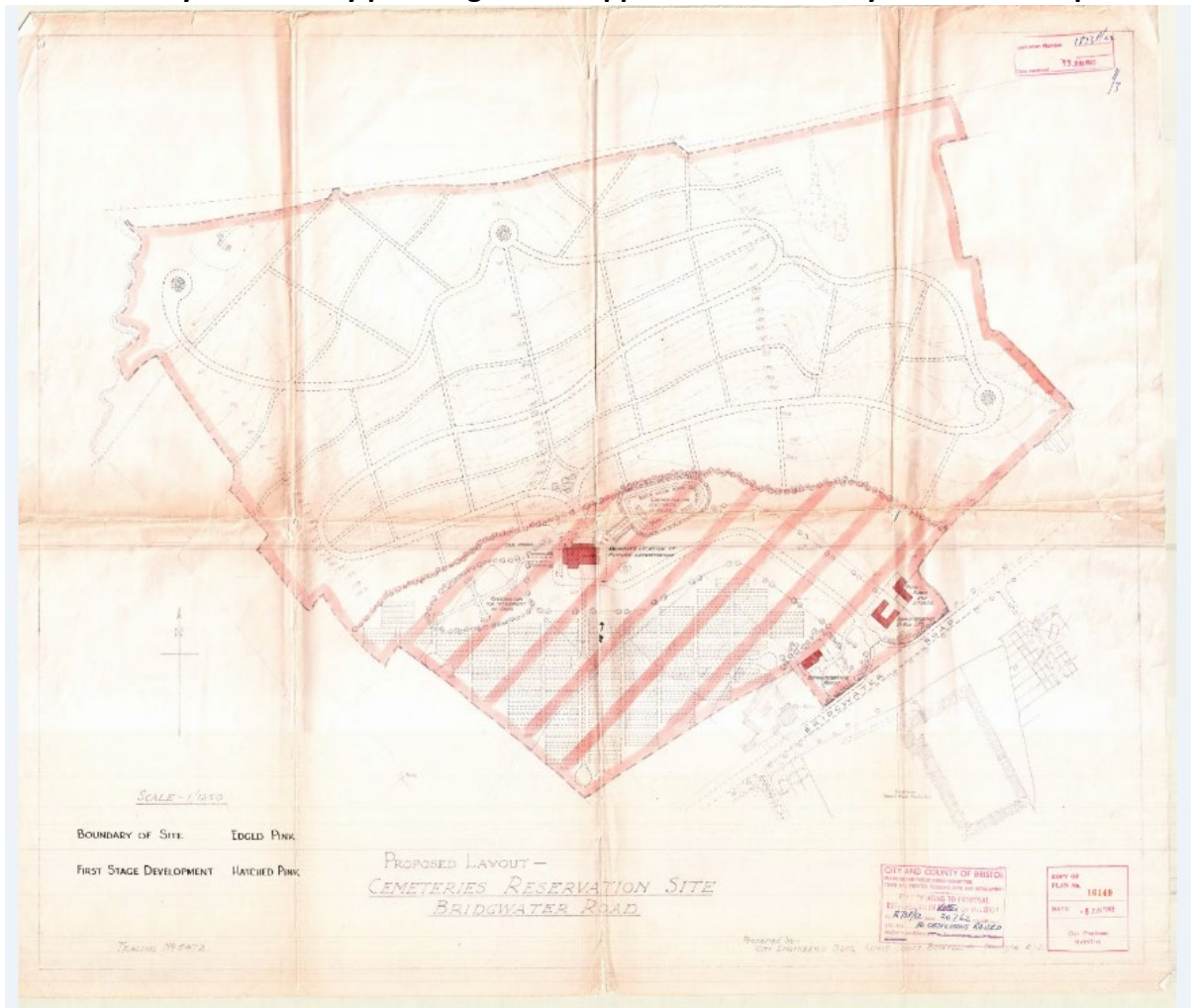


Appendix A1- Further Background Information

1. History of