housing. A detailed viability appraisal and supporting commentary was been submitted by Alder King on behalf of the applicant in support of this claim.

Officers commissioned DVS (the property arm of the Valuation Office Agency) to assess the viability information and advise the Council as to whether the applicants claim is reasonable. DVS have assessed the values and costs associated with the development, and have reported their conclusions to officers accordingly.

DVS agreed with virtually all inputs into the Alder King Report, including the Benchmark Land Value, which is so often an area of contention. The only area of disagreement related to the proposed sales values of the properties. The Alder King Report relied on an assessment of likely sales values provided by Ocean Estate Agents. However, due to the large volume of recent new build transactions that have taken place in the Portland Square area, DVS considered that it was more appropriate to assess sales values based on sales at the developments identified in the table below. This provided actual evidence of achieved sales values, which could be translated into a £ per square metre value and applied to the properties in the proposed scheme:

| Development | Description | Distance from Application Site |
|--|---|---|
| Portland View | New build flatted development | 130 metres (Corner of Portland Square, Bishop Street and Dean Street) |
| 1 to 4 Portland Square (The Old Shoe Factory) | Conversion of existing building comprising listed frontage to Portland Square and former office block behind, to flats | 20 metres (directly opposite on Surrey Street) |
| 8 Portland Square | Conversion of existing listed building to flats | 80 metres (Corner of Portland Square and Pritchard Street) |
| Kenham House | Conversion of office block to flats. This scheme was consented under the prior approval regime allowing conversions from office to residential without the need to comply with space standards. Therefore any sales values of dwellings that were below space standards have been disregarded | 180 metres (Wilder Street) – considered to be a less desirable location than the application site and the above comparables |

Given that the application scheme comprises a mix of new build flats and the conversion of listed buildings into flats; the above developments are considered to provide good comparable sales information due to their proximity to the application site and the type of accommodation provided.

This analysis resulted in DVS considering that an average sales value of £4,296 per square metre should be applied, as against the average of £3,912 per square metre proposed by Alder King. This

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

difference resulted in DVS concluding that the scheme could provide the full affordable requirement of 20 affordable dwellings whilst still generating a significant surplus over the BLV.

The applicant disputed this, and in an attempt to resolve the matter DVS and Alder King met and took a more fine grained approach to valuing each dwelling rather than applying average figures across the development. This resulted in an overall reduction in the DVS values, however even with these reduced values, DVS still concluded that the scheme could provide 20 affordable dwellings whilst still generating a surplus over the BLV.

It is important to note that the applicant has made an offer of 9 affordable dwellings (10%). The applicant has also suggested that they would be prepared to agree to 20 affordable dwellings on the basis that a downward only viability review is contained in the Section 106 Agreement, such that if sales values were lower than anticipated, the level of affordable housing would be reduced accordingly.

The July 2018 revisions to the PPG address the issue of viability reviews, and states as follows:

As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.

From this it is clear that government considers that viability reviews should only be used to assess whether additional affordable housing can be provided over the lifetime of a development in cases where a lower than policy compliant amount is initially secured. Consequently, the applicants' request for a downward viability review is contrary to the recent revisions to PPG and officers do not consider that it can be supported.

Based on the DVS advice, officers consider that the scheme should provide 20 affordable dwellings.

The required type and tenure of the affordable dwellings has not yet been confirmed by the Council's Affordable Housing Team, and this information will be provided at the committee meeting.

In summary, officers welcome the applicants' offer of 9 affordable dwellings, or 20 affordable dwellings including a downward viability review. However, due to the revisions contained in the revised PPG, officers do not support the proposal for a downward viability review. Based on advice from DVS, officers consider that the scheme should make affordable housing provision of 20 affordable dwellings (21.5%) and that this should be secured by way of a Section 106 Agreement.

Finally, it should be noted that the viability appraisals undertaken by both Alder King and DVS have not included the provision of a District Heating System (see key issue H). It is understood that the inclusion of a District Heating System would increase build costs by in the region of £1,000,000. This would have a knock on increase to finance costs, contingency and professional fees. When these additional costs are taken into account, the inclusion of a District Heating System would very significantly reduce the level of affordable housing that could be provided.

It is therefore recommended that any approval is subject to a Section 106 Agreement to cover the provision of 20 affordable dwellings the type and tenure of which is to be confirmed.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS****(E) IS THE PROPOSED HOUSING MIX APPROPRIATE IN THIS LOCATION?**

Although St Paul's has a range of housing types (e.g. terraced housing, flats, etc.) there is nonetheless an imbalance in household composition towards single person households. This is identified under SPD10 objective 1 which considers housing composition and ensuring that there are a range of housing types. As of 2016, the census data shows that in the St Paul's area the average household size is 2.3 which is also the Bristol average. In addition, 38% of households were single person households (excluding single pensioner households), compared with 33.7% for Bristol as a whole. The proposed development would provide 47 one bedroom apartments, 44 two bedroom apartments and 3 three bedroom units.

The key findings of the St Paul's Housing Needs and Aspirations Survey (2004) concluded that in order to achieve the objective of creating a balanced and sustainable residential community in St Paul's, the Council will expect at least 20% of the total number of dwellings in new residential developments to be family sized dwellings of 3 or more bedrooms. Therefore looking at the raw figures the proposed development would not appear to fulfil this target.

Nevertheless in considering the housing requirements under the space standards (see Key issue E below) the units would be able to accommodate between 2 and 5 persons per unit, with only one unit (flat 2) being a truly a single person unit. Furthermore, the nature of the site and surrounding area would make it difficult to provide the type of family accommodation required in terms of size and the availability of good sized private amenity space amongst other requirements expected in a family-sized single dwelling. Any proposal to increase the number and availability of 3-bed units would also impact on the viability of the scheme and therefore the ability to provide affordable units.

Given these factors the proposed mix of unit sized proposed would be acceptable.

(F) WOULD THE PROPOSED DEVELOPMENT CONSTITUTE AN ACCEPTABLE LIVING ENVIRONMENT FOR FUTURE OCCUPIERS?

The quality of the proposed residential accommodation has to be assessed against the Nationally Described Space Standards, which sets out minimum standards for the size of proposed flats. It is noted that policy BS18 of the Bristol Development Core Strategy also requires residential accommodation to be flexible and adaptable, which normally discourages the provision of bed sits and single person accommodation, as this would not provide the level of flexibility that is required by the policy.

The size of 93 of the units would range from 50 to 87 square metres, which would meet the Nationally Described Space Standards. The accommodation would have space for at least two persons, achieving the flexibility required under the space standards. Private patio gardens will be provided to four flats on the ground floor of the Surrey Street block. Private courtyard gardens will be provided to the five flats on the basement floor of the buildings facing Portland Square. There will be a central courtyard space that will be landscaped to provide a communal amenity area accessible to all occupiers of the development. A number of the units would also have at least one window to each room in terms of outlook.

With regard to inter-visibility across the courtyard and terraced properties, there would be a window to window distance of at least 16 metres between apartments to the rear of 1 Cave Street to 32 Portland Square and the east facing apartments to new block. Whilst this is less than the 21 metres set out in the Council's supplementary planning documents, the distances for developments such as this are not

Development Control Committee A – 5 September 2018
Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street
(warehouse) Bristol BS2 8PS

uncommon given the higher densities in central Bristol. The distance is still considered to be acceptable and would not be visually intrusive to occupiers in the respective blocks.

One of the units (Flat 2) at 48 square metres would just fall short of the minimum for a one bed-two person unit (50 square metres). However the constraints of the site including the conservation gain leave little scope for any additional space. The unit has clearly been labelled as a 1-bed one person Unit and represents just 1.06% of the total accommodation, which would be acceptable.

The Pollution Control Officer has raised some concerns with the potential for noise from Cosies Wine Bar at 34 Portland Square affecting some of the residents of this proposed development. This is licensed for entertainment until 4 am. There is therefore potential for residents in parts of the development near to Cosies to be affected by noise from Cosies. Therefore it is recommended that any approved scheme includes conditions for a detailed acoustic report to be submitted prior to development and mitigation included within the proposal.

Given the above considerations the proposal would constitute an acceptable standard of living accommodation for its future occupiers.

(G) WOULD THE PROPOSED DEVELOPMENT HARM THE AMENITY OF THE ADJOINING PROPERTIES?

The proposed development has been carefully orientated to avoid creating problems of loss of privacy, due to overlooking. The rear windows on to the new block would provide views across Brunswick Cemetery Gardens and of the adjoining Cave Court communal amenity area. However there would be no significant loss of privacy due to the distances involved.

The proposed building is lower in height adjoining the boundary with Cave Court when compared to the approved scheme (06/00483/F) and only steps up in height away from the boundary. The corner of the new building directly adjacent to the Cave Court gardens is chamfered to reduce the effective mass of the building. The external doors to the living room of the flats on the corner of the building have been provided with inset balconies and the windows to the bedrooms have been provided with angled bay windows to ensure that they face towards the application site and not towards the Cave Court gardens. For the same reason, it is not considered that the block would appear overbearing when viewed from Cave Court.

The proposed block would sit south of Cave Court and concern has been raised that at six storeys at its highest point the block would cause loss of light to these neighbouring properties. On considering this aspect of the scheme the following is noted. Over two-thirds of the width of the block would align with the side of Cave Court which contains no side window therefore not impacting on any daylight. Although standing at four storeys, the part of the block immediately adjacent to Cave Court is marginally lower (approximately 1.3m) than the height of the approved scheme. As mentioned, the higher fifth and sixth storey elements are stepped back. Any shadow impacts the highest storeys would cause would mainly be over the lower four storey part of the block. With reference to sun calculations carried out by officers, any impact in terms of overshadowing would be restricted to the earlier part of the day to Brunswick Cemetery Gardens and very little impact to the grounds of Cave Court gardens during the spring and summer months. At worst there would be two hours of shadow to the grounds of Cave Court gardens in the morning during the winter months. However this is comparable with the impact of the residential block approved under the 06/00483/F permission. Given the above it is considered that the level of impact on existing daylight/sunlight levels current

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

received to the Cave Court and Cave Street would be negligible due to the position of this block in relation to the courtyard.

In conclusion, it is considered that the distances between adjacent buildings and the proposed residential blocks would be satisfactory within a compact urban area, and would not result in any significant loss of amenity.

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

Development Plan policies are designed to promote schemes located where sustainable transport patterns can be achieved, which includes pedestrians 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. It also includes parking standards for residential and non-residential development.

The proposal is being put forward as a car-free development and the site is centrally located with good access to shops and transport facilities. It is within a controlled parking zone with permits available to existing residents and businesses, as well as pay and display parking. Disabled (blue badge) users will be able to park on-street within these areas or in the CPZ parking bays, without cost. The applicant states that free membership of the council's car club scheme and vouchers for sustainable travel are proposed as part of a proposed residents welcome pack. This can be secured within the Framework Travel Plan. Consequently it is the view of Transport Development Management (TDM) that a s106 or UU should secure this Travel Plan contribution as well as the sustainable travel vouchers and car club incentives (the latter two paid directly from the developers to the future occupiers), subject to legal agreement. It is noted that the applicants are also willing to pay for the Local Authority to undertake the Full Travel Plan at a fee of £135 per dwelling, secured through a Unilateral Undertaking or Section 106.

156 cycle spaces plus 10 visitor spaces are proposed to serve the development which would meet the standards set out in the Site Allocations and Development Management Policies. 106 of the spaces would be two two-tier stacker units which are not considered an acceptable provision to TDM, given that these are harder to use for less able bodies occupiers or those with panniers or child seats for example. Access to the cycle stores would be via entrance points to Surrey Street, from the lower ground floor units to 29-30 Portland Square and the rear block via the courtyard garden. However for such a development of this size 100% Sheffield stands would take up a substantial space with the likely loss of courtyard space and at least one flat which in turn would affect the viability of scheme including securing affordable units. Therefore whilst the cycle parking arrangements are not wholly ideal, they are borne out of the site constraints of the development.

TDM have also raised a concern regarding the refuse store and in particular the distance these are away from the flats fronting onto Portland Square. Whilst these concerns are duly noted, it is accepted that the proposed storage has been sized for all 94 units including the Portland Square units. The applicant has stated that it would not be possible to provide a separate refuse store onto Portland Square without harm to the character of the frontage being re-created. Given the wider conservation benefits of the arrangements, it is not considered that a refusal could be justified on grounds of the proposed refuse arrangements.

With regard to other matters the footways around the site will require full refurbishment with a full height kerb along the frontage to ensure good quality safe pedestrian facilities are available to future

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

residents. This can be secured through a highway works condition and subsequent s278 Highway Agreement, prior to occupation of the development.

In conclusion subject to the securing of cycle and refuse storage, S106/UU to secure travel Plan payment and initiatives, and the refurbishment of the footway along the frontage, the proposal would satisfactorily address transport and movement issues.

(I) WOULD THE PROPOSAL MAKE AN ADEQUATE CONTRIBUTION TO THE CITY'S OBJECTIVES WITH REGARD TO SUSTAINABILITY AND CLIMATE CHANGE?

Policies BCS13, BCS14, BCS15 and BCS16 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. The Central Area Plan policies also apply, with relevance to sustainability including BCAP20, BCAP21, BCAP22, and BCAP25.

The application is supported by a Sustainability Statement and Energy Assessment, which was revised following comments raised by the Sustainable City Team. The document assesses the potential thermal performance of the development. According to the applicants, they aim to deliver high quality buildings that will comply with current Building Regulations, equivalent to Code for Sustainable Homes Level 4. The report considers separately the new build blocks and that of the two existing listed buildings.

With regard to the listed building element, the applicants have used the guidance within the English Heritage "Energy Efficiency and Historic Buildings" publications to inform the design approach. Whilst the proposals seek to achieve thermal improvements to the buildings, in this case, they are not recommending the use of a renewable energy source due to perceived impact on the character of the historic buildings. Consequently the Sustainable City Team notes the restrictions applicable to the two listed buildings. Their only request is for further information on the proposed strategy for heating and hot water in the listed buildings and measures to ensure this is provided in the most efficient means possible given the listing constraints.

With regard to the proposed new block the site has been examined for the best solutions and in this case the applicant proposes a combination of air source heat pumps and solar photovoltaic panels on the roofs. With this combination it has been calculated that residual carbon emissions can be reduced by 40.22% according to the energy table, therefore exceeding the Council's minimum policy target. On considering this the Sustainable City Team welcome the proposal adding that some additional information will be required to show that this able to deliver the required reduction in residual emissions. This can be conditioned as part of any approval.

The issue of contention regards the provision of district heating. The provision of space heating should follow the heat hierarchy as presented in the Core Strategy (BCS14). As the development falls within the heat priority Within Heat Priority Areas, as a major development it will be expected to incorporate, where feasible, infrastructure for district heating, and will be expected to connect to existing systems where available. On considering the proposals, the Sustainable City Team state that given the policy/heat hierarchy requiring connection to the heat network, and the location of the development, officers cannot consider alternative options, including those proposed in the revised Energy Statement, until connection to the heat network has been fully considered. The development is listed as a future heat demand in the City Centre Phase 2 study into the expansion of the heat

Development Control Committee A – 5 September 2018
Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street
(warehouse) Bristol BS2 8PS

network. So therefore it is important that all new developments are at the very least future proofed to connect to the heat network. In addition the proposed electric panel heaters are not listed on the heat hierarchy and are not compliant with policy BCS14. Therefore the Sustainable City Team considers the proposal to be unacceptable contrary to policy BCS14.

In response the applicant states that it is highly unlikely that Phase 2 of the District Heat Network will be ready to connect to. The supporting text in the revised Energy Statement sets out the cost to the developer, and potentially to the future occupiers, when compared to conventional heating methods, the scheme has been designed to incorporate electric heating. The applicant adds that realistically, the final form of heating needs to be decided prior to tender packs being issued and therefore, confidence in the implementation of the heat network is required much earlier than commencement of development. Any change at this stage in the form of heating would have an impact on the design of the scheme impacting on the overall height of the development, an issue which is already sensitive. In terms of providing a communal gas fired heating system, the applicant has stated that even if the costs are slightly below the figures they have already provided, the gas fired system will still be significantly more expensive than connecting to district heating and so will affect the economics of the scheme to the extent that it will be unviable.

Consequently it is considered that the cost of implementing district heating is contentious. However the Council's independent valuers are in agreement with the estimated build costs that would be added to the scheme, and therefore the ability of the developer to deliver affordable housing to the site. On considering this issue it is regrettable that this aspect of the scheme would not satisfy the policy objectives of policy BCS14.

Notwithstanding the above it is noted that the applicant has provided details showing that the Surrey Street building, Brunswick Cemetery Gardens building and the new build facing Portland Square would be designed to be 'DH ready' in accordance with the Council's – Connecting to Heat Networks in Bristol Part 2 – a technical guide for designers of building services. The plans show that a single plant room would be provided at lower ground floor level, accessed from the communal garden. The stair cores and corridors provide convenient routes for the future installation of pipework. Furthermore a defined route for the future connection below ground has been shown on the ground floor plans. An accessible duct will be provided below the communal lobby area to avoid this area being unduly affected if the connection is made to the heat network in the future. Officers would draw attention to the details of this aspect of the scheme in considering the matter of district heating and weighing this against the matter of viability, and have taken a balanced approach in recommending that the current proposal are acceptable in this regard.

The Sustainable City Team state that their comments regarding the risk of overheating appear not to have been addressed in the revised Energy Statement. This should be undertaken for units/spaces deemed to be most at risk, such as those with an aspect between south west and south east and where risks are identified mitigation measures should be incorporated into the design such as external measures to reduce solar gain. Also, evidence demonstrating compliance with Broadband (i.e. registration with BT or Virgin) has not been provided. The applicant has set out within their revised Energy statement that the area is well served with internet connectivity. For example, Portland Square is served with Superfast broadband (defined as 300Mbps+) at one or more properties and across 29 providers an average download speed of 45.3Mbps and an average upload speed of 5.2Mbps. As such these are not matters which would warrant a refusal of the scheme; however it is considered that this information can be conditioned for further details.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

The application is supported by a report by Craddys and in their report they make recommendations for how surface water drainage can be improved with use of permeable paving and appropriate attention. The proposals accord with the principles of adopted Council policy as the West of England Sustainable Drainage guidance. The applicant states that if strictly necessary, further details could be provided as a condition of any future consent.

(J) WOULD THERE BE ANY SAFETY AND SECURITY ISSUES AS A RESULT OF THE PROPOSAL?

It is important that, where appropriate, development recognises the issue of crime prevention and helps to create safer, more secure development. This principle may include deterrent effects of good design, layout and lighting.

There would be doors to the main communal area, which should prevent unauthorised access. This area is overlooked by the residential units and there would thus be natural surveillance.

The proposed boundary treatment to the cemetery is considered to be appropriate and would provide a good level of security to the ground floor courtyard gardens. Furthermore the block would overlook the Brunswick cemetery gardens providing additional natural surveillance. This in turn would help reduce incidents of anti-social behaviour. Surveillance of the street-scenes would be enhanced as a result of the proposal and it is not considered that the proposal would encourage anti-social behaviour/criminal activity.

(K) DOES THE PROPOSAL RAISE ANY LAND CONTAMINATION ISSUES?

The site's history with regard to the former industrial uses means that the proposed development is sensitive to contamination, being situated on and adjacent to land which has been subject to land uses which could be a potential source of contamination. The applicant has provided a desk study which the Land Contamination Officer considers to be adequate. Furthermore the Officer concurs with the requirements for an unexploded ordnance assessment; part of the site was subject to bomb damage during the Second World War. Consequently the Land Contamination officer recommends that any approval should be subject to an intrusive investigation and risk assessment, the submission of a remediation scheme and the commissioning of an unexploded ordnance survey all prior to commencement of any development. These can be secured via planning conditions.

(L) DOES THE PROPOSED DEVELOPMENT SECURE A PACKAGE OF PLANNING OBLIGATIONS TO OFFSET THE IMPACT OF THE DEVELOPMENT ON THE LOCAL INFRASTRUCTURE?

Policy BCS11 of the Core Strategy requires that planning obligations should be secured through the planning process in order to offset the impact of the proposed development on the local infrastructure. With the exception of site specific requirements, this policy is met through the application of the Community Infrastructure Levy which is mandatory, details of which are provided in the accompanying CIL Questions Form. Based a flat rate of £50/m² and the quantum of new floor space being created and after index linking with the Building Cost Information Services rate, this is likely to generate £190,947.99. 80% of the money received through CIL would be spent on those items identified in the Regulation 123 list, which includes identified public transport projects, parks and green spaces and school projects. 15% is also delegated to the Neighbourhood Partnership who can then spend it on local priorities.

Development Control Committee A – 5 September 2018**Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS**

In terms of financial contributions, the applicants have stated that willing to negotiate with the Council on matters such as the amount provided as part of the travel plan package and improvements to footways etc. The cost to the applicant for the Council to undertake the full travel plan would be £12,555 or £135 per residential unit. The agreed travel Information Pack an additional £500 per unit and up to £100 per unit for car club incentives. In terms of the provision of affordable housing, this will be subject to viability testing (see key issues above).

CONCLUSION

The proposed redevelopment of the site is supported, and the restoration of the listed buildings and terrace is particularly welcomed. The significant townscape and conservation benefits of the proposal along with the wider public benefits of bringing a vacant site back into use, providing new housing including much needed affordable housing, are considered to outweigh the harmful impact in relation to the new large block facing onto Surrey Street and Brunswick cemetery gardens respectfully.

The Council has assessed the financial viability information submitted with the application, and concludes that the scheme could afford 21% affordable housing as well as planning obligations towards a Travel Plan Framework. The money received through CIL would go to public transport projects, parks and green spaces and school projects, along with contributions to the Neighbourhood Partnership. Whilst the applicant has agreed to negotiations on planning obligations, these are yet to be secured.

With regards to issues of sustainability and climate change it is accepted that the development would not be wholly policy compliant given the constraints in regard to the listed buildings. In terms of renewable energy the use of source heat pumps and solar photovoltaic panels to the new block would reduce residual carbon emissions in excess of the Council's policy target. The applicant has not provided any acceptable details to show that the development would be DH ready and the use of electric panel heating which is considered to be contrary to policy BCS14 by officers of the Council's Sustainable City Team. Whilst this is noted, the applicant has demonstrated that given the uncertainties in build costs and timescales, to implement this would be to the expense of the viability of the scheme and the ability to deliver any affordable housing to the site.

The nature of the proposed development does not pose a highway hazard. The development would be situated in a very sustainable location close to Bristol City centre. The applicant has offered planning obligations towards a travel plan framework which is acceptable to the Councils transport Development Management Officers. The fact that there is not 100% provision of Sheffield stand storage is borne out of the constraints of the site and the number of units proposed. Therefore to refuse the application on highway grounds could not be justified given the wider benefits of the proposed development.

Therefore on balance, this application is acceptable given the resulting wider benefits in terms of the merits of the scheme and is recommended for approval. This is subject to a list of conditions including safeguarding the grade I listed building in the long-term, highway works, construction management plan, archaeological works, design details, landscaping, sustainable drainage, public art, mitigation for contamination, noise mitigation, the completion of cycle and refuse, sustainability, and lighting requirements. A Section 106 agreement that seeks financial contributions towards the provision of 20 affordable units of accommodation and Travel Plan contributions would also be subject of any permission.

Development Control Committee A – 5 September 2018

Application No. 17/05290/F & 17/05291/LA: 31 - 32 Portland Square And Surrey Street (warehouse) Bristol BS2 8PS

RECOMMENDED (17/05290/F) GRANT subject to Planning Agreement

A) 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 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:

- i) The provision of 20 affordable housing units to be provided on site (location, mix and tenure to be agreed).
- ii) A financial contribution (to be agreed) to be made to Bristol City Council in order to finance the Travel Plan/Car Club contribution.

(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 conditions (to follow on amendment sheet):

RECOMMENDED (17/05291/LA) GRANT subject Condition (to follow)

Condition(s)

To follow

Supporting Documents

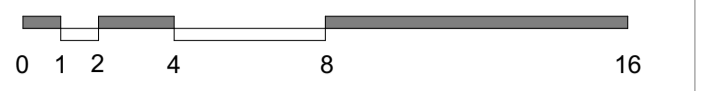
3. 31-32 Portland Square & Surrey Street (warehouse)

1. Proposed site plan
2. Proposed basement floor plan
3. Proposed ground floor plan
4. Proposed third floor plan
5. Proposed fifth floor plan
6. Proposed Brunswick Garden & Cave Court elevations
7. Proposed Courtyard elevations
8. Proposed Portland Square front & rear elevations
9. Proposed Surrey Street elevation

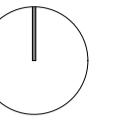


©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:200 @ A1



Schedule of Accommodation

| | | |
|--|--|---------------|
| 32 Portland Square (Refurbished) | | |
| 1 Bed/2 Person Flats (min 50 sqm) | | 1 No. |
| 2 Bed/3 Person Flats (min 61 sqm) | | 4 No. |
| 31 Portland Square (Rebuilt) | | |
| 1 Bed/2 Person Flats (min 50 sqm) | | 1 No. |
| 2 Bed/3 Person Flats (min 61 sqm) | | 4 No. |
| 29/30 Portland Square (New) | | |
| 1 Bed/2 Person Flats (min 50 sqm) | | 15 No. |
| 1 Cave Street (New) | | |
| 1 Bed/1 Person Flats (min 45 sqm) | | 1 No. |
| 2 Bed/3 Person Flats (min 61 sqm) | | 4 No. |
| Surrey Street (New) | | |
| 1 Bed/2 Person Flats (min 50 sqm) | | 28 No. |
| 2 Bed/3 Person Flats (min 61 sqm) | | 16 No. |
| 2 Bed/3 Person Flats (wheelchair - 71 sqm) | | 1 No. |
| 2 Bed/4 Person Flats (min 70 sqm) | | 16 No. |
| 3 Bed/5 Person Flats (min 86 sqm) | | 3 No. |
| Totals | | |
| 1 Bed/1 Person Flats (min 45 sqm) | | 1 No. |
| 1 Bed/2 Person Flats (min 50 sqm) | | 45 No. |
| 2 Bed/3 Person Flats (min 61 sqm) | | 28 No. |
| 2 Bed/3 Person Flats (wheelchair - 71 sqm) | | 1 No. |
| 2 Bed/4 Person Flats (min 70 sqm) | | 16 No. |
| 3 Bed/5 Person Flats (min 86 sqm) | | 3 No. |
| TOTAL | | 94 No. |

| | | | |
|-----|------------|-----|--|
| 04 | 2018.07.30 | PT | Cycle store amended. |
| 03 | 2018.04.17 | CLP | Cycle store, refuse store and concierge amended. |
| 02 | 2018.02.15 | CLP | Surrey Street new build layout amended. |
| Rev | Date | By | Description |



noma architects
14 Guinea Street
Redcliffe, Bristol BS1 6SX
T 0117 929 2041
E mail@noma-uk.com
www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

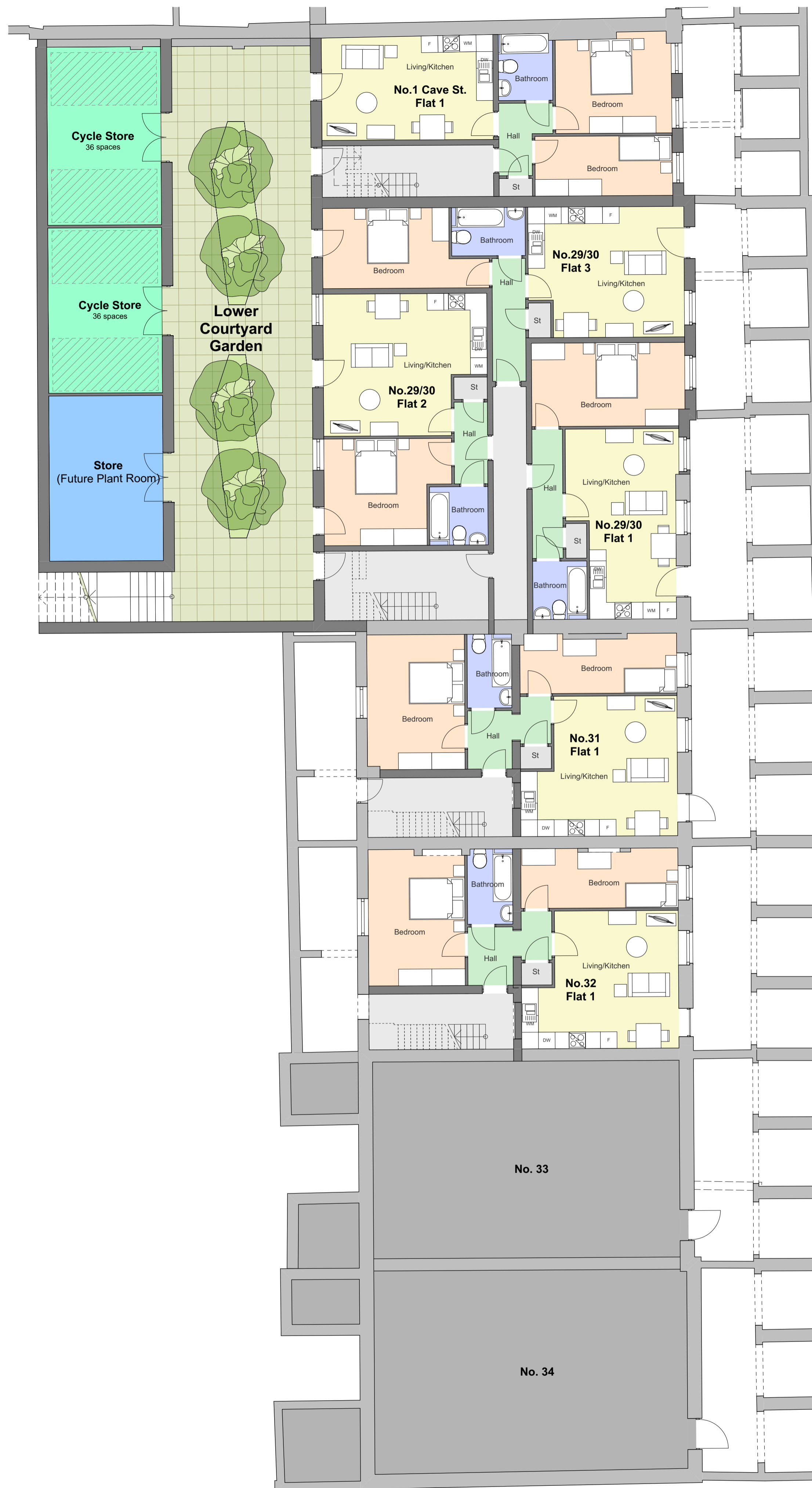
Client
The Portland Square Ltd

Drawing Title
Proposed Site Plan

| | | | |
|----------------|-------------|-------------|-----------|
| Drawing Number | 1812 | 2100 | 04 |
| Project | Number | Revision | |

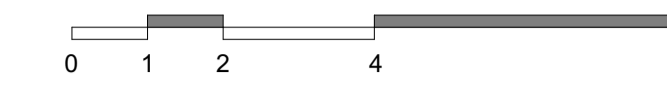
Purpose of Issue
Planning Scale: **1:200**

| | | |
|-----------------|------------|------------|
| CLP | 08.09.2017 | A1 |
| Drawn | Checked | Issue Date |
| 1812 | Noma | 00 00 00 |
| NOMA Project No | Owner | Zone |
| | | Level |
| | | Type |
| | | Role |
| | | Status |

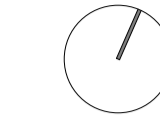


©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1



| Rev | Date | By | Description |
|-----|------------|-----|---|
| 03 | 2018.05.15 | PT | Cycle stores rearranged and new store created for future plant room for district heating. |
| 02 | 2018.02.15 | CLP | Surrey Street new build layout amended. |



noma architects
 14 Guinea Street
 Redcliffe, Bristol BS1 6SX
 T 0117 929 2041
 E mail@noma-uk.com
 www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Basement Floor Plan

Drawing Number
1812 2101 03

Project
Planning **1:100**
 Purpose of Issue Scale

| CLP | PT | 08.09.2017 | A1 |
|-----------------|---------|------------|--------|
| Drawn | Checked | Issue Date | Size |
| 1812 | Noma | 00 00 00 | A 00 |
| NOMA Project No | Owner | Zone | Level |
| | | | Type |
| | | | Role |
| | | | Status |



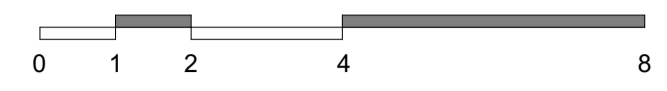
Cave Street

Portland Square

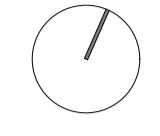
Surrey Street

©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1



| | | | |
|----|------------|-----|--|
| 07 | 2018.07.30 | PT | Cycle parking updated. |
| 06 | 2018.05.15 | PT | Route of future district heating connection added. |
| 05 | 2018.04.17 | CLP | Entrance to Flat 59 from Surrey Street amended. |
| 04 | 2018.04.16 | CLP | Cycle store, refuse store and concierge amended. |
| 03 | 2018.03.27 | CLP | Cycle store, refuse store and concierge amended. |
| 02 | 2018.02.15 | CLP | Surrey Street and Brunswick Gardens new build layouts amended. |

Rev Date By Description



noma architects

14 Guinea Street
 Redcliffe, Bristol BS1 6SX
 T 0117 929 2041
 E mail@noma-uk.com
 www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

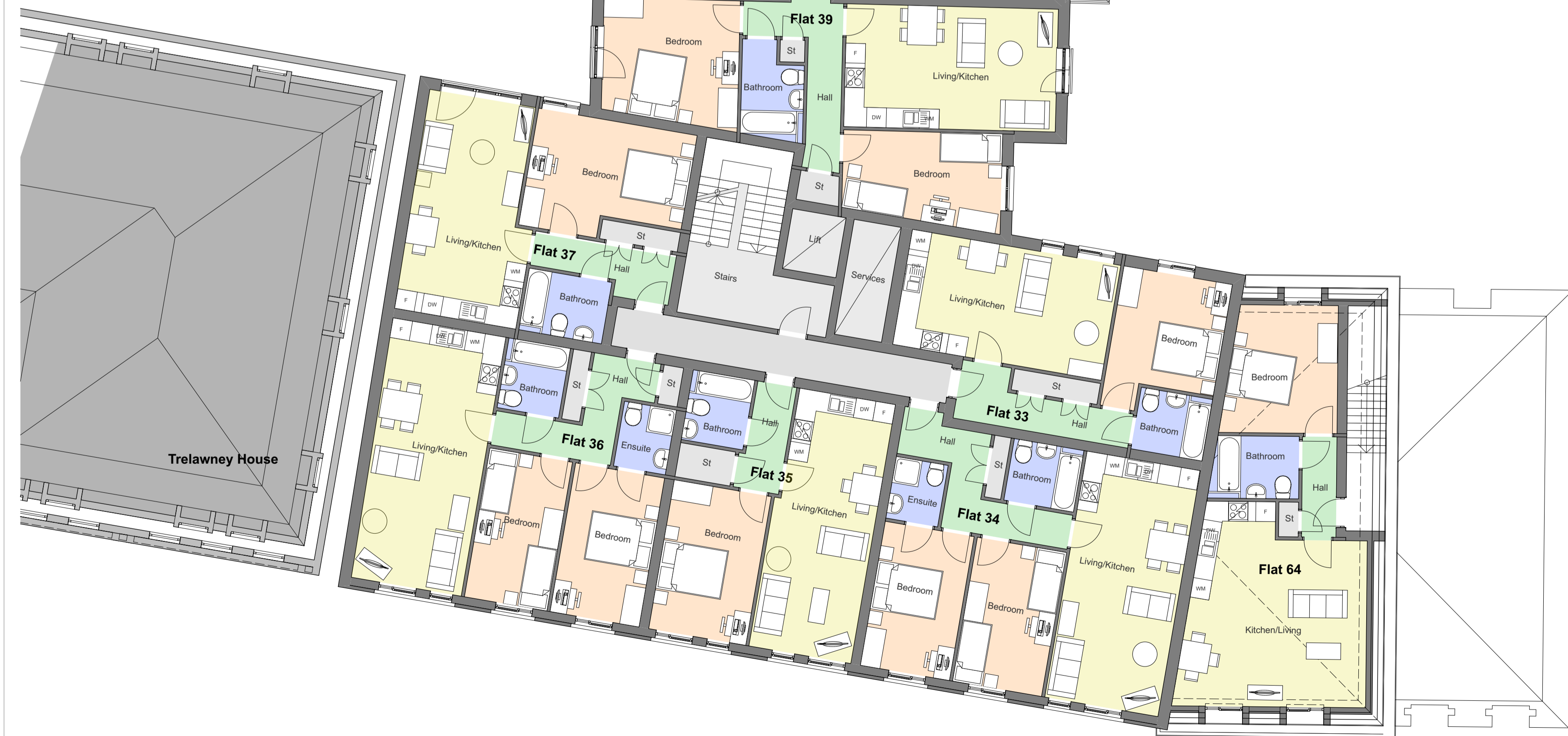
Client
The Portland Square Ltd

Drawing Title
Proposed Ground Floor Plan

Drawing Number
1812 2102 07

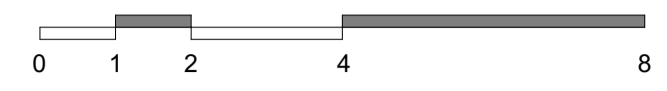
Project
Planning **1:100**
 Purpose of Issue Scale

| | | | |
|-----------------|---------|------------|--------|
| CLP | PT | 08.09.2017 | A1 |
| Drawn | Checked | Issue Date | Size |
| 1812 | Noma | 00 00 00 | A 00 |
| NOMA Project No | Owner | Zone | Level |
| | | | Type |
| | | | Role |
| | | | Status |

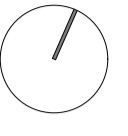


©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1



| | | |
|-----|------------|---|
| 03 | 2018.04.17 | CLP Surrey Street new build layout amended. |
| 02 | 2018.02.15 | CLP Surrey Street new build layout amended. |
| Rev | Date | By Description |



noma architects
14 Guinea Street
Redcliffe, Bristol BS1 6SX
T 0117 929 2041
E mail@noma-uk.com
www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Third Floor Plan

| | | | |
|----------------|-------------|-------------|-----------|
| Drawing Number | 1812 | 2105 | 03 |
| Project | Number | Revision | |

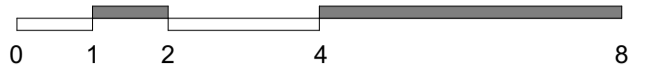
Purpose of issue
Planning Scale
1:100

| | | | |
|-----------------|---------|------------|--------|
| CLP | PT | 08.09.2017 | A1 |
| Drawn | Checked | Issue Date | Size |
| 1812 | Noma | 00 00 00 | A 00 |
| NOMA Project No | Owner | Zone | Level |
| | | | Type |
| | | | Role |
| | | | Status |

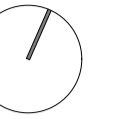


©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1



| Rev | Date | By | Description |
|-----|------------|-----|---|
| 03 | 2018.04.17 | CLP | Surrey Street new build layout amended. |



noma architects

14 Guinea Street
Redcliffe, Bristol BS1 6SX
T 0117 929 2041
E mail@noma-uk.com
www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Fifth Floor Plan

| Drawing Number | Number | Revision |
|----------------|-------------|-----------|
| 1812 | 2107 | 02 |

Project: **Planning** Scale: **1:100**

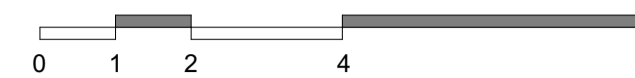
Drawn: **CLP** Checked: **PT** Issue Date: **08.09.2017** Size: **A1**

1812 Noma 00 00 00 A 00

NOMA Project No Owner Zone Level Type Role Status

©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1

line of building approved under
planning application 06/00483/F



03 2018.05.25 PT Solar panels amended.
02 2018.04.17 CLP Material notes added. Solar panels shown dotted.
Rev Date By Description

noma architects

14 Guinea Street
Redcliffe, Bristol BS1 6SX
T 0117 929 2041
E mail@noma-uk.com
www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Brunswick Garden & Cave Court Elevations

Drawing Number
1812 2202 03

Project Number Revision

Planning 1:100
Purpose of issue Scale

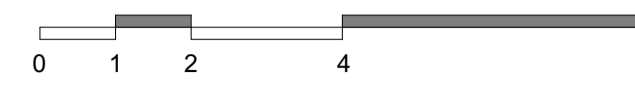
CLP PT 08.09.2017 A1
Drawn Checked Issue Date Size

1812 Noma 00 00 00 A 00
NOMA Project No Owner Zone Level Type Role Status



©Copyright
 Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1



Page 143



03 2018.05.25 PT Solar panels amended.
 02 2018.04.17 CLP Material notes added. Solar panels shown dotted.
 Rev Date By Description

noma | architects
 14 Guinea Street
 Redcliffe, Bristol BS1 6SX
 T 0117 929 2041
 E mail@noma-uk.com
 www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Courtyard Elevations

Drawing Number
1812 2204 03

Project Number Revision
Planning 1:100

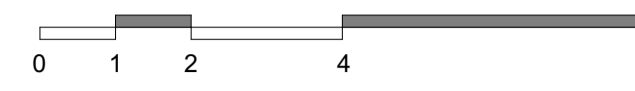
Purpose of Issue Scale
CLP PT 08.09.2017 A1

Drawn Checked Issue Date Size
1812 Noma 00 00 00 A 00

NOMA Project No Owner Zone Level Type Role Status

©Copyright
 Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1



Page 144



03 2018.05.25 PT Solar panels amended to Portland Square front elevation and added to rear elevation
 02 2018.04.17 CLP Material notes added. Solar panels shown dotted.
 Rev Date By Description

noma | architects
 14 Guinea Street
 Redcliffe, Bristol BS1 6SX
 T 0117 929 2041
 E mail@noma-uk.com
 www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Portland Street Front and Rear Elevations

Drawing Number
1812 2201 03

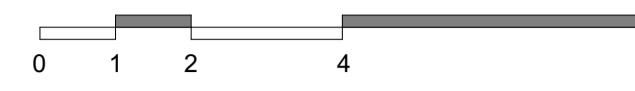
Project Number Revision
1812 2201 03

Purpose of Issue Scale
Planning 1:100

| | | | |
|-----------------|---------|------------|------------------------|
| CLP | PT | 08.09.2017 | A1 |
| Drawn | Checked | Issue Date | Size |
| 1812 | Noma | 00 00 00 | A 00 |
| NOMA Project No | Owner | Zone | Level Type Role Status |

©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:100 @ A1

Materials Schedule:

1. Red stock brickwork.
2. Grey metal cladding.
3. Aluminium fascia and soffit system.
4. Powder-coated aluminium doors and windows.
5. Grey metal mansard roof.
6. Aluminium coping.

line of building approved under
planning application 06/00483/F



Proposed Elevation to Surrey Street

| Rev | Date | By | Description |
|-----|------------|-----|--|
| 04 | 2018.07.30 | PT | Door/windows to cycle store amended. |
| 03 | 2018.05.25 | PT | Solar panels amended. |
| 02 | 2018.04.17 | CLP | Material notes added. Solar panels shown dotted. |



noma | architects
14 Guinea Street
Redcliffe, Bristol BS1 6SX
T 0117 929 2041
E mail@noma-uk.com
www.noma-uk.com

Job
29-32 Portland Square + 1 Cave Street

Client
The Portland Square Ltd

Drawing Title
Proposed Surrey Street Elevation

Drawing Number
1812 2203 04

Project Number Revision
Planning 1:100

| | | | |
|-------|---------|------------|------|
| CLP | PT | 08.09.2017 | A1 |
| Drawn | Checked | Issue Date | Size |
| 1812 | Noma | 00 00 00 | A 00 |

| | | | | | | |
|-----------------|-------|------|-------|------|------|--------|
| NOMA Project No | Owner | Zone | Level | Type | Role | Status |
|-----------------|-------|------|-------|------|------|--------|

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

SITE DESCRIPTION

This application relates to the land and buildings bounded by Wilder Street to the southeast, Upper York Street to the northeast, Backfields to the northwest and the building known as St. James House to the southwest. The site is within St. Paul's, in Ashley Ward. The buildings on site consist of no's. 7-29 Wilder Street and no's. 1-3 Backfields.

7-11 Wilder Street is situated at the western end of the site and consists of a single storey building which houses a car park. St. James House, a 4 storey office block, is situated to the west of the car park.

A series of one and two storey warehouse buildings, 13-25 Wilder Street and 1-3 Backfields are located centrally on the site from which a commercial printers (Use Class B2) operates. Amongst these buildings is the Grade II Listed Building known as 25 Wilder Street. 25 Wilder Street is on the Heritage at Risk Register. The building is a three storey Georgian townhouse constructed in red brick with stone surrounds. A bay window is situated at ground floor level. The Historic England description of the building states:

“House. Late C18. Brick render and stucco, brick stack and corrugated concrete roof. Late Georgian style. 3 storeys, basement and attic; 2-window range. Plinth and rusticated ground floor, rusticated pilasters and moulded coping, steps up to right-hand pedimented doorcase with keyed semi-circular arch, canted ground-floor bay window with hatch to basement, upper windows with 5 stepped vousoirs, sash windows with horizontal glazing bars. INTERIOR not inspected.”

The northern corner of the site at the junction of Backfields with Upper York Street consists of hardstanding and an open-air car park.

The eastern end of the site at the corner where Wilder Street and Upper York Street meets consists of a two storey building, 27-29 Wilder Street, also known as 'Wilder St Studio'. This building is currently used as an arts space and dance studio (Use Class D2).

25 and 27-29 Wilder Street are located within the Portland and Brunswick Square Conservation Area.

RELEVANT HISTORY

18/01527/PREAPP - Redevelopment to provide a scheme of managed student accommodation, commercial/studio space and key worker housing. - Pre-application advice ISSUED

17/06270/PREAPP Construction of managed student accommodation of up to 383 bed spaces following demolition of existing buildings and the retention and restoration of 25 Wilder Street - Pre-application advice ISSUED

17/05504/P Outline planning for construction of managed student accommodation (sui generis) of up to 105 bed spaces following demolition of existing enclosed car park building, and associated works. (Resubmission of extant planning permission 14/03981/P) - GRANTED subject to condition(s)

14/03981/P Outline planning for construction of managed student accommodation of up to 105 bed space, following demolition of existing enclosed car park building, and associated works. (Major Application) - GRANTED subject to condition(s)

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU****APPLICATION**

Full planning permission and Listed Building consent are sought for the demolition of the existing covered car park, the commercial buildings known as 13-21 Wilder Street and 1-3 Backfields and the arts space/dance studio 27-29 Wilder Street, and the construction of a 345 bed space student accommodation scheme with ancillary office space and communal study and recreation areas (sui generis). Two ground floor commercial units are proposed (Use Class B1). The Listed Building, 25 Wilder Street, is proposed to be reused as a three bedroom dwellinghouse (Use Class C3).

The proposals would consist of three development blocks, fronting Wilder Street, Upper York Street and Backfields, with a central courtyard for use by the student occupiers. The blocks would range from between 6 and 3 storeys in height, with the lowest parts of the new buildings either side of the Listed Building and within the Conservation Area.

The ground floor would consist of a mixture of cluster flats and studios, a laundry, a management suite, a common room and study areas, as well as cycle and bin storage. A plant room is also proposed. Those bedrooms at ground floor level which face out onto Wilder Street and Backfields would be recessed away from the highway and some defensible space provided between windows and the street. The building would feature three cores each with a stairwell and a lift. The two commercial units would be situated on Backfields, adjacent to St. James House and on the corner with Upper York Street respectively.

At first floor level to fifth floor level, the development would consist of a number of cluster flats, ranging in size from four to twelve beds, and studios. A communal roof terrace is proposed at fifth floor level as part of the development block fronting onto Backfields.

Solar PV panels and a green roof are proposed.

The converted Listed Building would consist of a living room at ground floor level, with a kitchen and dining room to the rear. The building would be returned to historic plan form at this level. The first floor level would consist of a bedroom to the front of the building with a bathroom to the rear. An ensuite bathroom would be situated centrally with two partitions inserted. The existing doorways from the landing would be retained. The second floor level would consist of a bedroom at the front of the building and another bedroom to the rear. The existing door openings and historic plan form retained. There would be replacement windows in the rear and front elevations at first and second floor levels. The original window opening at first floor level in the rear elevation would be reopened. The roof would be replaced.

PRE-APPLICATION COMMUNITY CONSULTATION

The Applicant has carried out pre-application community consultation, as detailed in the Report of Community Involvement submitted with the planning application. This includes details of key stakeholder workshops, a public consultation event, how key stakeholders and the public were notified of the proposals, and the inclusion of a survey. The report sets out how responses were considered and how, if appropriate, they were integrated into the design of the proposals.

RESPONSE TO PUBLICITY AND CONSULTATION**General response from the public**

7 comments were received from 7 interested parties.

4 of these comments were in support of the scheme. The following issues were raised:

- The proposed development represents much needed regeneration and investment in the area

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

- The location is well-suited for student accommodation
- The proposed development responds to a demand for student housing
- The proposed development would improve the appearance of the area

3 of these comments objected to the scheme. The following planning issues were raised:

- Concerns of over saturation of student accommodation in the area
- Concerns about the impact upon outlook from surrounding properties
- Concerns about lack of development diversity and housing mix in the area
- Objection to the loss of employment space
- Concerns about harm to designated heritage assets
- Concerns about the overbearing impact of the development on surrounding street scene

Response from interest groups and organisations

A comment in objection was received from the Conservation Advisory Panel. Issues raised were:

- Concern that the design fails to reflect or enhance the character and appearance of surrounding heritage assets or the context of the Portland and Brunswick Conservation Area
- Concern that the scale of the proposed development overwhelms and overcrowds the adjacent listed building and the surrounding area
- Concern over the adverse effect of the proposal on heritage assets

A comment in objection was received from the St. Paul's Planning Group Bristol. Issues raised were:

- Support for increasing purpose built student housing to accommodate rising student population and to free up residential housing elsewhere in the city
- Concern of over concentration of student housing in the area
- Concern about harm to the community related to the transient student population in the area
- Concerns of a lack of housing mix in the area
- Support for the increase in commercial space, but concerns about the insufficient size of units
- Concerns over increase in residential population without additional public green space
- Concerns over the accuracy of the assessment of economic benefit within the application

A comment in objection was received from The Bristol Civic Society. Issues raised were:

- Support for the redevelopment of the site but not in support of the current proposal
- Concerns over the concentration of student housing in the area
- Concerns over potential harm to the community as a result of the transient nature of the student population
- Failure to respond to unmet residential demand in the city centre
- Loss of employment space, and the insufficiency of employment space proposed
- Support for the absence of plant at roof level
- Support for the reconfigurable internal design
- Support for the use of modern materials such as metal cladding
- Support for the type of brick preference of a terracotta coloured brick
- Concerns about the height of the proposed development
- Support for the reintroduction of the historic building line

Response from external consultees

The Coal Authority – No objection

“The planning application is supported by an appropriate range of sources of information, including the findings of intrusive site investigations.

Having reviewed the available coal mining and geological information the Ground Investigation Report states that during the drilling works carried out on site no evidence of coal seams, voids, broken

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

ground or loss of flush was encountered. Based on these findings the report authors conclude that there is a low risk of historic shallow coal workings affecting the proposed development.

On the basis of the information submitted, and the professional opinions of the report authors set out therein, the Coal Authority has no objection to this planning application.”

Crime Prevention – No objection

Response from internal consultees

City Design Group (inclusive of Conservation): No objection.

“The proposed site layout reintroduces a perimeter block to better define Wilder Street, Backfields and Upper York Road. The proportions of the block and the arrangement of double stacked single aspect student rooms create a deeper plan than the historic buildings that once occupied the site. Consequently, this produces a layout with a relatively narrow courtyard space particularly considering the height of the proposed buildings. This issue has been raised during the pre-application discussions, and although some widening of this space has been achieved the current scheme is not considered ideal with regards to penetration of sunlight of overlooking privacy distances. It is often argued that the standards for student housing do not need to fully comply with expectations for residential developments.

The introduction of commercial uses on the ground floor is welcome, not only as it increases street level activity but also because it reduces the numbers of single aspect student bedrooms that face directly onto the street.”

In response to these concerns, a number of the changes in the floor plan were proposed, with the reduction of some bed spaces within ground floor cluster flats to enable the creation of recessed areas with some defensible space to protect the amenity of future occupiers.

“The general arrangement of the public realm is welcomed with improved sense of enclosure to Wilder Street, Upper York Road and Backfields. The building line along Wilder Street has been amended following pre-application discussions to better integrate the retained listed building and its post war buttress which provides a useful reminder of the history of the site.

The courtyard will have a limited impact from the public realm although glimpses through common areas to the contained greenspace may be achieved and this should be further considered as part of the detailed design of entrance doors and lobby areas.

The height of the scheme varies from 3 to 6 storeys. The 6th storey elements are set back and will be less visible within this tight urban setting. This is considered acceptable, although 5 storeys is considered the optimum height for development at this location. The height of proposed development at the eastern end of the scheme is welcomed as it relates well to the scale of buildings around Upper York Road.

The robust brick framing has been articulated with the use of colour within linking elements and at the corners onto Upper York Road. In broad terms the approach to the new building is welcomed as illustrated within the design and access statement. The red colour of the brickwork onto Upper York Road is considered to complement the existing adjacent buildings and the wider character of the Conservation Area.

The treatment of the elevations is not expressed in detail and the next stage of design development will be to demonstrate an appropriate level of articulation particularly at ground floor level and where metal cladding is proposed. This will be dealt with under condition.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

The scheme includes suggested public art work in the form of murals at key locations including the main entrance at the corner of Wilder Street and Upper York Road. This is appropriate as a starting point and has some justification in this part of the city. However the proposal needs to be developed further with regard to a more formal public art strategy, and the work of the artists could also help to further inform the wider use of colour of the building facades, as well as more detailed treatment of entrance areas with direct visibility from the public realm.”

Concerns were raised by the Conservation Officer in response to the proposed layout for the conversion of the retained Listed Building and the proposed surrounding the historic building on three sides including the rear.

In response, revised plans were submitted to show the converted Listed Building to be refurbished as a single dwelling, and that at first and second floor level, the rear of the building would be opened up to the courtyard. Whilst some less-than-substantial harm remains identified, this approach is considered more appropriate both with regard to the historic plan form of the building and would enhance the living environment of the new dwelling. It is considered that there is sufficient public benefit in bringing the Listed Building back into its optimum use and the wider regenerative benefits of the scheme to outweigh the less-than-substantial harm identified.

Conditions were requested to provide typical design details of façade treatments, reference panels of brickwork and cladding materials and the provision of a Public Art Strategy to formalise those proposals put forward at application stage.

In terms of the Listed Building, conditions were requested for further details and samples of materials, detailed drawings of windows, doors and the roof structure, as well as method statements for the various works.

Transport Development Management – No objection

“The proposal has been accompanied by a Transport Statement which has been reviewed by TDM and the comments are set out below.

The applicant has utilised the TRICS datasets to assess the impact of the proposal on the highway network which is accepted by TDM. The applicant has done a comparison between the existing site uses and the proposed student accommodation. It should be noted that our pre-application response we asked the submission to provide details on why wider surveys were not included in the process of generating the trip rates for the site. The applicant has set out that wider surveys were not included as few sites have similar characteristics to the application site and a view of fewer sites with better matching criteria would provide a better assessment.

In terms what has been provided it is noted from the information set out in section 2.5 (Permitted Development Trips) that the applicant has provided trip rates relating to the existing uses. Although it's noted in terms of the printers they were only able to identify a single data sample that met their criteria.

With regards to the proposed use again TRICS has been utilised to generate a trip rate. From the details provided the applicant has identified three sites which are edge of town centre with zero or minimum parking. Consequently these are in line with the development, which is being proposed. These sites have resulted in trip rate of 0.147 movements per bedroom. Therefore this proposal for 348 students will result in 52 two-way vehicle movements per day, which is accepted by TDM.

Therefore the applicant has provided a comparative between the existing use(s) and the proposed use. From the details shown in Table 6A it is apparent the existing use(s) of the site have the potential

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

to generate a higher level of movement than those associated with the proposed use. Taking into account this evidence TDM is satisfied that this proposal will not result in a significant increase in vehicle movements and will see a reduction in movements compared to the previous use(s).

In term of the modal splits based on the site location and proximity to the city centre the applicant envisages the split to be in line with what has been set out in paragraph 5.2.3 of the TS.

Pedestrians: 72.9%

Public Transport Users: 18.1%

Cyclists: 2.6%

Travel in Vehicles: 6.4%

Based on the above the applicant expects to see a total of 769 movements to be non-car related which is considered to be acceptable.

Having taken into account the details set out above TDM are satisfied that the proposal will not result in a significant increase in vehicle movements as a consequence in traffic impact terms the proposal is not considered to be severe therefore an objection on traffic impact grounds cannot be upheld.

Travel Plan

Further to the details set out above and to encourage occupiers to utilise sustainable transport modes the applicant has submitted a travel plan. This has been passed to our Travel Plan Co-ordinator for comment and their observations are set out below.

In line with BCC Travel Plan Guidance www.bristol.gov.uk/travelplans a Travel Plan Management and Audit Fee in the sum of £5,000 is required. The fees would be secured through a S106 agreement payable on commencement of the development.

The developer is required to implement, deliver and monitor their own agreed Travel Plan over the 5-year period, reporting biennial progress to the Council. The Travel Plan Management and Audit Fee has been calculated on the basis of the Council officer time required, together with the provision and maintenance of supporting systems, to:

1. Set up and update the database to ensure monitoring takes place at appropriate times.
2. Attend the development Travel Plan Steering Group meetings to monitor progress and to support the delivery and success of the Travel Plan.
3. Provide training to developer Travel Plan Co-ordinators.
4. Audit and review biennial monitoring over the 5-year period of the Travel Plan.
5. Review Travel Plan progress in light of monitoring results.
6. Discuss the results and future measures with the site Travel Plan Co-ordinator.

This fee does not cover the surveys, data inputting or analysis, which are the responsibility of the developer and their Travel Plan Co-ordinator. All monitoring reports and survey output data must be submitted to BCC.

Sustainable Transport

It has been established that the proposal is located in close proximity to the city centre. This is reflected in the TS where the applicant has provided details of the pedestrian accessibility of the site and its proximity to services in the city centre.

With regards to cyclists the applicant acknowledges that there is a network of on and off road cycle routes in and around the city. In terms of the localised network the applicant has identified the cycle lane on the A38 as well as the shared cycle and bus lane on the A4044. The applicant should note that the authority is looking at a number of improvements to the cycle network in the vicinity of the

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

application site. Consequently the applicant would be required to provide a contribution to these works.

In terms of public transport the applicant has stated that the closest bus stop is located within 150m of the application site. There are also bus stops on the St James Barton Roundabout whilst the bus station is approximately 480m from the application site. From the information provided TDM are satisfied that that occupiers would have access to a high frequency bus service.

Parking

It has been established that there will be no vehicular parking associated with this proposal. In terms of cycle spaces the applicant has proposed a total of 90 spaces. These would be provided at ground level so they are accessible. A mixture of Sheffield Stands and two-tier storage is proposed. This is considered acceptable.

Site Management

The peak traffic movements periods associated with this site will be at the start and end of terms. The applicant states that each student will be provided with a check in time, which is for approximately 20mins whilst there, will be additional staff in place to help students to unload. Up to 10 students would be allocated the same unloading time as such they envisage that it would take 12 hours to move all students in. But they state this is based on the worst case scenario.

TDM would recommend that these details are captured in a management strategy which can be conditioned if you were minded to grant permission.

Construction Management Plan

The applicant has submitted a Construction Management Plan (CMP) with the application. Having reviewed the document it appears to be broadly acceptable with the site operating between 0700 to 1900 Monday to Friday and 0900 to 1600 on a Saturday with the applicant acknowledging that larger deliveries will not take place during the AM and PM peaks which is acceptable. Deliveries will also be based on the just in time system to minimise impact on the highway as well as materials stored on the site.

The applicant has proposed to hoard off the site during the construction period. Although there is no objection to this the applicant would need to apply for a hoarding licence prior to the commencement of any works on site. Furthermore it appears on the construction drawing that the hoarding will incorporate the crane pick point, which would require the closing or partial closing of the highway. This is not mentioned in the CMP report and would require further discussions with TDM as we would have reservations about a partial closed of the highway. In addition would the applicant be able to confirm whether a crane will be in operation on this site. If so we would need to know its location relative to the active footways to make sure there is no highway safety issues associated with its positioning.

These points can be addressed in a condition relating to the submission of a revised CMP prior to the commencement of development.

Stopping up

The applicant has proposed to stop up part of the existing adopted highway on Wilder Street to allow for the build line of the proposed building to be brought forward. Having assessed the plans there is no objection in principle to this section of land being stopped up. But it should be noted that this is a separate procedure to the planning process and would need to be in place prior to the commencement of development.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

Conclusion and Recommendation

Therefore to conclude in traffic impact terms the proposal would see a reduction in vehicle movements when compared to the existing use. Whilst in terms of modal splits the applicant envisages due to the site's sustainable location it would not be overly reliant on the private car. To assist with this they have submitted a Travel Plan which would need to be secured via a condition and also a Travel Plan fee would need to be secured via a S106 agreement. In addition we would also require a contribution for improvements to the surrounding cycle network.

The proposed mix of Sheffield stands and two-tier stacking stands for cycle storage is considered acceptable.

The Construction Management Plan provides details of how the site will operate during the construction phase. This document would need to be updated to take into account the points raised above.

Sustainable Cities – No objection

The proposals are acceptable in terms of applying sustainability principles into the development with the use of solar PV panels and the development has been future-proofed in line with technical guidance relating to district heating.

Concerns have been raised about the use of electric heaters within student bedrooms. It is understood that the Council is investigating the possibility of an immediate connection to the heat network which may negate the need for such heaters.

Whilst this has not been concluded at this stage, it is proposed that a condition be included as part of any decision to ensure continued partnership working between the developer and the Council on this issue.

Nature Conservation – No objection

No objection to the proposed measures within the Bat Survey Report or to the proposed locations of bird and bat boxes.

Conditions should be attached to any permission for a 'tool box talk' to include bats and nesting birds to be given by a qualified ecological consultant to all site operatives prior to the commencement of site demolition works.

Air Quality – No objection

"The air quality assessment that accompanies the planning application has used an appropriate assessment methodology and I agree with the conclusions reached in the report. The impacts from the proposed on site combustion plant are not considered to be significant from an air quality perspective.

Appendix 4 of the air quality assessment outlines the energy plant specifications used in the air quality dispersion modelling. Section A4.2 provides further design specifications which need to be adhered to in the final design of the on-site combustion plant. In order to ensure that the air quality assessment gives a true representation of the actual impacts associated with the finished development, the applicant must demonstrate that the final design of the on-site combustion plant meets the specifications contained within Appendix 4. Should the design vary from the modelled and assessed

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

pollutant emissions characteristics, a revised air quality assessment would need to be submitted by the applicant.

If the final design of the on-site combustion plant meets the technical specification as described in Appendix 4 of the air quality assessment then I do not object to the development on air quality grounds.”

Flood Risk Management – No objection

The submitted information is acceptable, subject a Sustainable Drainage Strategy being secured by condition.

Archaeology – No objection

The previous consent for development on this site included a series of archaeological conditions to secure the conduct of an excavation and watching brief. I would suggest similar conditions are repeated for any new consent.

Councillor Referral

The applications have been referred to Development Control Committee by Councillor Jude English. Concerns were raised about:

- Loss of amenity
- Overconcentration of student accommodation
- The height of the proposed building
- Anti-social behaviour

RELEVANT POLICIES

National Planning Policy Framework – July 2018

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

A. IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

Policy BCS5 sets out that the Core Strategy aims to deliver new homes within Bristol's existing built up areas to contribute towards accommodating a growing number of people and households in the city. Between 2006 and 2026, 30,600 new homes will be provided in Bristol.

Policy BCS18 supports a neighbourhood with a mix of housing tenures, types and sizes to meet the changing needs and aspirations of its residents.

Policy BCS20 states that development should maximise opportunities to re-use previously developed land.

Policy DM2 sets out that specialist student housing schemes will be acceptable within the city centre. It states that specialist student housing schemes will not be permitted where they cause excessive

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

noise and disturbance, unacceptable levels of on-street parking, a detrimental impact to existing buildings or inadequate storage for refuse and cycles.

Policy BCAP4 sets out that specialist student housing schemes that contribute to the diversity of uses within the local area will be acceptable within Bristol City Centre unless it would create or contribute to a harmful concentration of specialist student housing within any given area.

Policy BCAP6 sets out that development in Bristol City Centre will include be encouraged to include a proportion of office or other employment floorspace of a scale and type appropriate to the site. In St. Paul's and Stokes Croft, the emphasis will be on the provision of small-scale flexible workspace suitable for a wide range of employment uses.

The proposed development would consist of purpose-built student accommodation of 345 bed spaces with ancillary office space and communal study and recreation areas. The proposals also include the conversion of the existing Listed Building, 25 Wilder Street, into a dwellinghouse and the provision of two ground floor commercial units.

Loss of the employment use

The proposed development would result in the loss of employment space, currently used as both industrial and office space associated with a printing company. It is estimated within the Marketing Report (Colliers, Jan 2018) submitted with the application, that there is circa 15,000sqft of employment floorspace when all the utilised buildings all measured. The company is relocating within Bristol to smaller, more modern premises in the region of 10,000sqft.

The Marketing Report sets out that there are a number of constraints associated with the location which limits the effective use of the current buildings and further limits any future commercial interest. The site was marketed throughout 2017 and a total of seven offers were received, all for non-employment uses (five for flatted redevelopment, two for student accommodation).

Given the increasingly residential nature of the area as a result of the conversion of the former office blocks to the south of Wilder Street and the lack of any designation for industrial or office use within the Bristol Local Plan, it is considered that the site is unsuitable for commercial development. The site has been sufficiently marketed and the loss of employment space is acceptable.

Student accommodation

The proposed development would make a significant contribution to attaining the delivery of 30,600 homes as per Policy BCS5, and would re-use previously developed land as desired by Policy BCS20.

There is a clear prerogative set out within Policies DM2 which states that specialist student accommodation schemes will be acceptable within a city centre location such as the application site.

The 2014 Student Accommodation Topic Paper (Bristol City Council) sets out that UCAS data shows an increase of undergraduates of some 30% between 2011 and 2013 at the University of Bristol (UoB), with accepted applications to the University of the West of England (UWE) remaining generally static. Outline planning permission was granted for a new UoB Campus for up to 3,500 students in July 2018. Accommodation for up to 1,500 students would be provided at the Campus. These statistics indicate that there is significant demand for student accommodation within Bristol.

UoB and UWE provide a guarantee of accommodation for new full-time undergraduate students. The Topic Paper sets out that future requests for accommodation not subject to guarantees would not be met by the university. These students would be referred to independent private landlords, potentially putting pressure on the existing stock of family housing in Bristol.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

The principle of redevelopment of part of the site, has been established through the approval of application 17/05504/P in January 2018, for a 105 beds purpose-built student accommodation scheme.

As of 2017, students made up 9% of population of the St. Paul's Portland Square LSOA. The site is also in close proximity to the St. Paul's City Road and St. James Barton LSOAs. Within these areas, students made up 6% and 36% of the population respectively.

Should planning be approved for this application, the student population would increase by 345 people. This would change the demographic in the area to a student population of 34%. This would be reflective of the nearby St. James Barton (36%) and Stokes Croft West (30%) LSOAs and less than other areas in the City Centre: City Centre and Queens Square (44%) and The Centre (73%).

In the recent appeal decision (APP/Z0116/W/18/3194372) relating to the provision of 4 student flats at 15 Small Street within the City Centre and Queens Square LSOA, the inspector considered that a student population of 37% would not constitute a harmful concentration of student accommodation given that there would be a greater proportion of non-student residents in the area.

It should be noted that these statistics do not include the recently implemented office-to-residential schemes to the south of Wilder Street at Wilder House, Kenham House and Decourcy House for 34, 26 and 25 new residential dwellings (Use Class C3), which will further increase the population of non-students in the St. Paul's Portland Square LSOA.

The provision of specialist student accommodation, such as the proposed development, would work alongside Policy DM2 and the existing Article 4 Direction that removes permitted development rights for dwellinghouse to small HMO conversions. Together, these components can help to improve the choice of housing in the area by reducing pressure on private landlords and HMOs, ensuring that the housing market is more likely to provide for the needs of different groups within the local community.

As such, it is considered that the proposed development would not result in an unacceptable concentration of student accommodation.

Public comments have raised concern about the amount of student residential development occurring within St. Paul's and Stokes Croft, in particular, referencing pre-applications on nearby sites. It should be noted that these do not constitute a material consideration, however, should this application be approved, any future application for full or outline planning permission on those sites would have to take the development at Wilder Street and Backfields into account.

Whilst it is noted that the number of students in the wider Stokes Croft / St. Paul's area is high, this development would not lead to such a harmful concentration resulting in any of the detrimental impacts defined within Policy DM2 listed at the start of this key issue. The impacts set out in Policy DM2 are addressed fully in the respective amenity, design and transport key issues, however the assessment of the proposed development against this policy is summarised below.

The existing site is largely occupied by a commercial printing company. This is considered to create a high level of noise and disturbance, greater than that associated with a residential use. Whilst the hours of operation / occupation may differ, it is considered that there would likely be a benefit to the amenity of the area with a reduction in noise and disturbance. Further detail is provided within Key Issue D.

No car parking is proposed, however given the existing car park uses on-site, vehicular trips to the site are expected to decrease as part of the proposals. The provision of refuse/recycling storage and

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

cycle storage is considered acceptable. A private waste management company would collect refuse and recycling. Further discussion of this issue is provided within Key Issue E.

The design of the proposals and impact upon the existing area, including the Listed Building, is set out within Key Issues B and C.

Re-use of the Listed Building

The Listed Building is proposed for conversion back into a residential use, in the form of a self-contained dwellinghouse with three bedrooms.

It is considered that the proposed development would contribute to the delivery of homes within existing built up areas as per Policy BCS5. Further detail on the proposals for the Listed Building is set out within Key Issue C.

Commercial units

The proposed development would include ground floor commercial / business space. These units would be flexible in terms of size, with subdivision possible dependent upon the user's needs.

The proposed development would contribute towards the provision of employment space as sought by Policy BCAP6, and successfully adheres to the guidance that small-scale flexible workspace suitable for a wide range of employment uses should be provided in Stokes Croft and St. Pauls.

It is considered that the proposed commercial units are acceptable in principle.

Conclusion

In conclusion, the proposed development is located within the City Centre as desired by Policies DM2 and BCAP4. The proposed development would not lead to an unacceptable concentration of students within the LSOA, nor would it result in any unacceptable impacts set out within the criteria of DM2. The proposed development is acceptable in principle.

B. WOULD THE PROPOSED DEVELOPMENT BE OUT OF SCALE OR CONTEXT WITH THE SURROUNDING AREA?

Policy BCS21 advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policies DM26-29 (inclusive) of the Site Allocations & Development Management Policies require development to contribute to the character of an area through its layout, form, public realm and building design.

Context

The proposed development would consist of a 345 bed space student accommodation block, varying in height from 3 to 6 storeys, responding to the scale of adjacent buildings. The buildings create a perimeter block at the back edge of pavement surrounding a central amenity courtyard of approximately 11 metres wide.

City Design Group (CDG) was consulted as part of this application. In summary, CDG set out that the scheme is generally welcomed and that it would make a significant contribution with regard to repairing the block structure and townscape in this part of the city centre.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU****Layout / scale**

The pre-application discussions concentrated on the general layout and scale and massing in particular considering the quality and amenity of the central courtyard space. In response, the scheme under consideration has increased the size of this courtyard space to create dual aspect living / kitchen areas and to increase light to bedroom windows. The scale, whilst considered to be above the 'optimum' 5 storeys for this location, is acceptable. This is the case given the setback provided at the 5th floor, which reduces the visual impact of the 6th storey.

Public Realm and landscape

The general arrangement of the public realm is welcomed with improved sense of enclosure to Wilder Street, Upper York Road and Backfields. The building line along Wilder Street has been amended following pre-application discussions to better integrate the retained listed building and its post war buttress which provides a useful reminder of the history of the site. There is scope to improve the public realm surrounding the application site through planning obligations to repair historic setts and damaged pavements.

Design

The use of red brickwork onto the Upper York Road elevation is considered to complement the wider character of the Conservation Area. The use of recessed sections of metal cladding helps to break down any potential monotony on the Wilder Street and Backfields elevations and defines the rhythm of the street. Assurances of the quality of the proposed metal cladding appropriate to the conservation area context are required, and further details should be requested by condition.

Concerns were raised about the relationship between those bedrooms at ground floor and the street, and the detrimental impact this could have on the amenity of future occupiers. In order to address this, revised plans were submitted to provide recessed ground floor areas with defensible space fronting onto the street. This would enhance the liveability of the proposed building by protecting future residents.

The Design and Access Statement provides details of how the building can be adapted to a hotel or to residential with the removal of certain party walls to create more generous living areas and how cluster flats can be altered into two, three and four bedroom flats.

It is considered that the proposed development would be appropriate in terms of scale and massing and would help to repair the urban grain of the area. The proposed development is acceptable in terms of design, subject to conditions.

C. IS THE IMPACT UPON DESIGNATED HERITAGE ASSETS ACCEPTABLE?

As per the advice of Historic England, the applications should be considered in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 66.1 that local authorities shall have 'special regard to the desirability of preserving the building or its setting' when considering proposals affecting Listed Buildings or their settings.

There are two designated heritage assets (as defined by the National Planning Policy Framework) of relevance to the applications for full planning permission and Listed Building consent; the Portland and Brunswick Square Conservation Area and the Grade II* Listed Building, 25 Wilder Street. 25 Wilder Street is on the National Heritage at Risk Register.

Paragraph 193 of the National Planning Policy Framework (NPPF) outlines that:

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

“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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 196 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Policy BCS22 and Policy DM31 state that development proposals will safeguard or enhance assets such as Listed Buildings and the character and setting of Conservation Areas.

Policy DM31 states that development in the vicinity of Listed Buildings will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

Impact upon the Listed Building and its setting

On the plans as originally submitted, the proposed development would have resulted in the subdivision of the Listed Building into studio flats. This was assessed as being unacceptable by the Conservation Officer and as such revised plans were submitted to reflect the description below.

The proposed development would consist of the conversion of the existing Listed Building from ancillary space connected to the printing company to a three-bedroom, three storey dwellinghouse. The works would largely return the building to its historic planform, removing inappropriate subdivisions whilst retaining and reinstating original partitions, doors and windows.

The Conservation Officer has assessed that proposed development would constitute less-than-substantial harm to the Listed Building through the implementation and replacement of certain elements of the historic fabric, such as floor joists, and the incorporation of new partitions. It is considered that these detrimental impacts would be outweighed by the public benefits of bringing the building back into use and repairing much of the historic fabric, which is currently in a poor state of repair. This would accord with paragraph 196 of the NPPF and would help to safeguard the Listed Building as per Policies BCS22 and DM31.

Concerns were also raised about the impact of the surrounding development upon the setting of the Listed Building, however it is noted that there are a number of existing adjoining buildings and as such any new material connections are unlikely to cause harm to the fabric of the Listed Building. The optimisation of the land use on the adjacent site is considered to be sufficient justification to any harm to the setting of the Listed Building as per paragraph 196 of the NPPF.

Impact upon the setting of the Portland and Brunswick Square Conservation Area

The proposed development would result in the demolition of a number of existing buildings on-site, a number of them industrial in nature and all constructed within the 20th Century or later. The former historic buildings on site, dating from the 18th Century, were lost with the exception of 25 Wilder Street as a result of bombing during WWII.

The Portland and Brunswick Square Conservation Area Character Appraisal sets out that these 20th Century buildings are “unimaginative and generally the architecture does not respect that of the Conservation Area. The adjacent private car park is poorly maintained.”

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

The proposed development would better reflect the historic plan form of the block, with buildings fronting onto Wilder Street, Upper York Street and Backfields as they would have done back in the 18th Century.

The scale and massing of the proposed development has been reduced at the corner of Wilder Street with Upper York Street to better reflect the character of existing buildings in the Conservation Area. The materials at this end of the site, and along Upper York Street are proposed to be red brick, reflecting the character of the Georgian and Victorian buildings in the Conservation Area such as those which line Brunswick Square to the south.

It is considered that the proposed development would enhance the character of the Conservation Area by replacing those poor quality 20th Century additions on-site and with the removal of unsightly car parking. The proposals would accord with Policies BCS22 and DM31.

In conclusion, the proposed development would be acceptable in terms of the impact upon designated heritage assets, with any harm outweighed by the public benefits of the scheme.

D. WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO RESIDENTIAL AMENITY?

Policy BCS21 outlines that development in Bristol is expected to safeguard the amenity of existing development and create a high-quality environment for future occupiers.

Policy DM29 sets out that new buildings will be designed to ensure that the existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

The proposed development would consist of three blocks, ranging in scale from 6 to 3 storeys, fronting Wilder Street, Upper York Street and Backfields. Adjacent to the development to the south of Wilder Street there are three former office blocks which have been, or are in the process of being, converted in residential use. To the east of Upper York Street there are a number of offices, and to the north, on Backfields, there is the Lakota and Coroners Court nightclubs. St. James House, to the west of the development site is in office use. Of these uses, the existing and consented tower blocks to the south of Wilder Street are likely to be the most receptive to any overshadowing or noise given their residential use.

Overshadowing / overbearing

A Daylight and Sunlight Report has been submitted as part of the application for full planning permission.

The analysis sets out only 10 windows at Kenham House and one window at Wilder House of the eight nearby residential properties assessed in the report would not meet BRE guidance as a result of the proposed development. The affected windows are all at ground floor level, and at present receive less sunlight than ideal under the guidance. As such, it is considered that the proposed development would not result in unacceptable levels of overshadowing.

The proposed development would be situated at least 9 metres from nearby flats at Kenham House, separated by Wilder Street. This is considered sufficient distance to avoid being overbearing in nature. The open nature of the adjacent development to the north of Backfields would mean that any sense of overbearing is unlikely.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU****Overlooking**

The proposed development would be circa 9 metres from nearby flats at Kenham House and some 10 metres from the proposed residential conversion at Decourcy House. Whilst these separation distances are below the 21 metres ideally sought between windows directly facing each other, the distance is considered acceptable given the location within the City Centre and the position of the windows off-centre from those in the buildings to the south.

Further details should be secured via condition of the proposed glazing at roof terrace to ensure that the amenity of neighbouring properties and other occupiers within the proposed development is protected. This feature should include an element of obscure / opaque glazing to reduce the risk of overlooking.

It is considered that the proposed development would not result in unacceptable levels of overlooking.

Noise and disturbance

The existing use on site includes car parking and an industrial use. These are considered typically noisy uses, typically unsuitable in close proximity to residential uses. The proposed development would replace these uses with a residential use; student accommodation. Residential uses are typically associated with lower levels of noise and it is anticipated that there would be a decrease in noise during day time at this location. Whilst it is noted that there may be an increase in evening activity at the site, this is not likely to be sufficient to cause harm to residential amenity given the distance from existing and consented dwellings. There would clearly be some benefits in terms of safety and surveillance of increasing the use of the area in the evening and at night.

On-site management of the accommodation would be provided 24 hours a day, seven days a week to address any concerns raised by students or by neighbours. Students would be required to sign an Assured Tenancy Agreement which would include the requirement for quiet between the hours of 11pm and 7am.

Given that this is a part of the City where the existing background noise levels are relatively high, the proposed development would not result in an unacceptable increase to noise and disturbance resulting in harm to residential amenity.

A moving in/ moving out strategy would be secured via condition, ensuring that there are no unacceptable impacts upon residential amenity during the peak times of movement to and from the site at the beginning and end of terms.

In conclusion, it is considered that the proposed development would not result in any unacceptable harm to residential amenity.

E. IS THE IMPACT OF THE PROPOSED DEVELOPMENT UPON TRANSPORT AND HIGHWAYS ACCEPTABLE?

Policy BCS10 states that developments should be designed and located to ensure the provision of safe streets. Development should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

Policy DM23 of the Site Allocations and Development Management Policies outlines that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access onto the highway network.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

The proposed development would result in the loss of two private commuter car parks and the construction of a 345 beds pace student accommodation block, commercial units and the conversion of 25 Wilder Street into a three-bedroom house.

Transport Development Management (TDM) was consulted as part of this application and no objection was raised.

The proposed development would result in a reduction of movements as a result of the loss of the business use and car parking on site. 73% of movements relating to the proposed uses would be pedestrian, whilst 18% of movements would be via public transport given the highly sustainable location of the application site, in close proximity to shops and services and public transport links. A travel plan would be secured via planning condition with a sum of £5,000 for management and audit secured via planning agreement.

The proposed development would not include vehicular parking. A total of 74 cycle spaces would be provided in the form of Sheffield stands and two-tier stacking stands. This equates to approximately 1 space per 4.7 bedrooms. Whilst this is below the standards set out within the Parking Standards Schedule, it is similar to other recently consented student accommodation schemes, and incorporates Sheffield stands as desired by TDM. TDM consider that this approach is acceptable.

Concerns were raised by Bristol Waste about the frequency of collection, however it has been confirmed by the applicant that refuse and recycling would be collected by a private waste management company. To ensure these proposals are acceptable, a servicing management plan should be secured by condition.

Planning obligations are sought for improvements to cycle infrastructure to mitigate the highway impacts of the development. A TRO would be secured for the loss of car parking spaces. The sum for the improvements is to be agreed.

Conditions are proposed for the submission of an updated construction management plan to limit impacts upon neighbours, a highway condition survey and the provision of a moving in/out strategy to stagger any influx of vehicles at the start and end of term times.

Subject to conditions and planning obligations, the proposed development would be acceptable in terms of transport and highways and would accord with Policies BCS10 and DM23.

F. DOES THE PROPOSED DEVELOPMENT GIVE SUFFICIENT CONSIDERATION OF SUSTAINABLE DESIGN AND CONSTRUCTION?

Policy BCS13 sets out that development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions.

Policy BCS14 sets out that development in Bristol should include measures to reduce carbon dioxide emissions from energy use by minimising energy requirements, incorporating renewable energy sources and low-energy carbon sources. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%.

Policy BCS15 sets out that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, flood adaption, material consumption and biodiversity should be included as part of a sustainability or energy statement.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

The applicant has provided an Energy Statement and a Sustainability Statement as part of this application. This sets out the use of solar PV panels and that the development would be future-proofed in line with technical guidance relating to district heating.

Concerns have been raised by consultees about the use of electric heaters within student bedrooms. It is understood that the Council is investigating the possibility of an immediate connection to the heat network which may negate the need for such heaters.

Whilst this has not been concluded at this stage, it is proposed that a condition be included as part of any decision to ensure continued partnership working with the developer and the Council on this issue. In any eventuality, whilst an objection has been raised to the use of electric heaters within student bedrooms by Sustainable Cities, this is not considered to warrant refusal of the scheme.

Subject to conditions, the proposed development has given sufficient consideration of sustainability and would accord with Policies BCS13, BCS14 and BCS15.

CONCLUSION

The proposed development would contribute to the delivery of student and market homes on previously developed land as per the requirements of Policies BCS5. The proposed development would not lead to any of the harmful criteria of Policy DM2 and as such is considered appropriate for the location.

The design of the proposed development is considered acceptable and there would be no unacceptable impacts to the designated heritage assets of the Listed Building, 25 Wilder Street, and the Portland and Brunswick Square Conservation Area.

Subject to conditions and the agreement of planning obligations, the proposed development would be acceptable in terms of transport and highways.

Subject to conditions, sufficient consideration has been given to sustainable design and construction.

The proposed development is acceptable in planning terms, and recommended for approval.

CIL

This development is liable for CIL totalling £1,059,278.73.

Application ref. no. 18/02548/F**RECOMMENDED GRANT subject to planning agreement****Time limits 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.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

Pre commencement condition(s)

2. Updated construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development

3. Highway condition survey

A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

Reason: In the interests of highway safety

4. Further details

Prior to the commencement of the relevant part of the works, further details of the following materials and treatments shall be submitted to and be approved in writing by the Local Planning Authority:

- Elevations showing design details of façade treatments
- Reference panels or samples of brickwork and cladding materials
- Glazed walkways to the rear of the Listed Building.
- Obscure glazing at roof terrace

Reason: To ensure the design of the development is acceptable.

5. Public Art

Prior to the commencement of the development hereby permitted, a Public Art Strategy shall be submitted to and approved in writing by the Local Planning Authority. The plan shall also contain the timetable for delivery and details of future maintenance responsibilities and requirements. All public art works shall be completed in accordance with the agreed scheme and thereafter retained as part of the development.

Reason: to ensure that public art is integrated into the design and build of the development.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

6. District Heat Network

Prior to the commencement of the relevant part of the works, the developer will provide written notice to the Local Planning Authority of the intention to commence development. If at this time there is a viable district heating network present with pipework, the development will connect to this district heating network and it will be utilised to provide hot water and heating to the development prior to the first occupation.

Reason: To enable the connection of the development to the heat network.

7. 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.

8. Ecology Briefing

A 'tool box talk' to include bats and nesting birds to be given by a qualified ecological consultant to all site operatives prior to the commencement of site demolition works.

Reason: To ensure that the proposed development, including demolition, does not adversely affect protected species.

9. Refuse and Recycling Servicing and Management Plan

Prior to the commencement of the relevant part of the works, a management plan for refuse and recycling must be submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be implemented upon occupation of the development and permanently retained thereafter. The statement shall provide for:

- Locations for collection and presentation
- Method of collection, inc. provision for recycling
- Days and times 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.

10. To ensure implementation of a programme of archaeological works including excavation and watching brief

No development shall take place (except for demolition to ground level of the existing building) until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

The scheme of investigation shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

Pre occupation condition(s)

11. Pedestrian / cyclist access

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

12. Completion and Maintenance of Cycle Provision – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

13. Moving In / Out Management Strategy

No building or use hereby permitted shall be occupied or the use commenced until a Moving In / Out Strategy setting out the approach to stagger vehicle trips during the moving in and out phases at the start and end of term times has been prepared, submitted to, and been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

14. Travel Plan

No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority.

The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

15. Cycle parking

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

16. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 10; and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

17. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the Council and in accordance with the Written Scheme of Investigation approved under condition 8.

Reason: To record remains of archaeological interest before destruction.

Post occupation management

18. Hard and Soft Landscape Works - Shown

The landscaping proposals hereby approved 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 Local Planning Authority. 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.

19. Combustion plant design

Within 6 months of the completion of development, the applicant must demonstrate that the final design of the on-site combustion plant meets the specifications contained within Appendix 4 of the approved Air Quality Assessment. If the design varies from the modelled and assessed pollutant emissions characteristics a revised air quality assessment would need to be submitted.

Reason: To ensure the development would not unacceptably impact upon air quality.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

List of Approved Plans and Drawings

20. 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:

3681-0101 25 Wilder Street Existing Site Plan Including Conservation Area received 12 May 18
 3681-0120 Proposed Conservation Area Demolition Plan received 12 May 18
 3681-0121 Proposed 25 Wilder Street Demolition Plans received 12 May 18
 3681-0102 Existing 25 Wilder Street Plans Sections Elevations received 12 May 18
 3681-0100 Site Location Plan received 12 May 18
 3681-050_G_Accommodation Schedule received 21st August 2018
 3681-0200_B_Proposed Site & Ground Floor Plan received 21st August 2018
 3681-0201_A_Proposed First & Second Floor Plans received 21st August 2018
 3681-0202_A_Proposed Third & Fourth Floor Plans received 21st August 2018
 3681-0203_D_Proposed Fifth & Roof Floor Plans received 21st August 2018
 3681-0204_C_Proposed 25 Wilder Street Plans, Sections & Elevations received 21st August 2018
 3681-0300_D_Proposed Street Scene Elevations received 21st August 2018
 3681-0301_A_Proposed Enlarged Elevations received 21st August 2018
 3681-0302_D_Proposed Courtyard Elevations & Sections received 21st August 2018
 3D Visualisation 1 received 21st August 2018
 3D Visualisation 2 received 21st August 2018
 3D Visualisation 3 received 21st August 2018
 3D Visualisation 4 received 21st August 2018
 Planning Statement received 12 May 18
 Air Quality Assessment Final received 12 May 18
 Daylight and Sunlight Update Letter received 12 May 18
 Daylight and Sunlight Report Final received 12 May 18
 Marketing Report Final received 12 May 18
 Flood Risk Assessment Final received 12 May 18
 HTVIA Appendix 1 received 12 May 18
 HTVIA Bristol Wilder Street Parts 1 to 3 received 12 May 18
 Heritage Statement 25 Wilder Street received 12 May 18
 Heritage Statement 25 Wilder Street Appendix 1 received 12 May 18
 Alternative Noise Assessment Final received 12 May 18
 Report of Community Involvement Final received 12 May 18
 Transport Statement Final received 12 May 18
 Wilder Street - Travel Plan Final received 12 May 18
 Wilder Street - Utilities Assessment Final received 12 May 18
 Archaeology Desk Assessment received 12 May 18
 Broadband Connectivity Assessment received 12 May 18
 Construction Management Plan received 12 May 18
 Listed Building Report Final received 12 May 18
 Sustainability Statement Final received 12 May 18
 Thermal Comfort Final received 12 May 18
 Energy Statement Final received 12 May 18
 Ground Investigation Report received 12 May 18
 Cycle Parking Information received 12 May 18
 Ambient Noise and Building Envelope Assessment received 12 May 18
 Design and Access Statement received 12 May 18
 Ground Investigation Report for Wilder Street Issue 1.2 received 3rd July 2018
 17-E066-011 Ensphere Sustainability Letter received 1st August 2018

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU**

Design and Access Statement Revised Part 4.6 received 1st August 2018

Updated Flood Risk Assessment received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 26th July 2018

Wilder Street Heritage Statement Addendum received 21st August 2018

Reason: For the avoidance of doubt.

Advices

1. Minor works on the Public Highway

The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s184 or s278 of the Highways Act 1980 with the Council. You will be required to pay fees to cover the Council's costs in undertaking the approval and inspection of the works. You should contact the Highways Asset Management Team on 0117 9222100.

2. Traffic Regulation Order (TRO)

You are advised that the implementation of a Traffic Regulation Order is required. The Traffic Regulation Order process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the Traffic Regulation Order process cannot commence until payment of the TRO fees are received. To start the TRO process telephone 0117 9036846.

Application ref. no. 18/02549/LA

RECOMMENDED GRANTED subject to conditions

Time limits for commencement of development

1. Listed Building Consent

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

2. Historic Building Record

Prior to the commencement of work the existing building should be fully recorded internally and externally to the Level 2 standard as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice and this information shall be submitted to and be approved, in writing by the Local Planning Authority. The recording shall be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.

Reason: In the interests of recording the Listed Building assets prior to alteration in recognition of their special interest, and cultural and historic significance.

Development Control Committee A – 5 September 2018**Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU****3. Further Details**

Prior to commencement of the relevant element the following detailed drawings shall be submitted to the Local Authority and approved in writing:

- a. 1:5 section details and 1:10 elevations of all proposed new and replacement windows and secondary glazing showing materials, moulding profiles, and fabric connections at head, cill and reveals
- b. 1:5 section details and 1:10 elevations of all proposed new and replacement skylights showing materials, moulding profiles, and fabric connections at head, cill and reveals
- c. 1:5 section details and 1:10 elevation details of all proposed new internal and external doors showing materials, moulding profiles, frames, and fabric connections at head, cill and jambs
- d. 1:5 section details of all proposed insulated roof structure to existing building showing all proposed material connections with the existing structure
- e. Section details to an appropriate scale of all proposed new structural interventions and material connections with the existing building.
- f. 1:5 section details of proposed flashings to door pediment, bay window and existing copings.
- g. 1:5 section details of the proposed new internal partition walls showing the proposed fabric connections at existing floor, wall, and ceiling level and showing all proposed materials, skirting, and cornice mouldings.
- h. 1:50 Elevation drawings showing the proposed location and form of all external penetrations and vents.
- i. 1:50 elevation showing the intended location of the existing lead rainwater hopper on the rear of the building.
- j. 1:10 plan, and section drawings demonstrating how the existing joinery in the rear room of the first floor will be retained and protected within the proposed ensuite structure.

The development shall be completed in accordance with the approved drawings.

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

4. Samples

Prior to the commencement of the relevant element materials samples of the following shall be submitted to the Local Authority and approved in writing:

- a. Clay terracotta pantiles
- b. External hard landscaping materials within the Conservation Area.
- c. Proposed brick for new developments

The development shall be completed in accordance with the approved materials.

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

5. Sample Panels

Prior to the commencement of the relative elements a sample panel, no smaller than 2m by 2m shall be erected on the site and approved by the Local Authority. This shall include the following in their final intended colour, finish, and quality of workmanship:

- a. All proposed new brick
- b. proposed mortar and pointing details,
- c. all proposed cladding panels with their intended joints and fixings

The sample panel shall be retained on site for the duration of construction to provide a reference. The development shall be completed in accordance with the approved sample panel.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

6. Method Statements

Prior to the commencement of the relevant element method statements shall be submitted to the local authority and approved in writing:

- a. Formation of new openings and service penetrations within the existing wall and floor fabric of the Grade II listed Building
- b. Repointing of existing brickwork using appropriate materials and techniques
- c. Repairs to masonry brick and stonework
- d. Any proposed mechanical, hydraulic, or chemical cleaning of external masonry on the Listed building

The development shall be completed in accordance with the approved method statements.

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

Pre occupation condition(s)

7. The use of paint/paints - Listed Building

It is advised that any new paint to be used on traditional/original materials are to 'breathable' to allow any moisture to be absorbed and released, to ensure moisture is not retained within materials.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

8. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

9. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

List of Approved Plans and Drawings

10. 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:

3681-0101 25 Wilder Street Existing Site Plan Including Conservation Area received 12 May 18
 3681-0120 Proposed Conservation Area Demolition Plan received 12 May 18
 3681-0121 Proposed 25 Wilder Street Demolition Plans received 12 May 18
 3681-0102 Existing 25 Wilder Street Plans Sections Elevations received 12 May 18
 3681-0100 Site Location Plan received 12 May 18
 3681-050_G_Accommodation Schedule received 21st August 2018
 3681-0200_B_Proposed Site & Ground Floor Plan received 21st August 2018
 3681-0201_A_Proposed First & Second Floor Plans received 21st August 2018
 3681-0202_A_Proposed Third & Fourth Floor Plans received 21st August 2018
 3681-0203_D_Proposed Fifth & Roof Floor Plans received 21st August 2018
 3681-0204_C_Proposed 25 Wilder Street Plans, Sections & Elevations received 21st August 2018
 3681-0300_D_Proposed Street Scene Elevations received 21st August 2018
 3681-0301_A_Proposed Enlarged Elevations received 21st August 2018
 3681-0302_D_Proposed Courtyard Elevations & Sections received 21st August 2018
 3D Visualisation 1 received 21st August 2018
 3D Visualisation 2 received 21st August 2018
 3D Visualisation 3 received 21st August 2018
 3D Visualisation 4 received 21st August 2018
 Planning Statement received 12 May 18
 Air Quality Assessment Final received 12 May 18
 Daylight and Sunlight Update Letter received 12 May 18
 Daylight and Sunlight Report Final received 12 May 18
 Marketing Report Final received 12 May 18
 Flood Risk Assessment Final received 12 May 18
 HTVIA Appendix 1 received 12 May 18
 HTVIA Bristol Wilder Street Parts 1 to 3 received 12 May 18
 Heritage Statement 25 Wilder Street received 12 May 18
 Heritage Statement 25 Wilder Street Appendix 1 received 12 May 18
 Alternative Noise Assessment Final received 12 May 18
 Report of Community Involvement Final received 12 May 18
 Transport Statement Final received 12 May 18
 Wilder Street - Travel Plan Final received 12 May 18
 Wilder Street - Utilities Assessment Final received 12 May 18
 Archaeology Desk Assessment received 12 May 18
 Broadband Connectivity Assessment received 12 May 18
 Construction Management Plan received 12 May 18
 Listed Building Report Final received 12 May 18
 Sustainability Statement Final received 12 May 18
 Thermal Comfort Final received 12 May 18
 Energy Statement Final received 12 May 18
 Ground Investigation Report received 12 May 18
 Cycle Parking Information received 12 May 18
 Ambient Noise and Building Envelope Assessment received 12 May 18
 Design and Access Statement received 12 May 18
 Ground Investigation Report for Wilder Street Issue 1.2 received 3rd July 2018
 17-E066-011 Ensphere Sustainability Letter received 1st August 2018

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

Design and Access Statement Revised Part 4.6 received 1st August 2018

Updated Flood Risk Assessment received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 26th July 2018

Wilder Street Heritage Statement Addendum received 21st August 2018

Reason: For the avoidance of doubt.

Advices

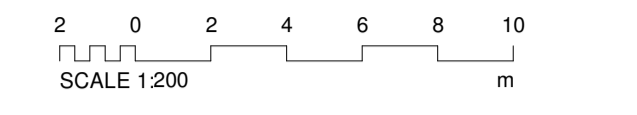
1. No provision is made for any additional thermal, damp-proofing, fire, or acoustic enhancement to the wall, floor, or ceiling fabric of the building. Should this be required a further Listed Building Application will be required.

commdelgranted
V1.0211

Supporting Documents

4. **7-29 Wilder Street, 1-3 Backfields & Land at Corner Backfields & Upper York Street**
 1. Proposed site & ground floor plan
 2. Proposed street scene elevations
 3. Proposed 25 Wilder Street plans, sections & elevations
 4. Conservation area map
 5. Listed building location plan
 6. Indicative diagram – approved scheme

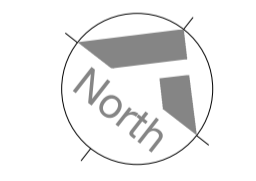
Notes
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
 Always refer to signed dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to the office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



Page 17/6

| | | | | |
|---|----------|----|--|----|
| B | 21.08.18 | JO | Recessed windows to ground floor rooms facing street | PB |
| A | 16.08.18 | JP | Listed building and proposals to its rear amended | PB |

| Rev | Date | Init | Notes | Crld |
|-----|------|------|-------|------|
|-----|------|------|-------|------|



Client

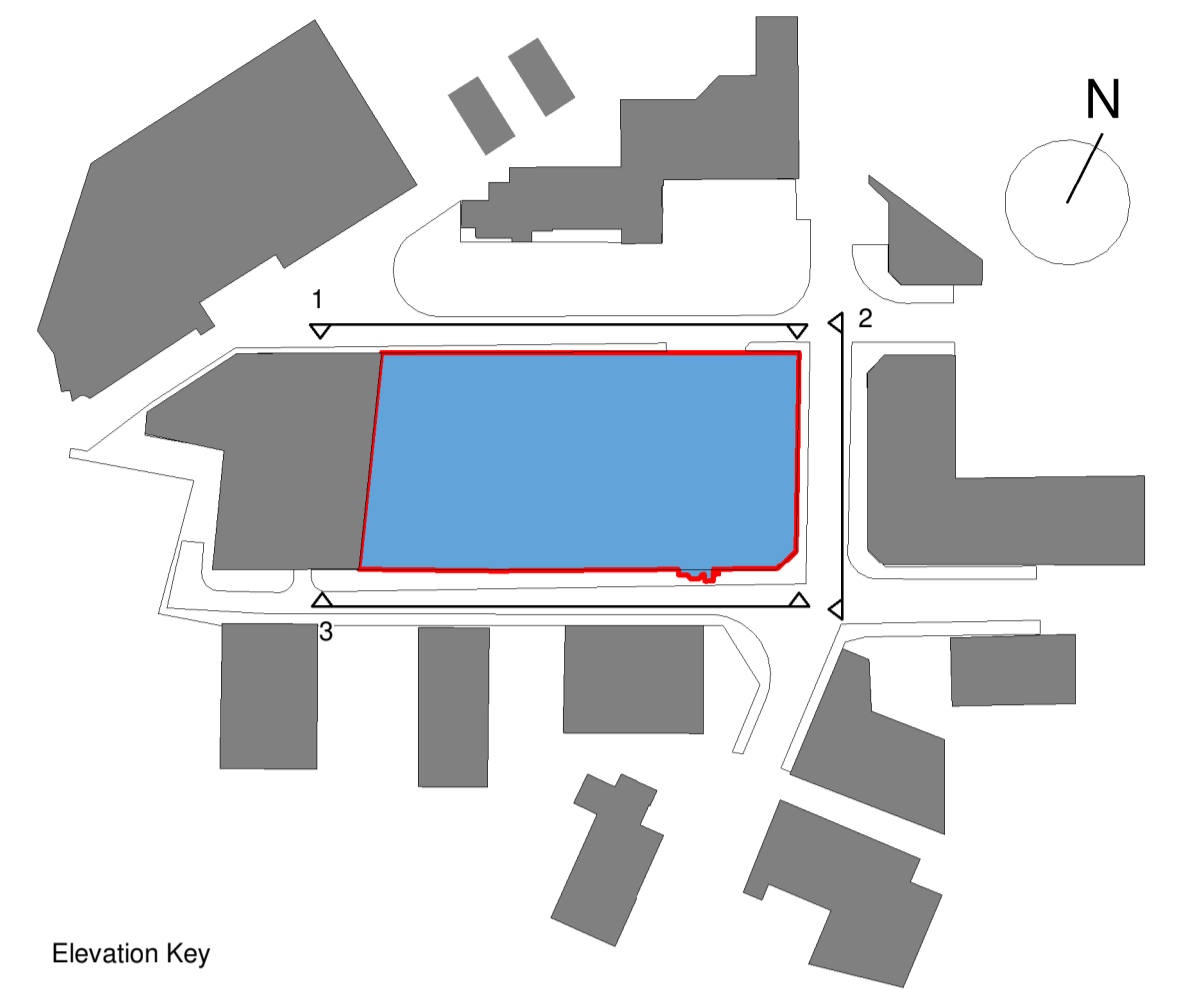
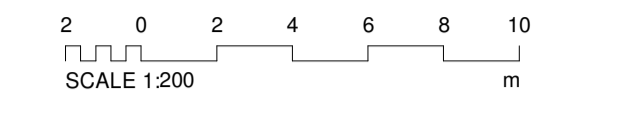
Drawing Originator
AWW inspired environments
 London - 7 Birch Lane, London, EC3V 9BW 020 7160 6000
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 822 2535
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282
 RIBA Chartered Practice www.aww-uk.com

Project Title
Wilder Street
 Bristol

Drawing Title
Proposed Site & Ground Floor Plan

| Scale | Sheet | Drawn | Checked | Date |
|-------------------|-------------|----------|---------|----------|
| 1 : 200 | A1 | JP | PB | 10.05.18 |
| Status | Project No. | | | |
| Planning | 3681 | | | |
| Drawing Reference | Drawing No. | Revision | | |
| | 0200 | B | | |

Notes
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
 Always refer to signed dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to the office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



1 Elevation to Backfields



2 Elevation to Upper York Street



3 Elevation to Wilder Street

| Rev | Date | Init | Notes | Checked |
|-----|----------|------|---|---------|
| D | 21.08.18 | JP | Bed space added to fifth floor | PB |
| C | 01.08.18 | JP | Annotations amended | JP |
| B | 31.07.18 | JP | Proposed materials amended | JP |
| A | 26.07.18 | JP | Floor terrace added and 5th floor layout amended to give access | PB |

| Rev | Date | Init | Notes | Checked |
|-----|------|------|-------|---------|
|-----|------|------|-------|---------|

Client

Drawing Originator

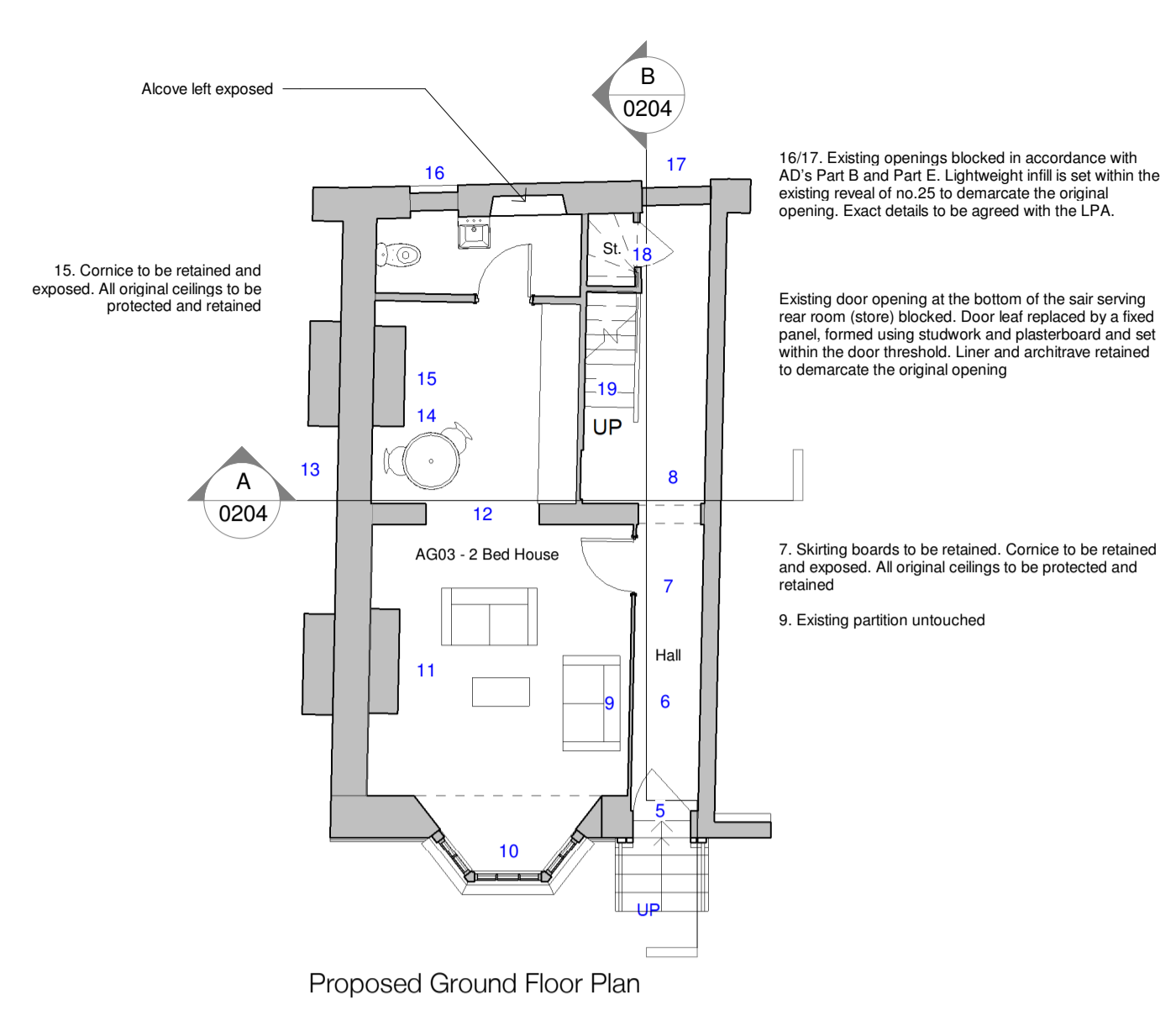
AWW inspired environments
 London - 7 Birch Lane, London, EC3V 9BW 020 7160 6000
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 922 2535
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282
 RIBA Chartered Practice www.aww-uk.com

Project Title
**Wilder Street
 Bristol**

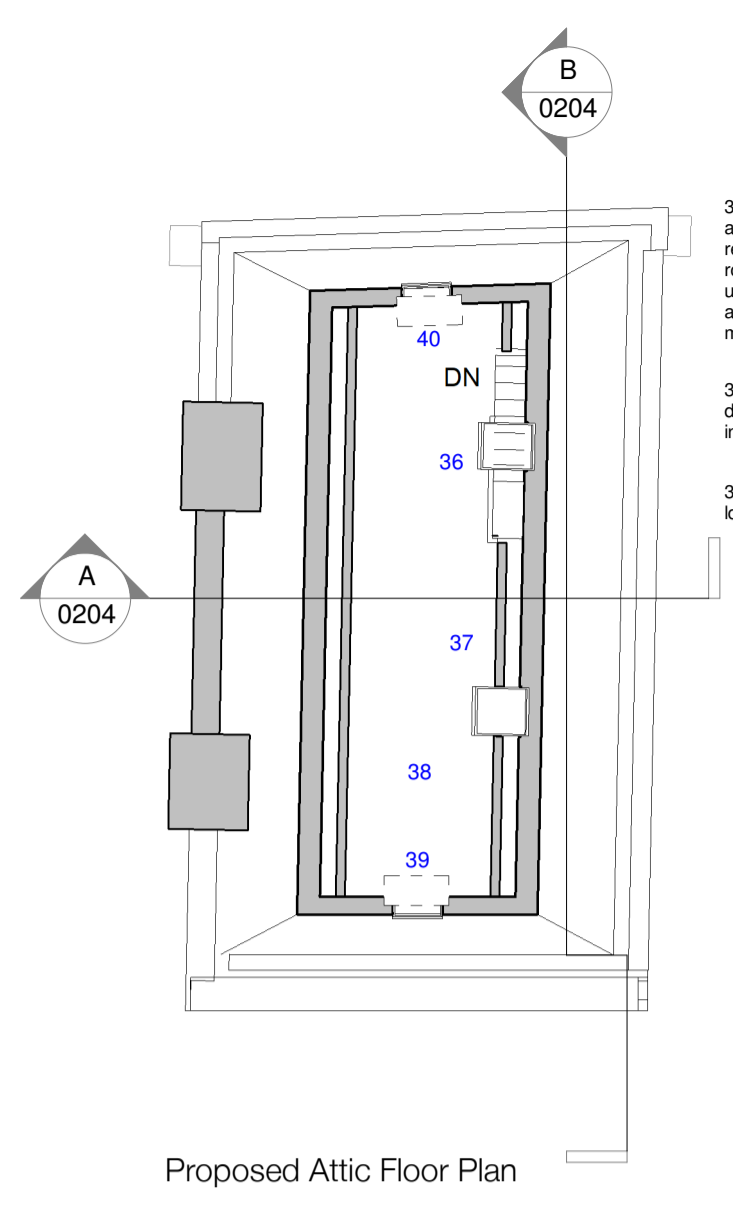
Drawing Title
Proposed Street Scene Elevations

| Scale | Sheet | Drawn | Checked | Date |
|-------------------|-------------|----------|---------|----------|
| 1 : 200 | A1 | JP | PB | 10.05.18 |
| Status | Project No. | | | |
| Planning | 3681 | | | |
| Drawing Reference | Drawing No. | Revision | | |
| | 0300 | D | | |

Notes
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
 Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



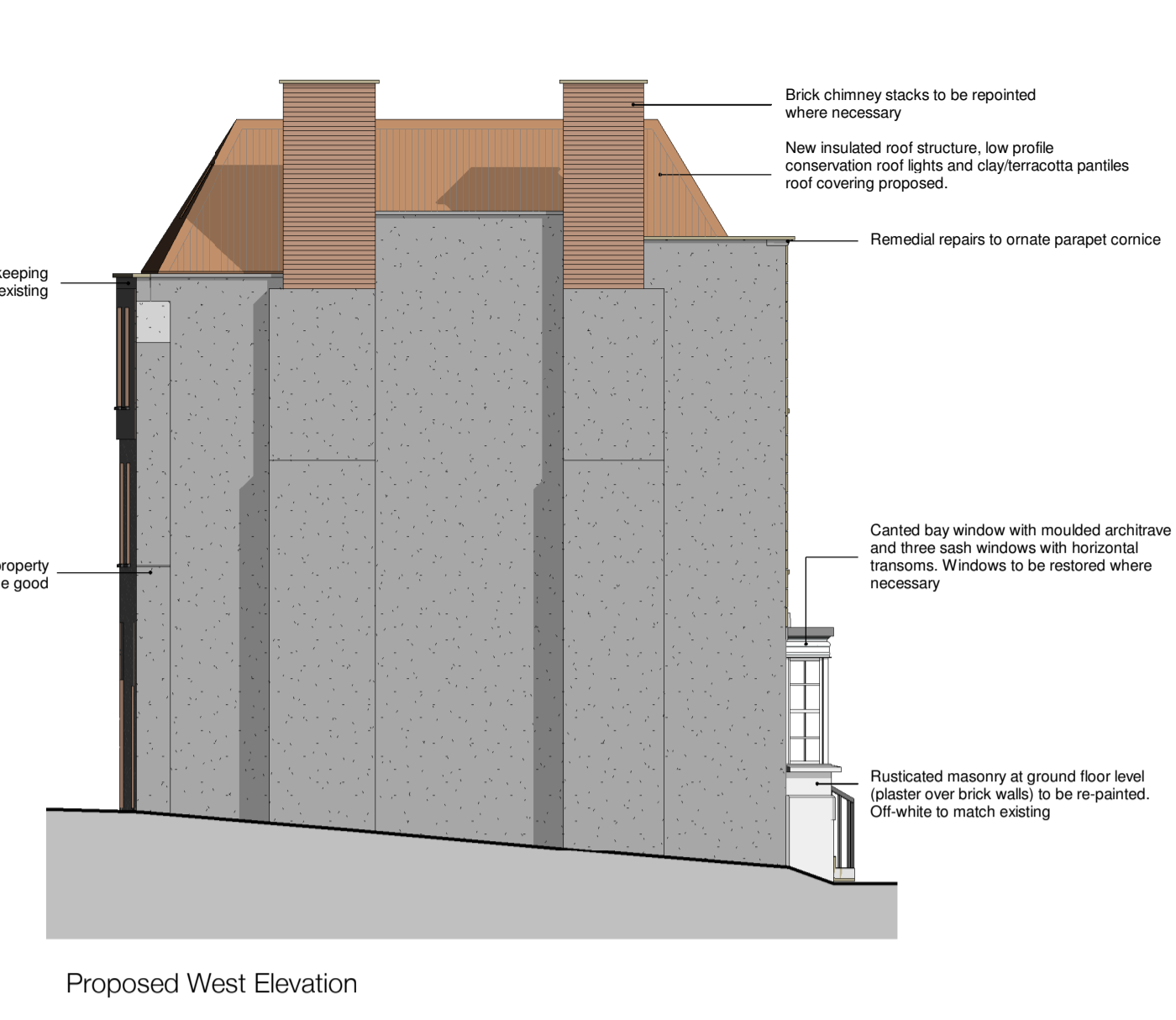
Proposed Ground Floor Plan



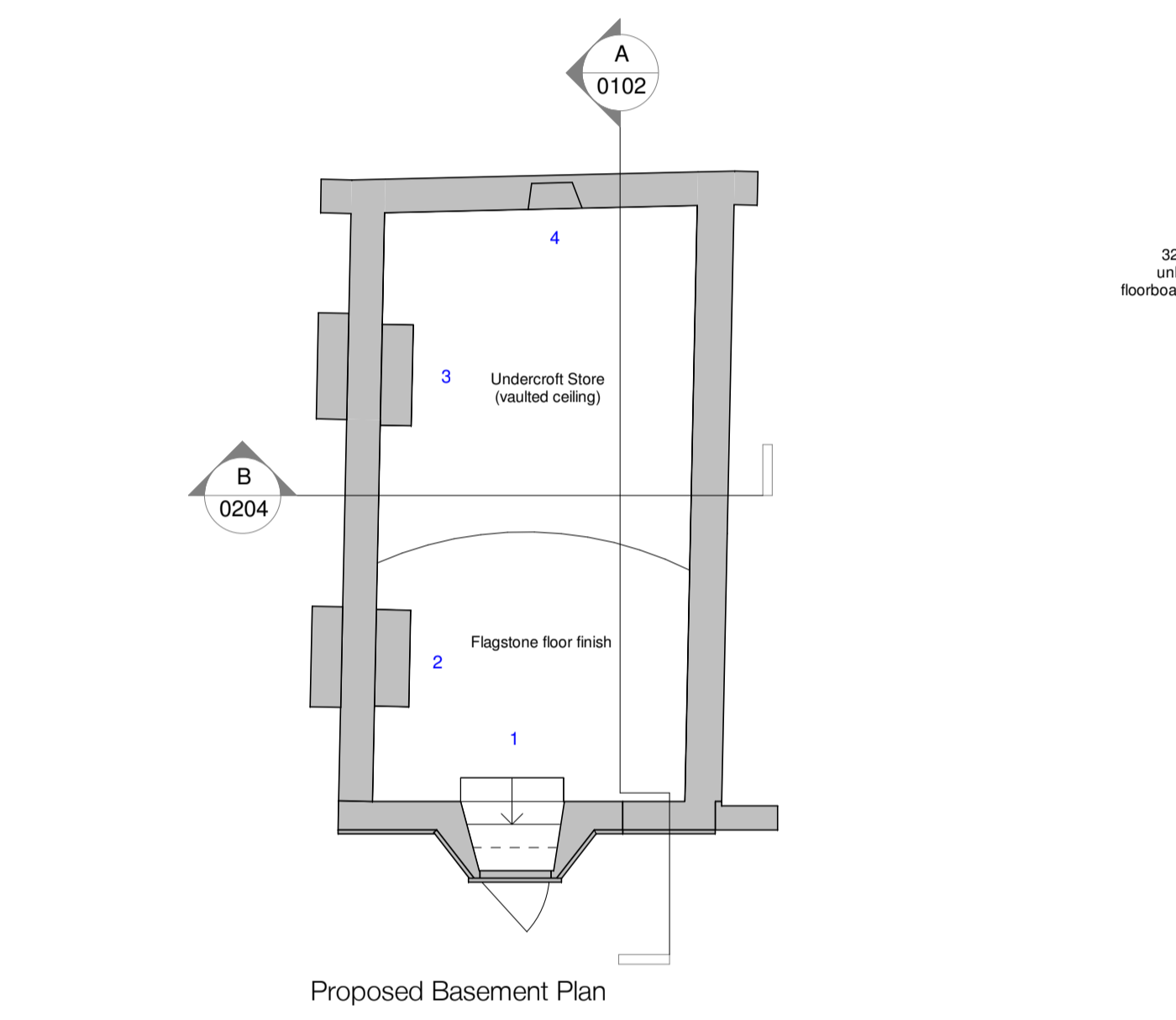
Proposed Attic Floor Plan



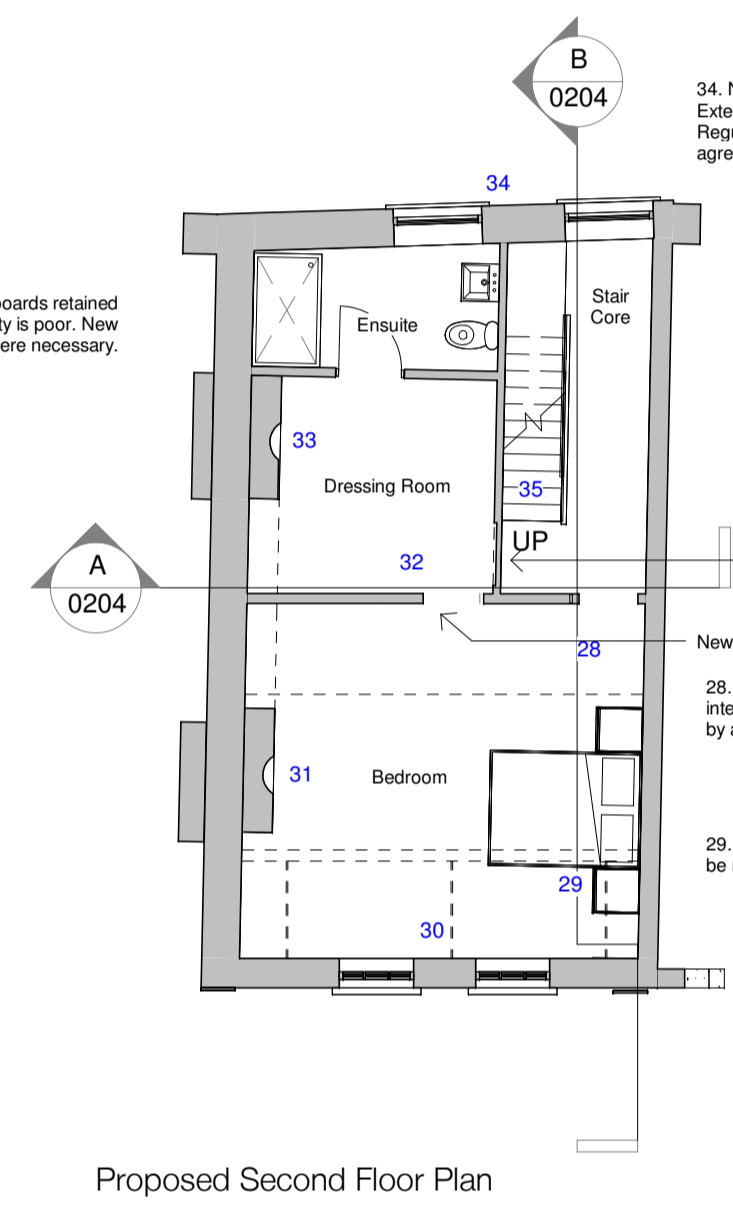
Proposed South Elevation



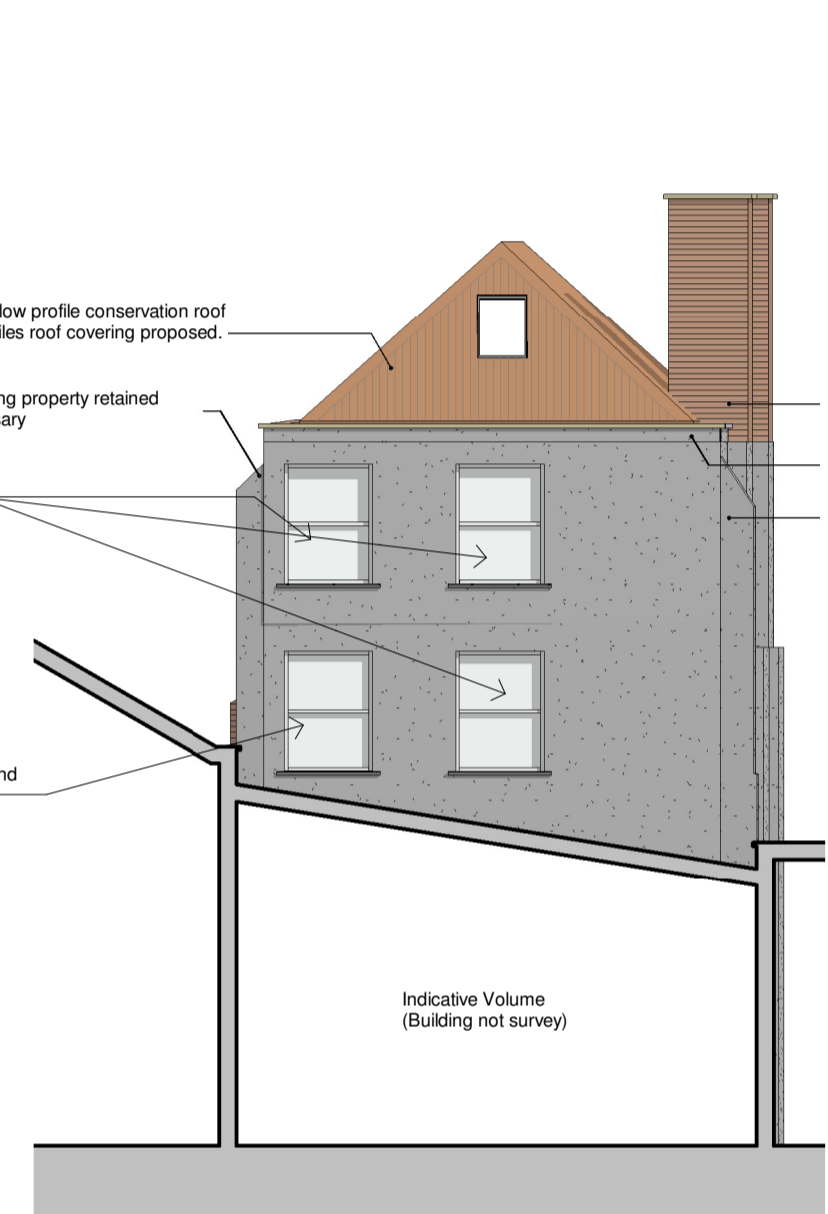
Proposed West Elevation



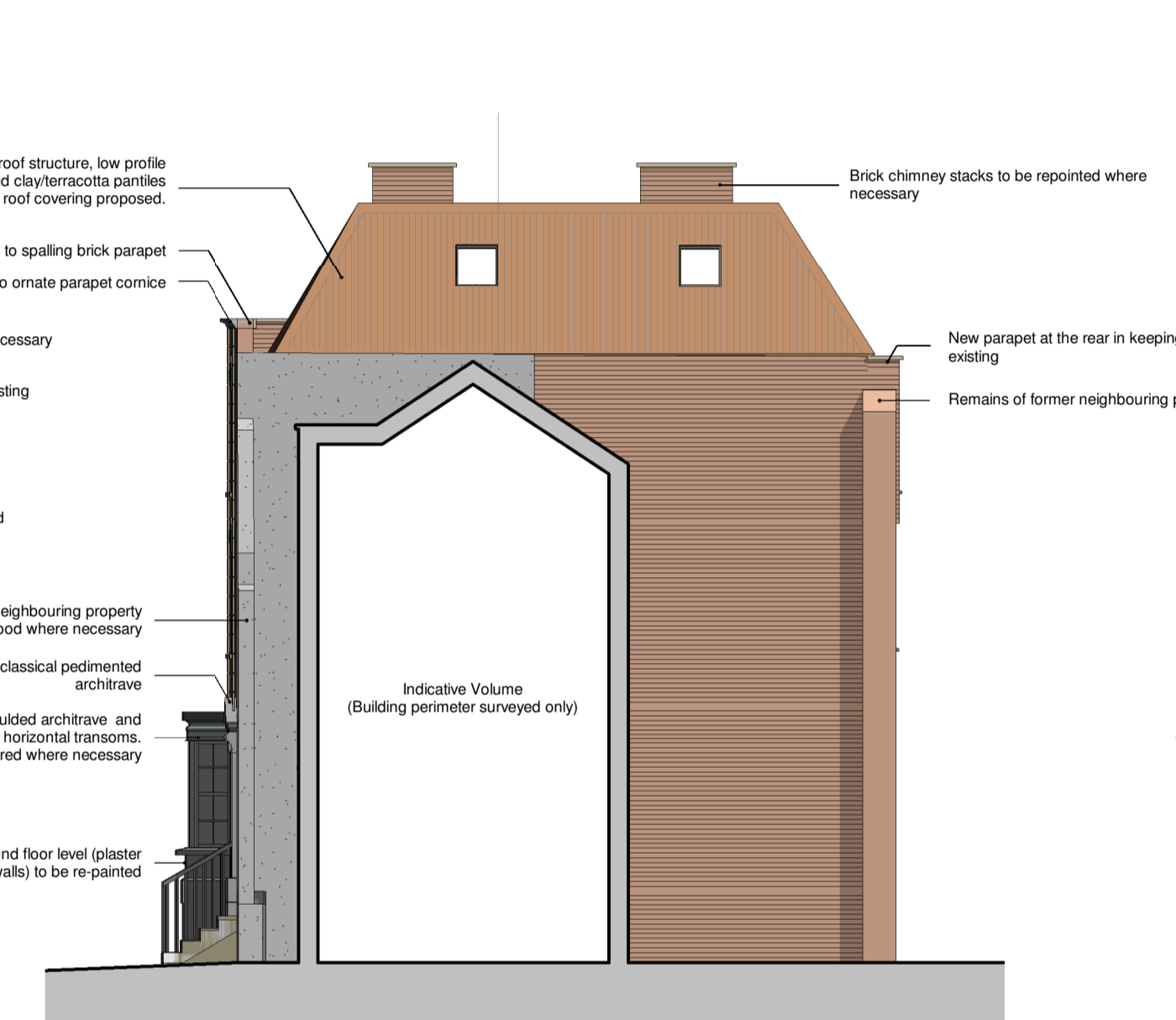
Proposed Basement Plan



Proposed Second Floor Plan



Proposed North Elevation

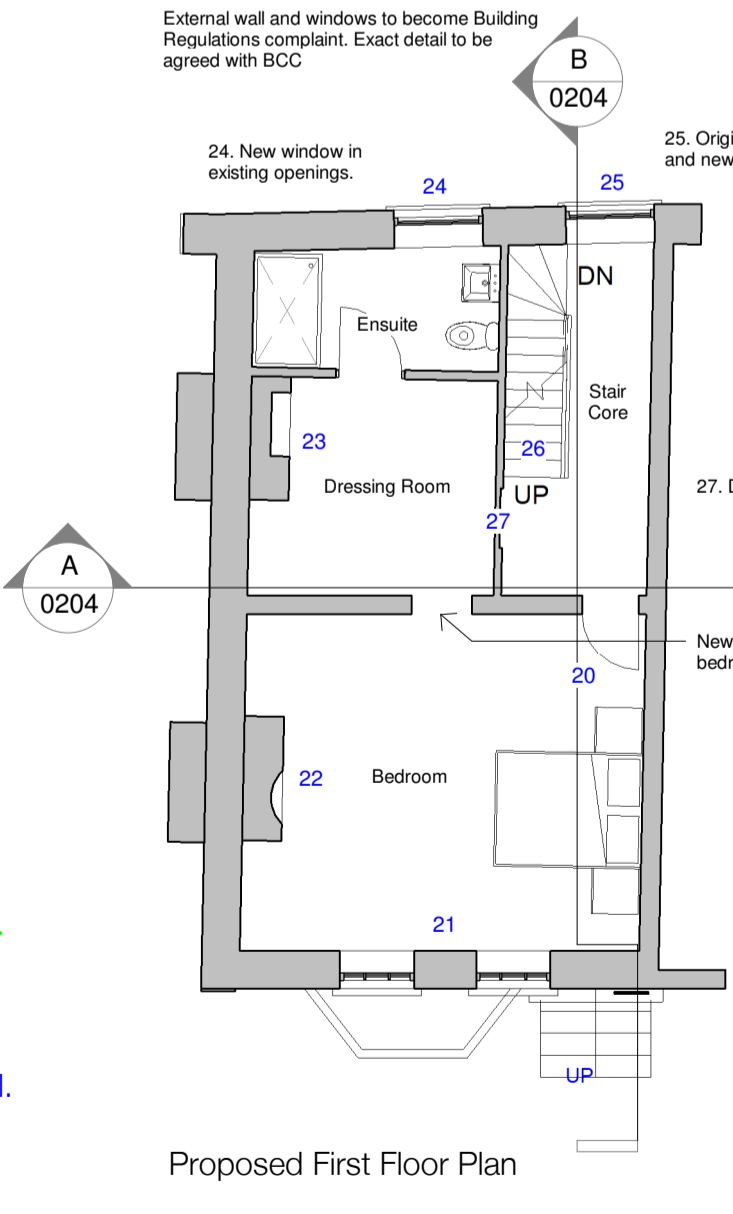


Proposed East Elevation

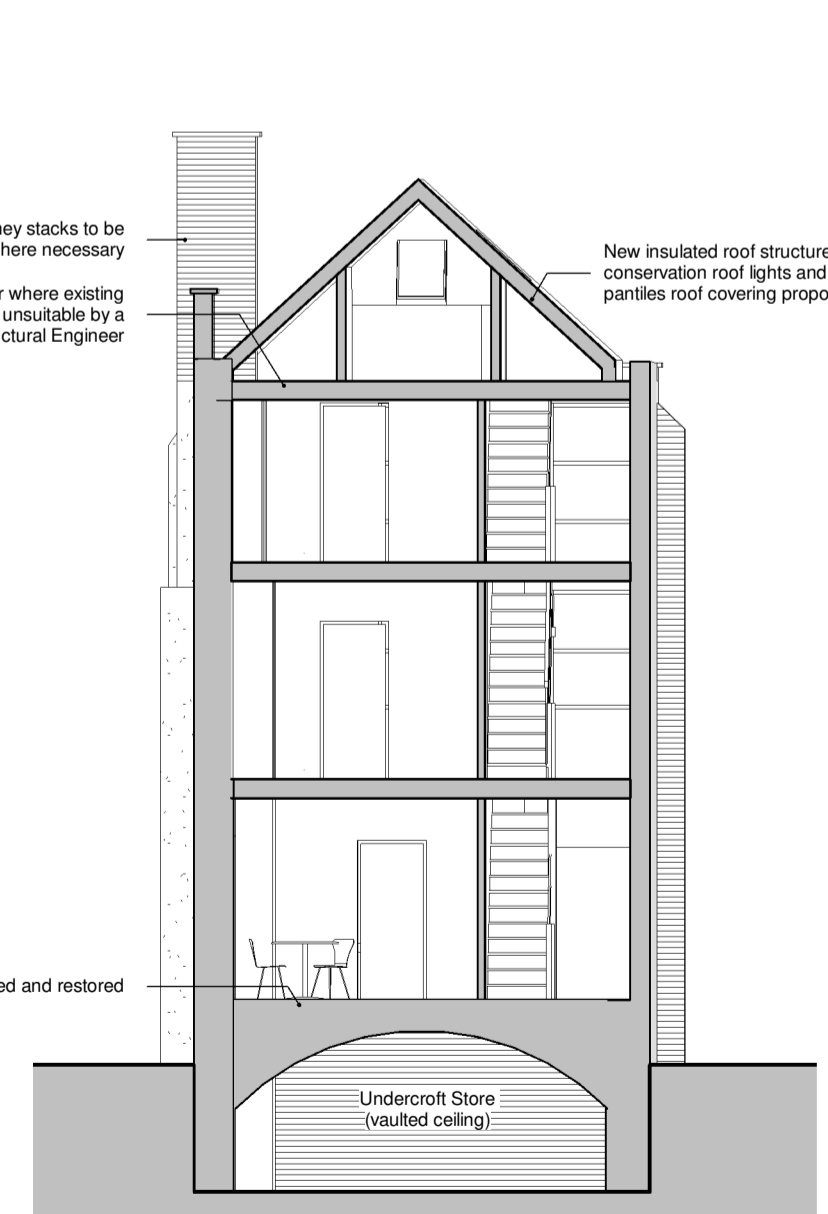
Page 178

- 1. Flagstone flooring at basement level.
- 2. Base of brick chimney breast.
- 3. Base of brick chimney breast.
- 4. Original recess.
- 5. Six panel hardwood door.
- 6. Flagstone flooring throughout ground floor.
- 7. Original moulded cornice and skirting retained.
- 8. Ornate plaster arch with moulded pilasters.
- 9. Wall panelling, moulded cornice and skirting retained.
- 11. Brick chimney breast, fireplace blocked up.
- 14. Less ornate chimney breast with fireplace blocked up.
- 15. Original moulded cornice retained.
- 18. Modern under stair cupboard formed.
- 20. Front bedroom less ornate with early floorboards, moulded skirting and acoustic panelling. Panelling to be removed.
- 22. Chimney breast with original timber panelled chimney piece and basket.
- 23. Original chimney breast, panelled over brick.
- 31. Original fireplace is of merit but requires conservation.
- 32. Early skirting and floorboards.
- 33. Later fireplace in early breast.
- 36. Timber floorboards supported on joists with hipped roof construction above. Investigation required.
- 5. Six panel hardwood door.
- 10. Original canted bay window.
- 19. Original staircase, ornate timber balustrade and moulded handrail. Unornate newel post. Original dado and skirting.
- 21. Original sash windows.
- 26. Original staircase with original timber balustrade, moulded handrail and skirting. Unornate newel post. Poor condition.
- 28. Early floorboards. Several missing, poor condition. Damaged ceiling
- 30. Original sash windows.
- 35. Modern timber railing and staircase leading to attic.
- 27. Early architrave, later door and shutter. Poor condition. Architrave and liner retained, door leaf replaced by fixed panel.
- 29. Ceiling redone with steel universal beam running east to west supporting the roof and tying the front elevation.
- 12. Opening created and subsequently blocked up using lightweight material. Opening to be reinstated.
- 13. Small window presumed original to be blocked up.
- 16. Door threshold to be blocked up and set within the reveal. Modern shower room addition to be demolished.
- 17. Modern opening leading to workshop blocked up. Lightweight infill is set within the existing reveal architrave retained.
- 20. Front bedroom less ornate with early floorboards, moulded skirting and acoustic panelling. Panelling to be removed.
- 25. Modern horizontal casement retained. Opportunity to provide a larger reveal akin to that of the original opening.
- 37. Cracked plaster and lath, deteriorated in areas, roof finished exposed. Poor condition in areas. To be investigated.
- 38. Uneven timber floor which deflects when load is applied. Suggested under-sizing or rot.
- 39. Timber roof light. To be removed.
- 40. Corrugated plastic roof light. To be removed.

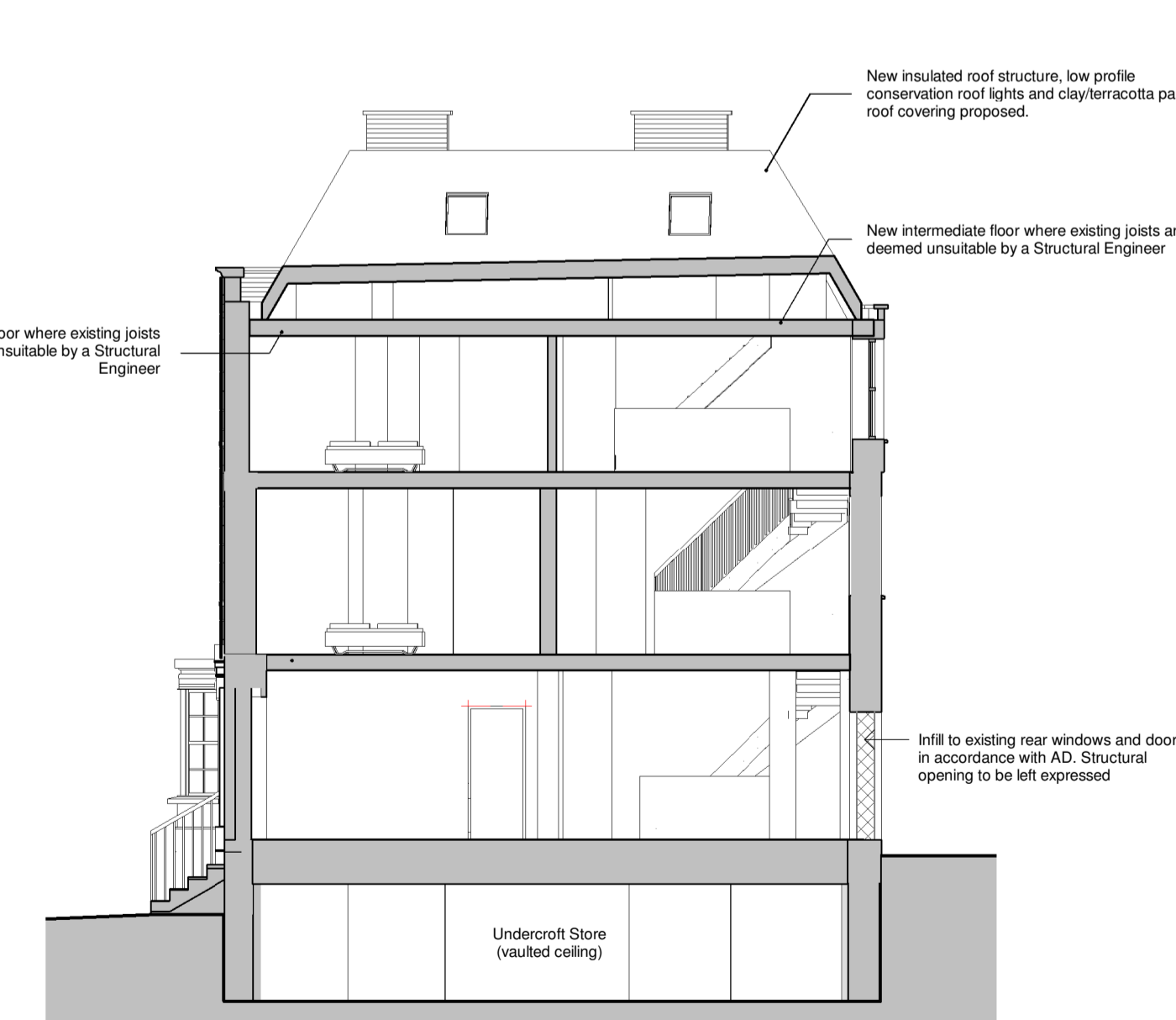
- RETAINED AS EXISTING
- RESTORED
- MODIFIED / CONCEALED
- INVESTIGATION / REMOVED



Proposed First Floor Plan



Proposed Section A



Proposed Section B (Cranked)

Please refer to the following reports for a comprehensive understanding of the site and its context;

- Demolition Report, Wilder Street, Bristol - Jubb Consulting Engineers Ltd
- Condition/Remediation Report - Jubb Consulting Engineers Ltd
- Characterisation Appraisal and Significance Assessment - Stephen Levant Heritage Architecture Ltd.

| Rev | Date | Init | Notes | Checked | Date |
|-----|----------|------|---|---------|------|
| B | 16.08.18 | JP | Amended to make the building a single dwelling | PB | |
| C | 01.08.18 | JP | Rear dormer removed. Shower rooms amended to expose window openings | JP | |
| A | 31.07.18 | JP | Front dormer removed. Rear window and door treatment explained | JP | |

Client

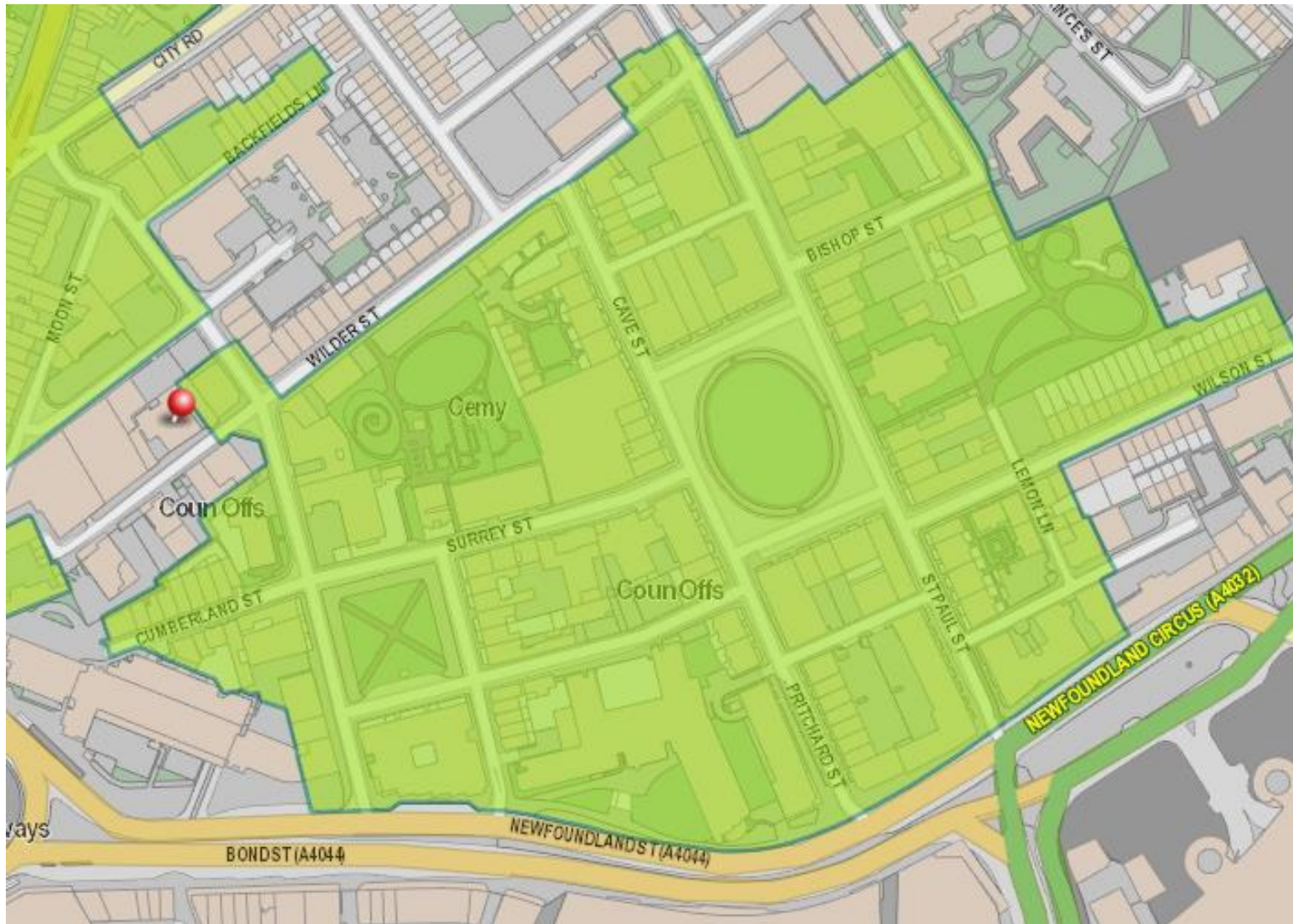
Drawing Originator
AWW inspired environments
 London - 106 Weston Street London SE1 3QB 020 7180 8000
 Bristol - Riverside House, Bristol, BS1 4LS 0117 923 2535
 Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282
 RIBA Chartered Practice www.aww-uk.com

Project Title
Wilder Street
Bristol

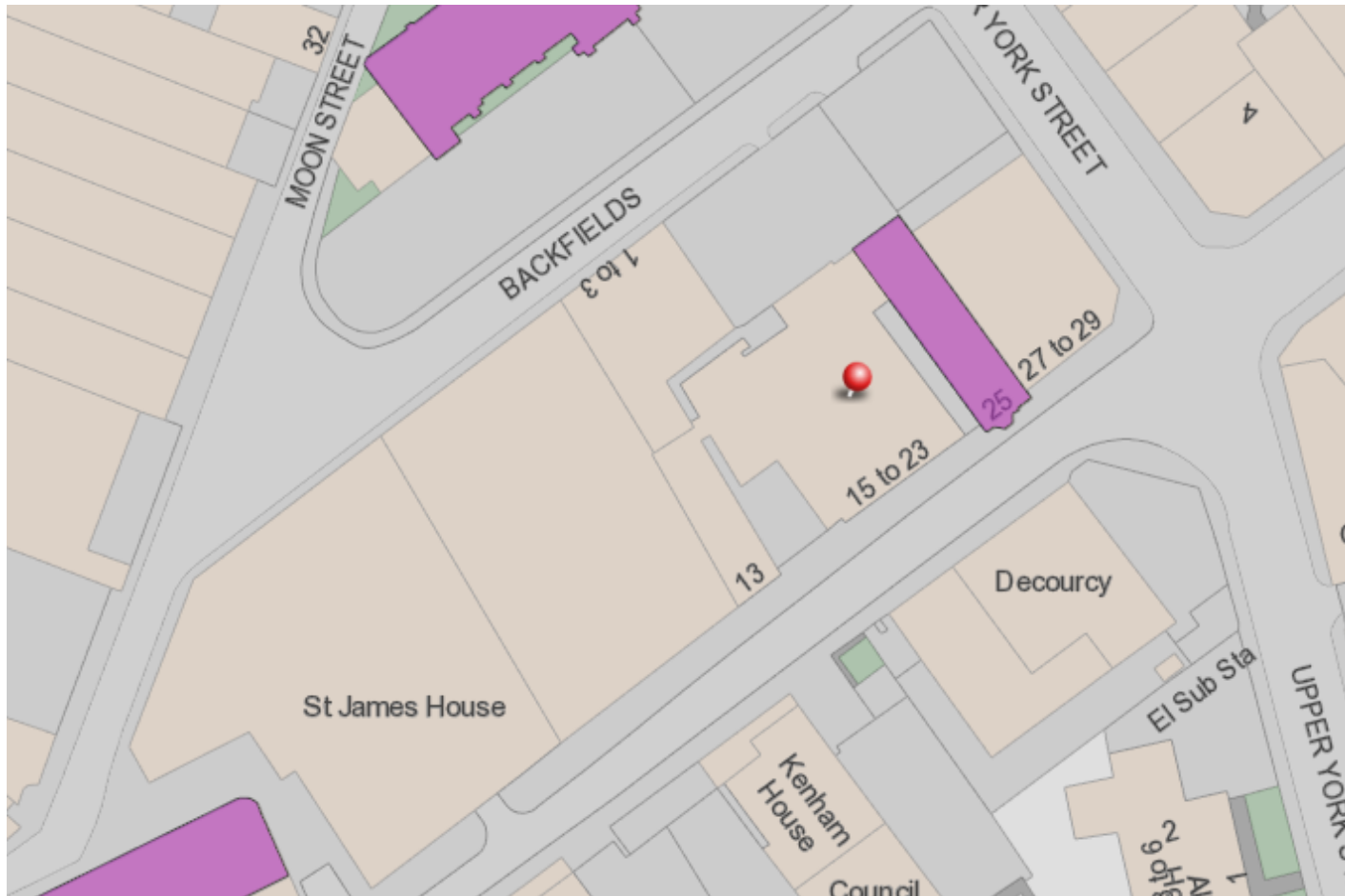
Drawing Title
Proposed 25 Wilder Street Plans, Sections & Elevations

| Scale | Sheet | Drawn | Checked | Date |
|-------------------|-------------|----------|--------------|----------|
| 1 : 100 | A1 | CJ | JP | 30.04.18 |
| Status | Project No. | | Checked Date | |
| PLANNING | 3681 | | | |
| Drawing Reference | Drawing No. | Revision | | |
| | 0204 | C | | |

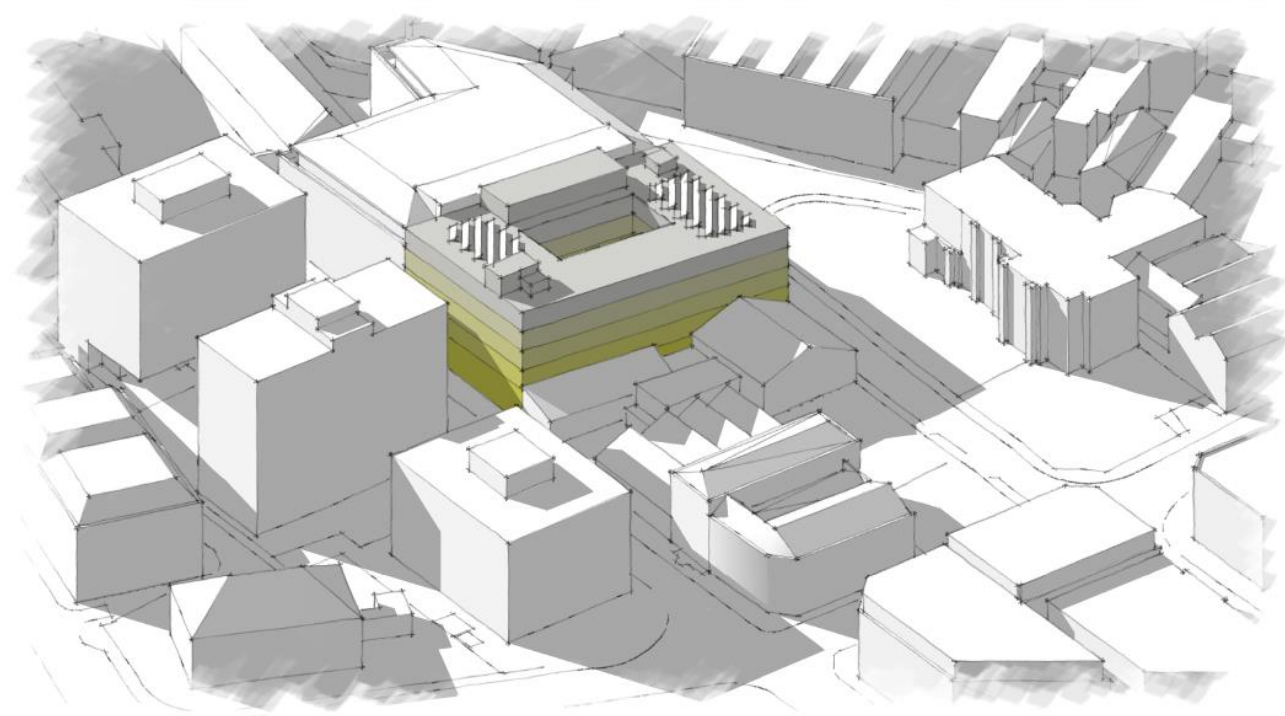
CONSERVATION AREA MAP – Portland and Brunswick Sq CA



LOCATION PLAN – 25 Wilder Street Listed building



INDICATIVE DIAGRAM – Approve Student Scheme (105 bed spaces) 17/05504/P



Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

SUMMARY

The application site is located within the Shirehampton area of Bristol, in the ward of Avonmouth and Lawrence Weston. The site is a former clay pit quarry, which is reflected in its sloping topography and bowl shaped form. The site has an area of 1.14ha, with vehicle access off Ermine Way and pedestrian accesses off Ermine Way and the eastern end of Barrow Hill Crescent.

The site is currently a disused and significantly overgrown area of open space, within private ownership. There are no public rights of way across the site, however two informal pedestrian accesses allow access into the site from Ermine Way and the eastern end of Barrow Hill Crescent.

The application seeks full planning permission for the development of 39no. residential dwellings and open space on the site. The development would provide a mix of 3 bed houses, 4 bed houses and 2 bed flats, together with landscaped open space, access, parking, landscaping and associated development.

All development would be focused around a central area of landscaped open space in the form of a communal green, linking to a landscaped footpath corridor providing improved pedestrian access onto the eastern end of Barrow Hill Crescent.

Access to the site would be taken from an improved vehicle access from Ermine Way, located at the same location as the existing vehicle access. The proposed development includes a total of 54no. proposed car parking spaces and the provision for cycle parking spaces for both the houses and flats. Improved pedestrian accesses would be taken off Ermine Way and the eastern end of Barrow Hill Crescent, a new pedestrian access is also proposed at the western end of Barrow Hill Crescent.

The site is currently the subject of two allocations within the adopted Bristol Local Plan. Approximately 0.2ha is allocated under Policy SA1 – reference BSA0111 for approximately 10 residential dwellings and the remainder of the site approximately 0.94ha is identified as Important Open Space under Policy BCS9 of the Core Strategy and DM17 of the Site Allocations and Development Management Policies (SADMP).

Key issues in the report concern the principle of development, the loss of important open space, affordable housing provision, design, amenity, transport, flood risk, nature conservation, trees and sustainable design and construction.

In relation to the principle of development and the loss of important open space it is considered that the contribution the site would make to the supply of housing in the city, in addition to the provision of new useable open space, would outweigh the harm to the loss of important open space.

The existing site whilst designated as important open space is in a poor state, overgrown and subject to fly tipping and does not currently contribute positively to the six attributes of valued important open space. The proposed development would bring a poorly maintained site back into active use, delivering 39no. new homes within an existing, sustainable, built up area and provide a newly managed and maintained area of useable open space which will provide recreation, leisure and community value for both future and existing residents, whilst contributing to the Council's requirement for new homes in the city.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

In terms of affordable housing provision, this matter has been the subject of a number of ongoing discussions between the Applicant and the Council's Planning Obligations Manager. Whilst it is acknowledged that there are a number of viability challenges for the site and Officers welcome the Applicant's revised offer of 3no. affordable dwellings, based on the advice received from DVS (the property arm of the Valuation Office Agency), Officers consider that the scheme should make an affordable housing contribution of 6no. affordable dwellings.

Having carefully considered the technical information submitted in support of the application and the policy context, specifically against the Core Strategy and the SADMP as the development plan, the application is recommended for approval subject to the conditions attached to this report and a Section 106 Agreement for the delivery of 6no. affordable housing units and the other contributions set out in the recommendation.

SITE DESCRIPTION

The application site is located within the Shirehampton area of Bristol, in the ward of Avonmouth and Lawrence Weston. The site is a former clay pit quarry, which is reflected in its sloping topography and bowl shaped form. The site has an overall area of 1.14ha, with two informal pedestrian accesses off Ermine Way and the eastern end of Barrow Hill Crescent. Vehicular access to the site is gained off Ermine Way via an area of hardstanding.

The site is currently a disused and significantly overgrown area of open space, within private ownership. There are no public rights of way across the site, however the two informal accesses allow access into the site from Ermine Way and the eastern end of Barrow Hill Crescent.

The area surrounding the site is predominately residential in character, with the site adjoining the rear gardens of properties on Barrow Hill Crescent, Ermine Way, Portway and St Mary's Road. The character of the area is of post war suburban housing development, which includes mostly semi-detached 1950s dwellings, but also includes Barrow Hill Crescent which is a crescent layout terrace. There are also a number of 1980s style infill properties to the north of the site. The site is also located in close proximity to two significant roads, the M5 lying to the north of the site and the A4 lying to the west.

The site is currently the subject of two allocations within the adopted Bristol Local Plan. Approximately 0.2ha is allocated under Policy SA1 – reference BSA0111 for approximately 10 residential dwellings and the remainder of the site approximately 0.94ha is designated as important open space under Policy BCS9 of the Core Strategy and DM17 of the Site Allocations and Development Management Policies (SADMP).

RELEVANT HISTORY

The site has an extensive planning history and those planning applications of most relevance are outlined below.

Prior to the original grant of outline planning permission the site was in City Council ownership. Planning permissions were previously granted for the use of the site for lock up garages, and for a temporary building for use by the Air Training Corps.

In 1984 a planning brief was produced for the application site and adjoining land. The planning brief promoted new residential development on land fronting St. Mary's Road and a parcel of land adjoining the eastern end of Barrow Hill Crescent. The brief identified the site and other land as open space.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Subsequently, housing was constructed on the St. Mary's Road frontage area and at the end of Barrow Hill Crescent, and an environmental improvement scheme was implemented on the former quarry area.

Following this, the following applications relate to part of the current application site:

03/00934/P - Outline application also including details of the siting of the building and the means of access, for the erection of 1 no. 3 storey block of 24 two bed flats, with 25 car parking spaces accessed off Ermine Way, including significant ground level changes at the proposed block of flats. Public open space and footpath at the rear of the site to remain unchanged. Application GRANTED subject to conditions, 29 August 2003.

This was followed by a reserved matters application under reference -6/01750/M, which was GRANTED, 28 July 2008. This permission was not implemented.

10/01932/R - Renewal of outline planning permission 03/00934/P; including details of the siting of the building and the means of access, for the erection of 1 no. 3-storey block of two bedroom apartments (24) with 25 parking spaces accessed off Ermine Way, including significant ground level changes at the proposed block of flats. Public open space and footpath at the rear of the site to remain unchanged. Application, REFUSED, 4 August 2010.

15/01160/F - Erection of 49 no. dwellings and separate 'common house', together with access, parking, landscaping and associated development. (Major Application). Application WITHDRAWN, 8 July 2015

16/01866/F - Erection of 36 no. dwellings and a separate 'common house', together with access, parking, landscaping and associated development (Major application). Application, REFUSED, 12 September 2016

APPLICATION

The application seeks full planning permission for the development of 39no. residential dwellings and open space on the site. The development would provide a mix of 3 and 4 bed houses and 2 bed flats together with landscaped open space, access, parking, landscaping and associated development.

The scheme includes a series of two and three storey terraces at the eastern and southern extents of the site, including a crescent terrace backing onto Barrow Hill Crescent, with a three storey flatted building at the site's western extent and one single dwelling at the site entrance. All development would be focused around a central area of landscaped open space in the form of a communal green, linking to a landscaped footpath corridor providing improved pedestrian access onto the eastern end of Barrow Hill Crescent.

Although the application states that there is some flexibility in the accommodation, the submitted plans do indicate the provision of the following mix of accommodation, with no indication that the relevant plan is indicative:

- 16 x 3 bed houses
- 5 x 4 bed houses
- 18 x 2 bed flats

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

The application proposes a split of 7.5% affordable housing (3no. affordable dwellings), however as discussed further in Key Issue B, the application is recommended for approval on the basis of 15% affordable housing (6no. affordable dwellings).

The main vehicular access to the site would be provided off Ermine Way, and this would provide access to 54no. parking spaces associated with the scheme through a central road to the crescent and spur to the 5no. 4 bed houses. Improved pedestrian accesses to the site are also proposed off Ermine Way via the main vehicular access and at the eastern end of Barrow Hill Crescent, a new pedestrian access is also proposed at the western end of Barrow Hill Crescent. The design of the southern element of the scheme would also allow access to the rear gardens of properties on Barrow Hill Crescent as existing. The plans propose three electric charging points, a communal bin store near to properties 9-13 and a communal bin store and bike store in the flat block. Solar panels are proposed on the roofs of all buildings.

The central open space would comprise a SUDs feature, a central feature tree and a series of proposed trees around its peripheries.

A Section 106 Agreement for the site would include contributions relating to:

- i) 6no. affordable dwellings (4no. houses and 2no. flats) with a tenure of 4 x 3 bed social rent houses and 2 x 2 bed shared ownership flats (40% equity and 1.5% rental)
- ii) £ 7,652.00 – contribution for replacement trees in accordance with the Bristol Tree Replacement Scheme;
- iii) £6,000 – contribution for four fire hydrants;
- iv) £500 – contribution for maintenance of reptile receptor site at Lamplighter’s Marsh; and
- v) Section 278 works to be delivered comprising an agreement for the point of access where the proposed road joins the adopted highway at Ermine Way.

PRE-APPLICATION COMMUNITY INVOLVEMENT

The Applicant has carried out pre-application community consultation, as detailed in the Statement of Community Engagement submitted with the planning application.

In October 2014, 87 letters were posted to neighbouring properties surrounding the site informing people of the proposed development, including a draft layout plan showing how the scheme could look and inviting views on the proposed scheme. Letters were also sent to the two ward Councillors representing Avonmouth.

To inform the wider community of the proposals, information about the proposal was sent to the Shirehampton Community Action Forum. The Applicant’s representatives then presented to the Forum’s meeting of 9th December 2014, at Shire Hall.

The Applicant has continued to discuss the site and proposals with neighbours of the site during the design process.

Ahead of the submission of the 2017 proposal details of the scheme have been issued to the local ward councillors, with the offer of meeting them to detail the scheme and changes from previous applications.

The issues raised and outcomes provided are detailed in the submitted Statement of Community Engagement.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

RESPONSE TO PUBLICITY AND CONSULTATION

Site notices were issued, a press advert published and letters sent to neighbouring properties.

Following responses from members of the public and consultees in August 2017 raising a number of concerns about the proposed development, revised plans and documents were received on 17th July 2018. Local residents and relevant consultees were re-consulted on the revised plans and documents, with an expiry date of 15th August 2018.

Comments received on the revised plans and documents relating to the scheme have been considered and are included in this report.

GENERAL RESPONSE FROM THE PUBLIC

On the original plans submitted with the application in July 2017 there were 8 replies and all 8 of these were in objection.

IN OBJECTION

Comments were made in objection on the following grounds:

- Overlooking
- Restricted access to rear gardens
- Overdevelopment of small plot
- Loss of open space
- Limited affordable housing provision
- Limited proposed open space
- Poor quality design
- Loss of privacy and light created by proposed flats
- Impacts on traffic
- Contrary to the development plan

Following the submission of the revised plans in July 2018, neighbours were re-consulted for a period of 21 days. There were 5 replies all 5 were in objection.

IN OBJECTION

Comments were made in objection on the following grounds:

- Overdevelopment of small plot
- Inadequate parking provision
- Impacts on existing transport conditions and pollution
- Loss of open space and trees
- Overlooking
- Drainage should not double as open space
- Contrary to the development plan

COMMENTS FROM COUNCILLORS

Councillor Donald Alexander

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Request made in September 2017 that the application was referred to committee for the failure to provide sufficient social housing in line with policy.

COMMENTS FROM CONSULTTEES

City Design Group – No objection

Urban Design has commented as follows:

There have been lengthy discussions and correspondence between the Applicant and the City Design Group (CDG) on this application since its original submission in 2017, the below represents a summary of the final position of the CDG provided in August 2018.

Following the submission of revised plans in July 2018 the Council's Urban Design officer commented that the Applicant appears to have addressed most the urban design comments with landscape solutions and given the constraints of the site CDG are happy to accept this. The one point I would still raise is the articulation of the flank elevation to plot 1 in relation to this being such a prominent elevation. An additional window to the living room at Ground floor would improve this elevation hugely.

Of note, the Applicant has since provided revised plans to address the comments for plot 1.

Landscape – No objection

The Council's Landscape Officer has commented as follows:

Overall I think this is a better application in terms of the information provided and also design. I have reservations; the turning head sits at the highest point of the layout and is provides views across the development and beyond – it's prominence suggests that it should be incorporated within the landscape so that it doesn't appear a broad expanse of paving; the pedestrian route from Barrow Hill Crescent passes through the private parking area to the rear of apartments confusing private and public functions; I support Urban Design's comment relating to the alignment of unit 1. Having said this, it is a constrained site and I believe the proposals can be supported though I would encourage post consent revisions to improve the elements referred to.

Nature Conservation – No objection

Comments have been provided requesting a number of conditions relating to nature conservation.

The Council's Ecologist has also made the following comments:

An 'excellent' population of slow-worms has been confirmed on site during a reptile survey undertaken as part of the Ecological Impact Assessment dated September 2014 and updated in April 2016 and June 2017. Slow-worms are legally protected against being killed or injured.

Please note that the applicant and BCC previously agreed under the previous planning application 16/01866/F and in principle in October 2017 for the previous, pre-re-consultation version of this planning application the principles of a slow-worm mitigation strategy with reptiles being moved to Lamplighter's Marsh which is owned and managed by Bristol Parks. However, I have recently been advised by our Parks team that the applicant will need to reconsider the precise location within and suitability of Lamplighter's Marsh as a reptile receptor site. This is for two reasons. Firstly, the northern part of the site would be affected by the proposed Avonmouth-Sevenside Enterprise Area (ASEA) flood defence works. Secondly, Parks have also been advised by the Environment Agency

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

that because the land is floodplain that the applicant is likely to require permission to import material onto the site which would apply to reptile hibernacula.

A financial contribution to Bristol Parks (the relevant manager is Mr. John Williams, Parks Area Manager North) should be agreed in writing by the applicant. This agreement is without prejudice to the outcome of the planning application. This agreement should be included within the planning obligations for the site if planning permission is granted. The reptile translocation should be included within the Section 106 Heads of Terms.

The proposed retention of hedgerows and vegetation, where possible, on the northern and western boundaries of the site, and as shown on the on the Landscape Concept Plan and as previously requested, is welcomed.

An attenuation pond is now proposed as previously requested, and this is welcomed.

Of note, the Applicant has since found an area in Lamplighter's Marsh that does not involve building up material and so presents no constraints to translocation. This revised area has been agreed with the Council's ecologist and parks officers.

Arboriculture Team – No objection

The Council's Arboricultural Officer has commented as follows:

There is a discrepancy regarding tree removals and tree replacement requirements in both the submitted arboricultural report and the covering letter.

In the arboricultural report under Tree Removals in 9.7 tree 21 is not mentioned as a tree to be removed and is therefore not considered in the BTRS calculations in 9.11.

Tree 21 is shown as removed in the Arboricultural impact schedule at Appendix 4 and on the Tree retention and removal plan at Appendix 5.

If T21 is to be removed then the presented BTRS calculations are inaccurate.

The covering letter which also contains BTRS calculations does not include T20 which is shown as removed within the arboricultural report as removed so these calculations are also inaccurate (unless T20 is not to be removed in which case the arboricultural report is inaccurate). This inaccuracy is compounded by the fact that the covering letter calculations do not take into account the numbers of individual trees removed from tree groups. This explains why the covering letter BTRS calculations total 32.5 replacement trees whilst the arboricultural report calculates the BTRS liability as 59 replacement trees, which should be 62 if T21 is proposed for removal and added in to the calculations.

As 49 replacement trees are proposed on site this leaves a shortfall of 13 trees for which a financial contribution of £9,947.73 is required for off-site planting. I believe this figure has to be agreed before determination. I also feel that it would be appropriate to re-issue the arboricultural report addressing the tree removal discrepancy.

The arboricultural report provides a heads of terms arboricultural method statement which is appropriate to the BS5837 methodology, but we would prefer to see a full method statement in support of the application so that we can condition separate aspects of it regarding tree protection etc.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

That said if consent is granted prior to the supply of a method statement we will need to see a detailed arboricultural method statement as a pre-commencement condition for our approval based on the tree protection plan provided in the arboricultural impact assessment report produced by ACAC (June 2018) and including a clear specification for tree protection barriers, no dig ground protection, arboricultural supervision, installation of hard surfacing, service runs and installation of fencing.

The Applicant has since resolved and clarified the discrepancies between the Cover Letter and Arboricultural Impact Assessment and has confirmed that T21 is proposed for removal and was included in the original calculations. The contribution for tree removal has now been agreed between the Council and the Applicant.

Transport Development Management – No objection

Transport Development Management has provided the following comments.

Transport Development Management (TDM) is in receipt of the re-consultation for the above planning application, which was received on the 25th July 2018 for which we have the following observations to make on the highways and transportation aspects of the proposal.

The proposal relates to the erection of 39 dwellings and associated works.

The applicant has provided a package of revised drawings and information to address the points raised in TDM's previous observations dated 14th September 2017.

The first point related the sustainability as TDM previously stated that there were concerns over the reliance on the private car and the applicant had not provided a Travel Plan. In response the applicant has stated that the Travel Plan will be secured if the proposal were to be permitted. Although this is seen as an improvement over the previous submission we would still need to see the document prior to permission being granted. Furthermore the document would need to be submitted in line with the template, which can be found on the City Council's web site. There is also a monitoring/management fee, which will need to be secured via a S106 agreement. As a consequence until this document is received TDM's concerns still remain.

With regard to point 2.2 the applicant acknowledges the proposed parking levels set out in the TDM response. Consequently they have removed a visitors parking space. Therefore this amendment is considered to be acceptable.

In terms of points 2.3 through to 2.4 this related to the proposed access road design. The applicant has now confirmed that it has been designed to a 20mph design speed, which is considered to be acceptable. The applicant has also provided the section of footway that was required with crossing points. As such this point has been addressed. To also help reduce vehicle speeds further the applicant has provided a raised table within the site. This is considered to be acceptable.

TDM's principle concern related to the gradients of the internal access road. We have reviewed the submission and we are of the opinion that we would prefer the site to remain privately managed. This option is noted in the applicant's opening paragraph of their response to the planning officer. However the applicant should note that they will need to enter into a S278 agreement for the point of access where it joins the adopted highway.

In point 2.7 the applicant highlights that TDM previously stated that all major applications are required to incorporate SuDS for the management of surface water but these details had not been provided with the submission. From the revised details it is apparent that the applicant has been in extensive

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

discussions with the Drainage Officer and incorporated an attenuation pond and gully pots for the surface water drainage.

In regards to 2.8 it is confirmed that the proposed turning head was considered to be acceptable at the previously held meeting.

Therefore to conclude it looks like the applicant has looked to address the points raised in TDM's initial response. However the applicant is yet to provide the Travel Plan for us to review. Consequently the point relating to sustainability is yet to be addressed. Whilst in terms of the gradients of the site we have taken the view that we do not wish to adopt the internal layout and the applicant will therefore be issued with an exception notice. But we would expect them to enter into a S278 agreement for the point of access.

Of note, the Applicant has since provided a Travel Plan which is currently with TDM for consideration. TDM has also confirmed that given the size of the site only a 'short' Travel Plan was required which does not require an associated monitoring/management fee.

Flood Risk – No objection

The updated drainage design has been formed in accordance with discussions I had with the applicant and their drainage consultant some time ago. The approach is acceptable and the detail provided demonstrates conformity with our standards, and I note in the covering letter that they have agreement with Wessex Water to adopt the proposed surface water drainage, with attenuation features including pond to be managed by a private management company.

I therefore have no objections to the proposal, but do have a few comments that should be addressed through condition:

- The weirs at headwall HW02 are necessary to facilitate the level drop, however as shown they will collect water in the sumps which could result in foul odours and attract flies in warmer weather. I'd suggest either "leaky" stone weirs or small drainage holes at invert level to facilitate drain down of the weir sumps
- Similarly I suggest removing the sump at HW01 and replacing with a flat apron flush with the outlet pipe
- The Reno mat erosion protection as shown is extensive and may be quite visually intrusive, a smaller erosion control device (e.g. ACO SuDS inlet <https://www.aco.co.uk/products/suds-swale-inlet>) might be adequate
- I believe discussion with Highways around adoption of the access road is ongoing, but given the gradient I suggest that additional gully pots may be required. Further evidence to demonstrate adequacy to drain the road may be required
- A detailed landscape plan for the pond should be provided including suitable planting schedule and consideration to visual amenity value
- A management and maintenance plan should be provided for the aspects to be managed by a private management company,

The above points can all be addressed through our standard pre commencement condition B35.

Land Contamination – No objection

The changes in the scheme since our last review in 2017 do not change our comments made then, therefore please refer to the comments made on 06/09/2017.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

COMMENTS FROM EXTERNAL CONSULTEES

Bristol Waste

Bristol Waste has commented as follows:

Following a review of the documentation for the development at Ermine Way, Bristol Waste has considered the waste and recycling provision for this development.

For the 21 individual houses we would provide the standard kerbside collection service. This would consist of the following containers for each property:

| Container | Volume (litres) | Width (mm) | Depth (mm) | Height (mm) |
|---------------------|-----------------|------------|------------|-------------|
| Refuse bin | 180 | 465 | 740 | 1070 |
| Green recycling box | 55 | 600 | 400 | 360 |
| Black recycling box | 45 | 540 | 400 | 280 |
| Food waste bin | 23 | 320 | 400 | 405 |
| Kitchen caddy* | 5 | 250 | 205 | 205 |
| Garden waste bin** | 240 | 570 | 740 | 1070 |

*to be kept inside property **optional, paid for service

Each property should have adequate storage space to accommodate at least a refuse bin, green recycling box, black recycling box and food waste bin. Whilst it is not a statutory service it would be advisable to also allow space for a garden waste bin or sacks as these properties do have gardens. Containers from all properties should be presented at the kerbside on the relevant collection day.

For the 18 residential flats, we would recommend that the following waste and recycling provision is allowed for:

| Material | Collection frequency (per week) | Container size (litres) | Number of bins |
|--------------|---------------------------------|-------------------------|----------------|
| Plastic/Cans | 1 | 360 | 1 |
| Glass | 1 | 240 | 1 |
| Card | 1 | 1100 | 1 |
| Paper | 1 | 240 | 1 |
| Food | 1 | 140 | 1 |
| Refuse | 1 | 1100 | 2 |
| Total | | | 7 |

The Block of flats does not appear to have its own bin store. Is the current proposal that the flats will use the communal bin store identified on the plans near to houses 9-13? We would strongly recommend that the block of flats have its own dedicated bin store for reasons of size/space, distance and service type.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

As each of the properties 9-13 will have a standard set of containers we would recommend that shelving be installed in the communal store to allow ease of use and access to recycling boxes. Containers from this store will need to be presented by residents adjacent to the highway.

We would urge at this stage of the planning process that the developers refer to the Planning Guidance for Waste and Recycling produced by Bristol Waste Company. When considering the layout, access and the design of the bins stores, this guide contains a wealth of information regarding the bin volumes, requirements etc. <http://www.bristolwastecompany.co.uk/resources/>

I hope that this has provided sufficient feedback with regards to the areas of concern should this development progress from application status as proposed.

Please note that the above comments are made on the basis and the quality of the information received to date and as such, they are made without prejudice to any further pre-application or application proposals which may raise further detailed questions or matters that are not currently considered within this response.

Of note, please note that the block of flats would have its own dedicated bin store in the ground floor.

Avon Fire & Rescue

Avon Fire & Rescue have requested the installation of four new fire hydrants at the site. Avon Fire & Rescue has calculated the cost of the installation and five years maintenance of a Fire Hydrant to be £1,500 per hydrant.

This cost would be secured through a S106 contribution should planning permission be granted.

RELEVANT POLICIES

National Planning Policy Framework – July 2018

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate).

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

(A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

The application involves the development of two sites which are currently allocated within the Bristol Local Plan. Part of the northern extent of the site (approximately 0.2ha) is allocated under Policy SA1 – reference BSA0111 for approximately 10 residential dwellings and the remainder of the site (approximately 0.94ha) is identified as important open space under Policy BCS9 of the Core Strategy and DM17 of the SADMP.

In the explanation of the site allocation for BSA0111 it states that “the site is appropriate for residential development as it is a reasonably sustainable site, being 700m from Shirehampton town centre, and in close proximity to the park and ride site on A4 Portway. It will contribute to meeting the Core Strategy minimum target for new homes and reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the City’s green infrastructure / open space provision, but it also provides the opportunity to ‘enhance and improve the management of the adjacent open space’”.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

In light of the site allocation Policy SA1 – reference BSA0111 and the sites sustainable location, the principle of the proposed residential development in this northern part of the site, is supported in principle in accordance with the development plan. However, this is only part of the application site and therefore the development on the remainder of the site which equates to approximately 0.94ha and is designated as important open space has to be considered against Policy BCS9 of the Core Strategy and Policy DM17 of the SADMP.

Policy BCS9 states that “Open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected.” The Policy further states that “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.”

Policy DM17 states that “Development on part, or all, of an Important Open Space as designated by the Policies Map will not be permitted unless the development is ancillary to the open space use.” It further states that “Important open spaces with a role and value for recreation, leisure, community use, townscape, landscape or visual amenity quality are shown on the Policies Map and protected from development.”

Whilst making up the majority of the site area, the important open space is in a poor state, significantly overgrown, undulating and subject to fly tipping. Whilst there are two tarmac footpaths which provide pedestrian access into the site from Ermine Way and Barrow Hill Crescent, due to the condition of the site these no longer provide access across the site and provide very limited value for recreation, leisure or community use. The site is in private ownership and whilst these informal accesses are available, there are no formal public rights of way across it.

In designating the site as important open space prior to the adoption of the SADMP in 2014, the examining Inspector stated “The subject site, a former clay pit, is close to a flyover that carries the M4 motorway over the Portway dual carriageway (A4). There is limited green infrastructure in the immediate area. The site’s contribution in landscape and visual amenity terms is low being characterised by long unkempt grass, random hardstandings and fly tipping. It has a low-value role for recreation and community use (for example, dog walking, access across the site, access to the backs of properties and play on hardstandings). However, the land is in private ownership...In my opinion, bearing in mind the state of the site and access limitations, the designation is not justified. Nor is there any real incentive for the owner to allow public access and to improve environmental standards. Further deterioration is possible or even likely. Be that as it may, the area would benefit from open space improvements. The designation would be warranted if the creation of Important Open Space were linked to enabling development. In the circumstance, the evidence supports a residential allocation, based on the earlier permission, together with a variation in the boundary of the proposed Important Open Space.”

Despite the limited value the site provides as open space, its allocation for important open space within the adopted development plan means that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. An exploration of the material considerations are outlined below.

Delivery of new homes

Chapter 5 of the NPPF states “to support the Government’s objective to significantly boost the supply of housing, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Policy BCS5 sets out that the Core Strategy aims to deliver new homes within Bristol's existing built up areas. Between 2006 and 2026, 30,600 new homes will be provided in Bristol. The policy further states that “the development of new homes will primarily be on previously developed sites across the city. Some new homes will be developed on open space which does not need to be retained as part of the city’s green infrastructure provision.”

The proposed development would deliver 39no. new homes within the existing built up area of Shirehampton and enable a poorly maintained site to be brought back into positive active use. The site is considered to be in a sustainable location and would adopt an innovative and sustainable custom build approach to the delivery of housing at the site which would help to meet the Council’s target for new homes.

Retention of a portion of open space

Whilst it is acknowledged that the development of 39no. dwellings would result in the loss of important open space at the site, the site masterplan which has been finalised in consultation with the Councils CDG Officers, has been designed to retain approximately 0.30ha of open space at its core.

This open space would be located within the centre of the development, surrounded by properties providing natural surveillance and would be maintained by a private management company. Furthermore, the existing pedestrian links from Ermine Way and Barrow Hill Crescent would be retained and enhanced, enabling the new open space to be used by both existing and future residents. Given the state the site is currently in, overgrown and subject to fly tipping, the open space is no longer useable and it is therefore considered that the proposed development, would introduce a new area of useable open space and would provide a benefit to the community. The development of the site would enable this part of the open space to be brought back into active use and provide value for recreation, leisure and community use as required by the important open space designation.

Other open space provision in the locale

The Applicant submitted an Open Space Study with the application, which draws on the Bristol’s Parks and Green Space Strategy. The Open Space Study demonstrates that the Avonmouth and Kingsweston Neighbourhood Partnership Area are well provided for, for both informal green spaces and natural green space. The site is also within a 10 minute walking distance of St Mary’s Park and therefore it is considered that there is sufficient supply of other open space within the area to justify the partial loss of open space at the site.

The site’s townscape, landscape and visual amenity quality

As noted by the examining Inspector for the SADMP in 2014 “the site’s contribution in landscape and visual amenity terms is low being characterised by long unkempt grass, random hardstandings and fly tipping.” It is considered that overtime the site’s value has continued to diminish and at present it does not provide any real townscape, landscape or visual amenity value, it is significantly overgrown and inaccessible, and given the arrangement of the surrounding streets cannot be seen from the local area apart from, from the rear gardens of surrounding properties and the vehicular entrance point at Ermine Way. It is therefore considered that the site does not provide any significant townscape, landscape or visual amenity value which would preclude residential development, when weighed against the benefits of the development.

Active use

As acknowledged above whilst the site is currently accessible to the public via two access points, the site in its current state is not considered to be a valued community asset. The site is defined as a backland site in accordance with the definition provided in the Bristol’s Parks and Green Space Strategy – “A backland site is on which has few if any houses or buildings fronting onto it.” The

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Strategy acknowledges that “these spaces are often poorly used and are perceived as unsafe. They can attract significant levels of anti-social behaviour.” It further acknowledges that “some backland sites would benefit from some level of redevelopment and redesign which would open up the site by providing frontages of houses looking onto the site and therefore traffic and passers by.”

It is considered that the proposed development of 39no. dwellings at the site would be appropriate and bring this backland site back into active use. The proposals would provide enabling development to secure the improvement and ongoing maintenance and management of the remaining open space and would provide active frontages overlooking the open space whilst enabling usable access to the site for the wider community.

Conclusion

On the basis of the material considerations outlined above it is considered that the loss of the important open space at the site for residential development is acceptable.

The existing site, whilst designated as important open space is in a poor state, overgrown and subject to fly tipping and does not currently contribute to the six attributes of valued important open space. The proposed development would bring a poorly maintained site back into active use, delivering 39no. new homes within an existing, sustainable, built up area and provide a newly managed and maintained area of useable open space which will provide recreation, leisure and community value for both future and existing residents and contribute to the Council's requirement for new homes in the city.

In conclusion, it is considered by Officers that the principle of the proposed development on the site is supported, subject to the compliance with the full tranches of development management policies.

(B) DOES THE PROPOSED DEVELOPMENT PROVIDE AN APPROPRIATE LEVEL OF AFFORDABLE HOUSING?

The proposed development falls within Use Class C3 of the Use Classes Order, meaning that it is required to address the Council's Affordable Housing Policies. It comprises 39no. dwellings and therefore it is required to comply with Core Strategy Policy BCS17, which requires the provision of up to 30% affordable housing (11.7 affordable dwellings) subject to scheme viability.

The National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG) were revised in July 2018, and these revisions are pertinent to the viability assessment of the Ermine Way scheme.

In simple terms, a development is considered to be viable if the Residual Land Value (RLV) of the development is greater than the Benchmark Land Value (BLV).

The RLV is calculated by ascertaining the value of the completed development, and subtracting from this all the costs involved in bringing the development forward (eg build costs, professional fees, legal costs, financing costs etc) and the developers profit. All inputs are based on present day costs and values.

The revised PPG includes the following statements about BLV:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. Existing use value is not the price paid and should disregard hope value.

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
- *be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing.*

The Applicant originally claimed that, to remain viable in planning terms, the proposed scheme was unable to provide any affordable housing. A detailed viability appraisal and supporting commentary was submitted by Alder King on behalf of the Applicant in support of this claim.

Officers commissioned DVS (the property arm of the Valuation Office Agency) to assess the viability information and advise the Council as to whether the Applicants claim is reasonable. DVS have assessed the values and costs associated with the development, and have reported their conclusions to officers accordingly.

In their original assessment of the viability information provided by Alder King, DVS concluded that the scheme would be able to provide 12no. affordable dwellings (a policy compliant figure). However, following discussions between the Applicant and DVS, it became clear that there were substantial infrastructure and abnormal costs associated with the development. In addition, base build costs as set out by BCIS have increased significantly during the last year or so. DVS revised their position to take account of these additional costs, and concluded that the scheme could provide 6no. affordable dwellings (15%).

The Applicant remained of the view that the scheme was unable to provide any affordable housing. This was based on their opinion that the BLV of the site should be £500,000. As the site is a derelict overgrown clay pit there are no comparable sites on which to base a BLV. In addition the site does not benefit from an extant planning consent. The information used by the Applicant to derive their BLV was based on transacted sites that were either under the affordable housing threshold or did not provide policy compliant affordable housing. Therefore these sites are not comparable as they are not in accordance with the recently issued PPG.

DVS considered that the site was in effect a liability and had only a very nominal BLV, due to its topography, its current overgrown and inaccessible nature, and the very significant infrastructure and abnormal costs involved in developing the site. Consequently, DVS opinion was that provided the development returned a positive BLV it would be considered viable. When providing 6no. affordable dwellings DVS conclude that the scheme delivers a BLV of approximately £70,000, and DVS are of the opinion that this is an appropriate land value given the location of the site, its previous use, and the challenges of developing it.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

It is important to note that the Applicant has made an offer of 3no. affordable dwellings. However, based on the DVS advice, Officers consider that the scheme should provide 6no. affordable dwellings, 4 of which would be three bedroom houses and 2 of which would be two bedroom flats.

The required tenure of the affordable dwellings would be as follows 4 x three bedroom social rent houses and 2 x two bedroom shared ownership flats (40% equity and 1.5% rental).

In summary, Officers acknowledge the viability challenges of development and welcome the Applicants' offer of 3no. affordable dwellings. However, based on advice from DVS, officers consider that the scheme should make affordable housing provision of 15% (6no. affordable dwellings) and that this should be secured by way of a Section 106 Agreement.

It is also recommended that an upward only review of viability should be undertaken if the development has not commenced within 18 months of a planning consent being granted, in order to assess whether additional affordable housing can be provided.

(C) IS THE DESIGN OF THE PROPOSED DEVELOPMENT ACCEPTABLE?

Policy BCS21 of the Core Strategy aims to ensure that all new development in Bristol achieves high standards of urban design. The policy states that "design can contribute positively to local character by responding to the underlying landscape structure, distinctive patterns and forms of development local culture".

Policies DM26-29 of the SADMP require development to contribute to the character of an area through its layout, form, public realm and building design.

The Council's City Design Group reviewed all original and revised planning application plans and documents and have worked with the Applicant to improve the environmental quality of the proposed development.

As well as looking at the relationship with its surroundings and green infrastructure, the design comments have sought to balance the quality of the public realm by reducing the dominance of the highway infrastructure and softening the site with landscaping features and through the retention of a proportionally large area of open space.

Following the provision of the revised drawings, CDG are content with the design aspects of the scheme and the arrangement of buildings, highways infrastructure, public realm and links to the existing area. The Applicant has successfully resolved issues outlined in initial comments on the application as originally submitted. The amended scheme is at a stage that is supported by CDG.

It is considered that the matters relating to the design of the proposed development have been adequately assessed and amended by the Applicant. The design is considered to respond both to the constrained nature of the site as well as the area which surrounds the application site. It's modern, custom build design would also add interest in a neighbourhood which is already defined by a variety of different house types. In conclusion, it is considered that the proposed development is in accordance with Policy BSC21 and Policies DM26-DM29.

(D) WOULD THE PROPOSED DEVELOPMENT HAVE ANY ADVERSE IMPACT ON THE AMENITY OF RESIDENTS SURROUNDING THE SITE?

Policy BCS21 of the Core Strategy states that "high quality design should consider the amenity of both existing and future residents".

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Policy DM29 states that “new buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in the public realm”.

A number of comments have been made by members of the public relating to the impact of the proposed development on their amenity, particularly in terms of overlooking.

With regards to amenity, it is considered that all proposed buildings would be positioned a sufficient distance from adjoining occupiers so as not to cause overlooking, overshadowing or overbearing.

The nearest dwellings 68 Barrow Hill Crescent and 5 Ermine Way would be located approximately 12m from plots 9-13 and approximately 6m from plot 1. However, plots 9-13 would be 2 storey at the rear and located approximately 3.5m below the ridge height of 68 Barrow Hill Crescent. Plot 1 and 5 Ermine Way would be located at the same ground level, however there would be no windows on the western elevation of the proposed dwelling directly facing 5 Ermine Way. There would also be no habitable rooms facing each other with a less than 21m separation distance.

Whilst it is acknowledged that the flat block would be located at an elevated position compared to the existing properties on Portway, it is also considered that the location of the flat block adjacent to the elevated properties on Barrow Hill Crescent would continue the street line and urban form. The majority of the flat block would also be set back by approximately 22m from the boundary of the site and 40m from the nearest property on Portway. Furthermore, intervening boundary treatments and landscape planting would help to screen views.

Overall the development is considered to be sited and designed in a way to avoid adverse impacts on the amenity of residents surrounding the site in accordance with Policies BCS21 and DM29.

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

Policy BCS10 and Policy DM23 require that development does not give rise to unacceptable traffic conditions². These policies support the delivery of improvements to transport infrastructure to provide an integrated transport system, which improves accessibility within Bristol and supports the proposed levels of development. With regards to parking and servicing, it requires that development proposals provide an appropriate level of safe, secure, accessible and usable provision having regard to the Council's adopted parking standards.

The Applicant submitted a Transport Statement with the original application in 2017 and in 2018 provided a package of revised drawings and information to address the points raised by the Council's Transport Development Management (TDM) on the application.

The Transport Statement demonstrates that the proposed development would not have a significant impact on the surrounding highway network. However, TDM originally raised concerns about the reliance on the private car for the site and the lack of opportunities for sustainable modal shift.

Consequently the Applicant has submitted a Travel Plan with the application which demonstrates the sustainable travel options that will be available for residents at the site. The site is located within a 5 minute walking distance of the A4 and St Mary's Road which provide bus links into the city centre and Avonmouth.

Following the submission of revised information the Applicant has confirmed that the internal access road has been designed to a 20mph speed design, which is considered by TDM to be acceptable. The Applicant has also provided a section of footway with required crossing points and a raised table

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

to help reduce speeds further. Consequently, TDM have confirmed they are happy with the internal road design, however given the gradients at the site have expressed a desire for the internal roads to be privately managed, a commitment offered by the Applicant. Whilst the internal access roads will not be adopted by the Council, a S278 agreement will have to be entered into for the point of access where the proposed road joins the adopted highway.

Car parking standards indicate that the proposed development should provide a maximum of 54no. car parking spaces. The proposed development provides 54no. spaces across the site with 48no. residential spaces and 6no. visitor spaces. The total of 54no. spaces is therefore considered to be acceptable by TDM.

Cycle parking standards indicate that the proposed development should provide a minimum of 83no. cycle spaces. All proposed houses will have rear access to gardens, which will allow sheds to be provided for bike storage. Communal bike stores are also proposed for the flat block. Visitor cycle parking is also provided in line with Policy standards.

The level of parking for both cars and cycles are considered to be acceptable. Furthermore the internal access road layout is considered to be acceptable.

Bristol Waste have been consulted on the amended scheme and have confirmed their acceptance of the bin storage proposals. The plans indicate that an external bin store would be provided to the front of properties 9-13 and the block of flats would have its own communal bin store.

In summary the proposed development is considered to be acceptable in highways and transport terms and considered to be in accordance with Policies BCS10 and DM23.

(F) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN TERMS OF FLOOD RISK?

Policy BCS15 states that “sustainable design and construction will be integral to new development in Bristol. As part of this, development should address conserving water resources and minimising vulnerability to flooding”. Further to this, Policy BCS16 states “development in areas at risk of flooding will be expected to be resilience to flooding through design and layout and / or incorporate sensitively design mitigation measures which could take the form on on-site floor defence works”.

The site is located within Flood Zone 1, an area identified at low risk of flooding. The application is accompanied by a Flood Risk Assessment and Drainage Proposals which have been reviewed by the Council’s Flood Risk Manager.

Originally the application proposed underground storm water storage as a drainage solution however following concerns raised by the Flood Risk Manager and detailed discussions with the Applicant and Wessex Water, the Applicant is now proposing a combined drainage strategy including an attenuation pond and permeable paving to maximise the integration of sustainable urban drainage principles into scheme.

The Flood Risk Manager has consequently raised no objection to the revised drainage scheme and confirmed that the FRA and Sustainable Drainage Proposals are deemed to be acceptable. The multi-functional use of the open space to also provide a storm water function is supported. A series of planning conditions would be required if planning permission is granted, requiring the Applicant to provide further details for the proposed SUDs scheme and a management and maintenance plan for the aspects of the scheme to be managed by the private management company.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

On the basis of the information submitted with the application and planning conditions which would be imposed should permission be granted, it is considered that the proposed development is in accordance with Policies BCS15 and BCS16.

(G) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN TERMS OF NATURE CONSERVATION AND TREES?

Policy DM19 states that “any development which would be likely to have any impact upon habitats, species or features which contributes to nature conservation should be designed (as practicably as possible) to avoid any harm”.

An Ecological Impact Assessment has been submitted in support of the planning application which has been reviewed by the Council’s Ecologist. The report shows that an excellent population of slow-worms has been confirmed at the site during a reptile survey undertaken in September 2014 and updated in April 2016 and June 2017.

The Council’s Ecologist therefore has requested a slow-worm mitigation strategy with reptiles to be moved prior to construction to Lamplighter’s Marsh which is owned and managed by Bristol Parks. A financial contribution is also sought for the management of this translocation site.

The Council’s Ecologist has also recommended a number of other nature conservation conditions should planning permission be granted.

In relation to trees, Policy BCS9 and Policy DM15 confirm the benefits of trees and landscaping in development proposals. Specifically, the provision of additional trees will be expected as part of the landscape treatments of new developments.

Reports relating to the arboriculture of the site have been submitted with the planning application, confirming that 14.5 trees would have to be removed from the site as part of the proposed development. None of these trees are protected by a TPO or by virtue of being in a Conservation Area. The Applicant has submitted an outline scheme of tree protection for those trees to be retained as part of the proposed development which has been reviewed by the Tree Officer who has requested that a detailed method statement would be required by condition.

In accordance with the Bristol Tree Replacement Standard, if planning permission is granted, the Applicant would be expected to provide the equivalent of 59 trees on the site, or through financial contribution. In the revised landscaping scheme submitted in July 2018, the proposed development includes 49 trees on the site. The proposed landscaping scheme has been assessed and is considered to be acceptable. A financial contribution to mitigate for the loss of the remaining 10 trees is required, and would be secured through a Section 106 Agreement.

It is considered that the proposed development is in accordance with Policy BCS9, DM15 and DM19 with regards to nature conservation and green infrastructure.

(H) DOES THE PROPOSED DEVELOPMENT ADOPT AN APPROPRIATE APPROACH TO SUSTAINABLE DESIGN AND CONSTRUCTION?

Policies BCS13-15 concern climate change and sustainable design, energy and construction. The policies require “development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions”. They require development in Bristol to include measures that reduce carbon emissions from residual energy use by at least 20%.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

The Energy Statement submitted by the Applicant demonstrates that through the use of PV panels across the development, a carbon dioxide saving of 20.9% can be achieved, which aligns with the policy requirement.

In conclusion, the proposed development is in accordance with Policies BCS13-15.

CONCLUSION

The application site whilst only partly allocated for residential development in the Bristol Local Plan is a sustainable site and the proposed development would contribute to the supply of housing in the city. It is considered that the loss of important open space is outweighed by the benefits and material considerations that weigh in favour of its development as outlined above.

Given the scale and complexity of the site, the proposed development has been assessed under a broad range of headings within this report. This has required an assessment of impacts based on evidence and against national standards and guidance.

Having carefully considered this technical information and the policy context, specifically against the Core Strategy and the SADMP as the development plan, the application is recommended for approval subject to the conditions attached to this report and a Section 106 Agreement for the delivery of 6no. affordable housing units and the contributions set out in the recommendation.

COMMUNITY INFRASTRUCTURE LEVY

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

The CIL payable is £167,020.

RECOMMENDED GRANT subject to Planning Agreement

(A) 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, 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:

- i) 6no. affordable dwellings (4no. houses and 2no. flats) with a tenure of 4 x 3 bed social rent houses and 2 x 2 bed shared ownership flats (40% equity and 1.5% rental);
- ii) £ 7,652.00 – contribution for replacement trees in accordance with the Bristol Tree Replacement Scheme;
- iii) £6,000 – contribution for four fire hydrants;
- iv) £500 – contribution for maintenance of reptile receptor site at Lamplighter's Marsh; and
- v) Section 278 works to be delivered comprising an agreement for the point of access where the proposed road joins the adopted highway at Ermine Way.

(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:

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

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. 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 Sustainable Drainage Strategy should consider:

- The redesign of the weirs at headwall HW02 to facilitate drain down of the weir sumps
- The redesign of the sump at HW01 with a flat apron flush with the outlet pipe
- The use of Reno mat erosion protection should be reconsidered
- A detailed landscape plan for the SUDS, including a suitable planting schedule and consideration to visual amenity value
- A management and maintenance plan for the aspects of the SUDS to be managed by a private management company

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.

3. Tree protection

No development shall take place until a detailed Arboricultural Method Statement has been submitted and approved in writing by the Council. The statement must be based on the tree protection plan provided in the Arboricultural Impact Assessment report produced by ACAC (June 2018) and include a clear specification for tree protection barriers, no dig ground protection, arboricultural supervision, installation of hard surfacing, service runs and installation of fencing.

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.

4. Protection of retained trees during the construction period

No work of any kind shall take place on the site until the protective fences have been erected around the retained trees in the position and to the specification shown in the Arboricultural Method

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Statement. 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 fences 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.

5. To ensure the protection of slow-worms

Prior to clearance of the site and/or commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority for the protection of slow-worms from killing or injury as a result of the development. The development shall be carried out in accordance with the statement or any amendment approved in writing by the Local Planning Authority. This shall include the provision of two reptile refugia/hibernacula, pre-translocation survey and post-translocation monitoring of the receptor site.

Reason: To protect legally protected slow-worms and their habitats.

6. To ensure the protection of badgers

Prior to the commencement of development (including demolition and site/vegetation clearance), written confirmation by a suitably qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority confirming that they will undertake an updated badger survey immediately prior (i.e. no more than 48 hours) to the commencement of development, demolition or commencement of site/vegetation clearance.

Reason: To protect badger setts from damage or disturbance during development operations bearing in mind that the animal and its sett are specially protected by law.

7. To secure provision for bird nesting and bat roosting

Prior to commencement of development details shall be submitted providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities. This shall include twelve built-in bird and ten built-in bat boxes.

Guidance: Examples of built-in bird and bat boxes are available from:

<http://www.ibstock.com/sustainability-ecozone.asp>

http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html

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).

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

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

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.

Reason: To help conserve legally protected bats and birds which include priority species.

8. Vegetation Clearance

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 Local Planning Authority. The authority will require evidence provided by a suitably qualified ecological consultant that no breeding birds would be adversely affected before giving any approval under this condition. Where checks for nesting birds by a qualified ecological consultant are required they shall be undertaken no more than 48 hours prior to the removal of vegetation or the demolition of, or works to buildings.

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

9. Protection of retained hedgerows during the construction period

Prior to the commencement of development temporary fencing should be erected at least 1 metre away from the side of the existing species-rich hedgerows along the northern and western boundaries of the site which are to be retained.

Reason: To protect the hedgerows and retain the wildlife interest and wildlife corridors that exist on the site.

10. Land affected by contamination – site characterisation

An intrusive investigation will be required to establish site conditions at the site. The results of this investigation should be considered along with the Desk Study prepared by Intégrale, dated May 2015 (Ref R/14849/001). A site specific risk assessment should be carried out to assess the nature and extent of the 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.

11. Land affected by contamination – submission of Remediation Scheme

No development 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 been 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.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase 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.

12. 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)

13. 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 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 11, 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 12.

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.

14. 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.

Reason: In the interests of highway safety.

15. Completion of pedestrians/cyclists access – shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Reason: In the interests of pedestrian safety.

16. 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.

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.

18. Hard and Soft Landscaping Works – Shown

The planting proposals hereby approved 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.

List of approved plans

19. 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.

Proposed Site Plan (Dwg No. L(00)050 REV O)
 Proposed Plan Flat Blocks (Dwg No. L(00)051 REV D)
 Proposed Site Plan at Level 0 (Dwg No. L(00)052 REV N)
 Proposed Site Plan at Level 1 (Dwg No. L(00)053 REV K)
 Proposed Site Plan Crescent (Dwg No. L(00)054 REV F)
 Proposed Site Sections (Dwg No. L(00)070 REV N)
 Proposed General Arrangement Ground Floor Plan (Dwg No. L(00)100 REV C)

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

Proposed General Arrangement First Floor Plan (Dwg No. L(00)101 REV B)
 Proposed General Arrangement Second Floor Plan (Dwg No. L(00)102 REV B)
 Proposed General Arrangement Elevations (Dwg No. L(00)110 REV A)
 Proposed General Arrangement Sections (Dwg No. L(00)120 REV A)
 Proposed General Arrangement Sections (Dwg No. L(00)121 REV A)
 Proposed Housetype (Dwg No. MAD.35-1.01 REV C)
 Proposed Housetype (Dwg No. MAD.35-1.17 REV A)
 Proposed Housetype (Dwg No. MAM.35-1.01)
 Proposed Housetype (Dwg No. MAM.35-1.17)
 Proposed Housetype (Dwg No. MAS.35-1.01)
 Proposed Housetype (Dwg No. MAS.35-1.17)
 Proposed Housetype (Dwg No. MTS.35-1.01)
 Proposed Housetype (Dwg No. PTE.35-1.01)
 Proposed Housetype (Dwg No. PTE.35-1.17)
 Proposed Housetype (Dwg No. PTE.35-1.18)
 Proposed Housetype (Dwg No. PTE.35-2.01)
 Proposed Housetype (Dwg No. PTE.35-2.17)
 Proposed Housetype (Dwg No. PTE.35-2.18)
 Proposed Housetype (Dwg No. PTM.35-1.01)
 Proposed Housetype (Dwg No. PTM.35-1.17)
 Proposed Housetype (Dwg No. PTM.35-1.18)
 Proposed Housetype (Dwg No. PTM.46-1.01 REV A)
 Proposed Housetype (Dwg No. PTM.46-1.17)
 Proposed Housetype (Dwg No. PTM.46-1.18)
 Proposed Housetype (Dwg No. PTS.46-1.01 REV B)
 Proposed Housetype (Dwg No. PTS.46-1.17)
 Proposed Housetype (Dwg No. PTS.46-1.18 REV A)
 Landscape Concept Plan (Dwg No. BRS.3296_07 REV D)
 Hard and Soft Detailed Landscape Plan (Dwg No. BRS.3296_08 REV C)
 Preliminary Drainage Layout (Dwg No. 7116-001 REV A)
 Preliminary Section 104 Adoptable Drainage Layout (Dwg No. 7116-SK001 REV A)
 Preliminary Drainage Layout with Attenuation Pond (Dwg No. 7116-SK002 REV H)
 Access Road and Adoptable Drainage Long Sections (Dwg No. 7116-SK004 REV C)
 Adoptable Drainage Long Sections (Dwg No. 7116-SK005 REV B)
 Adoptable Drainage Attenuation Culvert & Flow Control Manhole Details (Dwg No. 7116-SK007)
 Adoptable Drainage Storage Pond Headwall & Weir Details (Dwg No. 7116-SK008)
 Site Fire Strategy Plan (Dwg No. L(00)080 REV C)
 Highway Adoption Plan (Dwg No. L(00)081 REV B)

Reason: For the avoidance of doubt.

Advices

1. Minor works on the Public Highway

The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s171, s184 or s278 of the Highways Act 1980 with the Council. You will be required to pay fees to cover the Council's costs in undertaking the approval and inspection of the works. You should contact TDM – Strategic City Transport (CH), Bristol City Council, PO Box 3176, Bristol, BS3 9FS, telephone 0117 903 6846 or email TransportDM@bristol.gov.uk

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

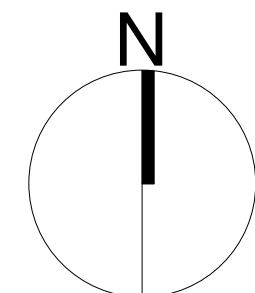
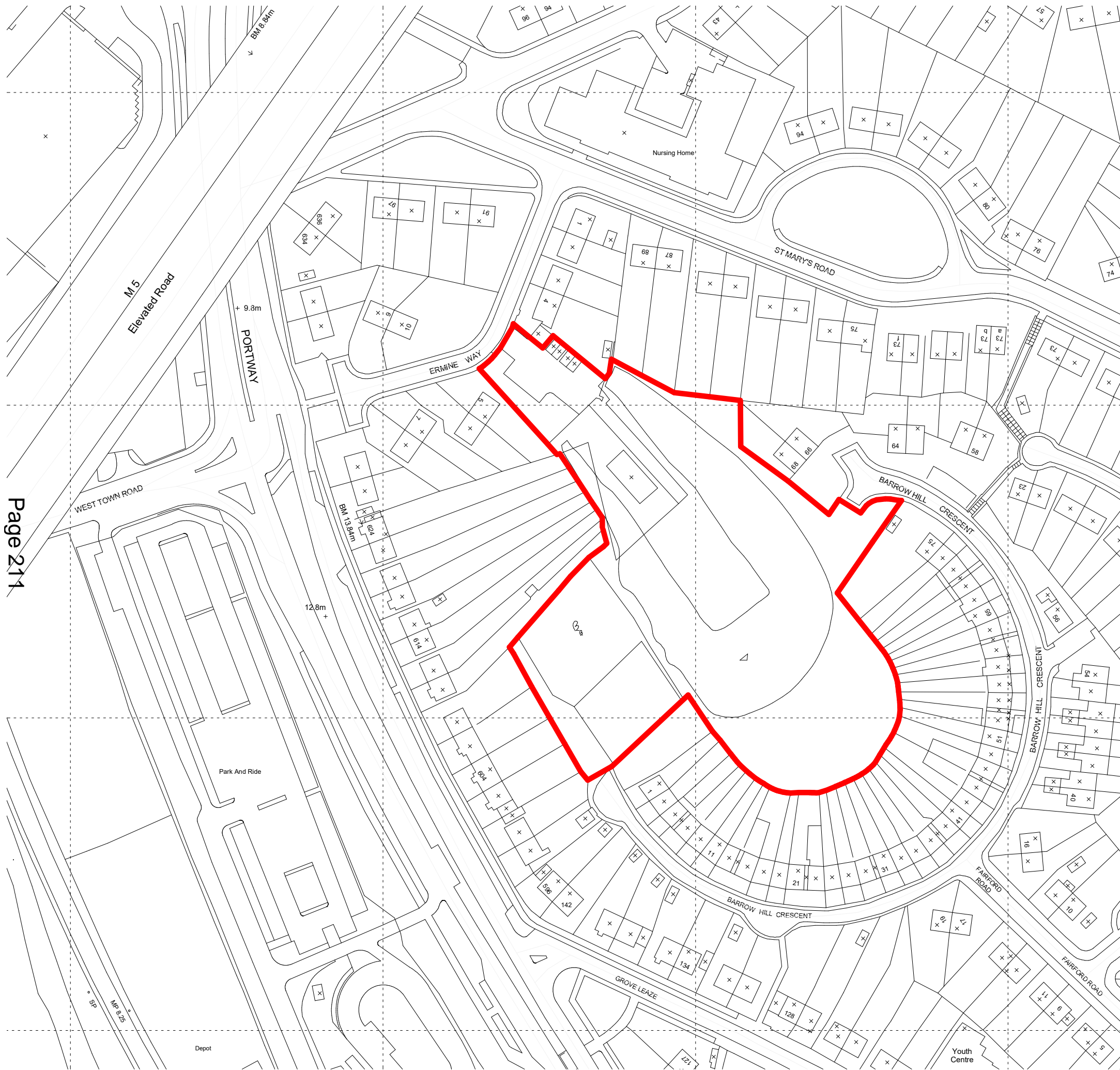
2. Impact on the highway network during construction

The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way, or carriageway closures or temporary parking restrictions. Please call 0117 9036852 or email traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Supporting Documents

5. Land South East of Ermine Way

1. Site location plan
2. Proposed site plan
3. Landscape concept plan



Notes:

© Origin3 Studio Ltd

THIS DRAWING IS NOT TO BE SCALED. EXCEPT FOR THE PURPOSES OF PLANNING APPLICATIONS AND FOR LEGAL PLANS WHERE THE SCALE BAR **MUST** BE USED. ALWAYS REFER TO FIGURED DIMENSIONS.

CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.

Page 211

| Rev | Revision Details | Dr | Date |
|-----|------------------|----|------|
| | | | |

ORIGIN3 STUDIO
 8 - 10 Whiteladies Road
 Bristol
 BS8 1PD
 www.origin3studio.co.uk
 mail@origin3studio.co.uk

RIBA #
 Chartered Practice

Client's Name
Sustainable Britain Limited

Job Title
Ermine Way Shirehampton

Drawing Title
Site Location Plan

Scale
1 : 1250 @ A3

| Drawn | Checked | Date |
|--------|------------|----------|
| RG | RG | 20.02.17 |
| Job No | Drawing No | Rev |
| 3153 | L(00)001 | |

Status
Stage 2 - Concept Design

Notes:

© Origin3 Studio Ltd

THIS DRAWING IS NOT TO BE SCALED. EXCEPT FOR THE PURPOSES OF PLANNING APPLICATIONS AND FOR LEGAL PLANS WHERE THE SCALE BAR MUST BE USED. ALWAYS REFER TO FIGURED DIMENSIONS.

CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.



Page 212

Plot Schedule - Houses

| # Plot | Code | Beds | Persons | Parking Required | Net Sales Area / GIA | SQM | SQF |
|--------|----------|------|---------|------------------|-------------------------|--------------------------|-----|
| 1 | MAD-35-1 | 3 | 5 | 1.50 | 94.47 m ² | 1,016.87 m ² | |
| 2 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 3 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 4 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 5 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 6 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 7 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 8 | MAM-35-1 | 3 | 5 | 1.50 | 94.44 m ² | 1,016.59 m ² | |
| 9 | PTS-46-1 | 4 | 6 | 1.50 | 115.51 m ² | 1,243.36 m ² | |
| 10 | PTM-46-1 | 4 | 6 | 1.50 | 115.51 m ² | 1,243.36 m ² | |
| 11 | PTM-46-1 | 4 | 6 | 1.50 | 115.51 m ² | 1,243.36 m ² | |
| 12 | PTM-46-1 | 4 | 6 | 1.50 | 115.51 m ² | 1,243.36 m ² | |
| 13 | PTS-46-1 | 4 | 6 | 1.50 | 115.51 m ² | 1,243.36 m ² | |
| 14 | PTE-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 15 | PTM-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 16 | PTM-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 17 | PTM-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 18 | PTM-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 19 | PTM-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 20 | PTM-35-1 | 3 | 5 | 1.50 | 109.23 m ² | 1,175.74 m ² | |
| 21 | PTE-35-2 | 3 | 5 | 1.50 | 115.07 m ² | 1,238.55 m ² | |
| | | | | 31.50 | 2,212.82 m ² | 23,818.54 m ² | |

Parking...

| #Plot | No of Spaces |
|-------|--------------|
| 1 | 1 |
| 2 | 1 |
| 3 | 1 |
| 4 | 1 |
| 5 | 1 |
| 6 | 1 |
| 7 | 1 |
| 8 | 1 |
| 9 | 1 |
| 10 | 1 |
| 11 | 1 |
| 12 | 1 |
| 13 | 1 |
| 14 | 2 |
| 15 | 2 |
| 16 | 2 |
| 17 | 2 |
| 18 | 2 |
| 19 | 2 |
| 20 | 2 |
| 21 | 2 |
| 22-39 | 23 |
| v | 6 |
| | 58 |

Plot Schedule - Flats

| # Plot | Name | Beds | Persons | Parking Required | Net Sales Area / GIA | SQM | SQF |
|--------|-----------|------|---------|------------------|-------------------------|-------------------------|-----|
| 22 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 23 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 24 | flat 2B3P | 2 | 3 | 1.25 | 62.22 m ² | 669.8 m ² | |
| 25 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 26 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 27 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 28 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 29 | flat 2B3P | 2 | 3 | 1.25 | 61.95 m ² | 666.9 m ² | |
| 30 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.8 m ² | |
| 31 | flat 2B3P | 2 | 3 | 1.25 | 61.85 m ² | 665.9 m ² | |
| 32 | flat 2B3P | 2 | 3 | 1.25 | 62.03 m ² | 667.6 m ² | |
| 33 | flat 2B3P | 2 | 3 | 1.25 | 62.03 m ² | 667.6 m ² | |
| 34 | flat 2B3P | 2 | 3 | 1.25 | 62.03 m ² | 667.6 m ² | |
| 35 | flat 2B3P | 2 | 3 | 1.25 | 64.87 m ² | 698.3 m ² | |
| 36 | flat 2B3P | 2 | 3 | 1.25 | 65.31 m ² | 703.0 m ² | |
| 37 | flat 2B3P | 2 | 3 | 1.25 | 62.02 m ² | 667.5 m ² | |
| 38 | flat 2B3P | 2 | 3 | 1.25 | 64.87 m ² | 698.3 m ² | |
| 39 | flat 2B3P | 2 | 3 | 1.25 | 65.31 m ² | 703.0 m ² | |
| 18 | | | | 22.5 | 1,127.98 m ² | 12,137.1 m ² | |

| Rev | Reason Details | Dr | Date |
|-----|---|----|----------|
| O | minor graphic updates | RG | 27.06.18 |
| N | T33 retained and plot 19 gate moved away from tree | RG | 15.06.18 |
| M | road updating to engineering layout | RG | 13.06.18 |
| L | road layout updated following planning comments | RG | 12.12.17 |
| K | additional trees added to match landscape proposals | RG | 14.06.17 |
| J | bin enclosure changed to full store and garden sheds added | RG | 14.06.17 |
| I | lawf wall around parking on-street parking bays added and retaining walls updated | RG | 06.06.17 |
| H | design development | RG | 02.06.17 |
| G | design development | RG | 23.05.17 |
| F | design development of WIP notes added | RG | 10.05.17 |
| E | road widening, waste vehicle turning, parking numbers | RG | 11.04.17 |
| D | adjusted levels of plots 2-8 | RG | 05.04.17 |
| C | design development | RG | 04.04.17 |
| B | design development | RG | 29.03.17 |
| A | flat blocks added | RG | 21.03.17 |

ORIGIN3 STUDIO
 8 - 10 Whiteclay Road
 Bristol
 BS8 1PD
 www.origin3studio.co.uk
 mail@origin3studio.co.uk

Client's Name
 L000054

Sustainable Britain Limited

Job Title

Ermine Way Shirehampton

Drawing Title

Proposed Site Plan

Scale
1 : 250 @ A1

RG RG 10.03.17

Job No Drawing No Rev
3153 L(00)050 O

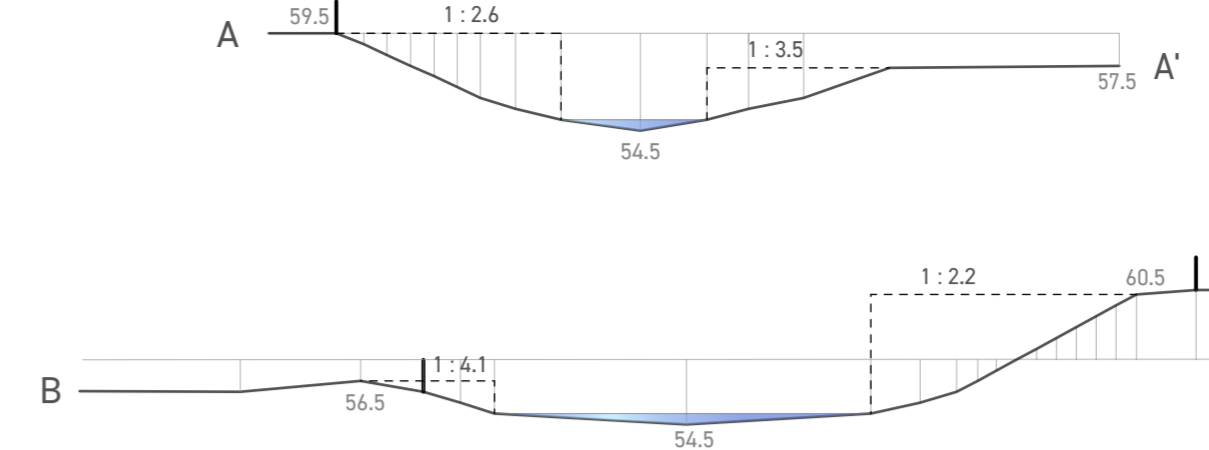
Status

Stage 2 - Concept Design

Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Distance Survey. Copyright Licence number 100042693. Promote Licence number 100020448. EmapSite Licence number 0100031673. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 01252 64177 www.pegasuspg.co.uk



INDICATIVE SECTIONS
1:350 @ A1



KEY

- Existing vegetation to be retained (see Pegasus tree survey and constraints plan BRS.3296-3-A)
- Existing vegetation to be removed
- Proposed trees
- Rear gardens
- POS
- Proposed mixed native hedgerow
- Hardstanding
- Groundcover shrubs and perennials
- SUDS
- Railings (details to be confirmed)

INDICATIVE PLANT LIST

Species selected to be largely native and of local provenance based on data recorded in the tree survey and to correspond to the Bristol Biodiversity Action Plan.

NATIVE TREES AND SHRUBS

| Species | Specification |
|-------------------------|---------------------------------|
| <i>Acer campestre</i> | 12-14 Heavy Standard 350/425 ht |
| <i>Alnus glutinosa</i> | 12-14 Heavy Standard 350/425 ht |
| <i>Betula pendula</i> | 10-12 Standard 300/350 ht |
| <i>Corylus avellana</i> | 80/100 |
| <i>Malus sylvestris</i> | 12-14 Heavy Standard 350/425 ht |
| <i>Prunus padus</i> | 12-14 Heavy Standard 350/425 ht |
| <i>Pinus sylvestris</i> | 10L 800/1m |
| <i>Sorbus aucuparia</i> | 12-14 Heavy Standard 350/425 ht |
| <i>Viburnum opulus</i> | 60/80 |

SHRUBS AND GROUNDCOVER

Species to be selected that are of benefit to wildlife in terms of flowers and berries

NATIVE SPECIES CONSERVATION HEDGE

| Plant Species | Size (girth cm) |
|---------------------------|-----------------|
| <i>Corylus avellana</i> | B 1+1 80/100cm |
| <i>Crataegus monogyna</i> | B1+2 80/100cm |
| <i>Ilex aquifolium</i> | 3L 60/80cm |
| <i>Ligustrum vulgare</i> | B 0+2 60/80cm |
| <i>Malus sylvestris</i> | B 1+1 40/60cm |
| <i>Prunus padus</i> | B 1+1 80-100cm |
| <i>Prunus spinosa</i> | B 1+2 80/100cm |
| <i>Rosa canina</i> | B 1+1 60-80cm |
| <i>Sorbus aucuparia</i> | B 1+1 80/100cm |
| <i>Viburnum opulus</i> | B 1+1 60/80cm |

SPECIES RICH GRASSLAND

Areas to be seeded using a species rich mix suited to regular short mowing e.g. Emorsgate EL1 Flowering Lawn Mixture or similar.

| | | |
|---|----------|---------------------|
| C | 18/06/18 | New layout revision |
| B | 16/06/17 | Minor amendment |
| A | 16/06/17 | Annotations revised |
| - | 16/06/17 | First issue |

| Rev/Date | Note |
|----------|------|
| | |

LAND AT ERMINE WAY, SHIREHAMPTON, BRISTOL - LANDSCAPE CONCEPT PLAN

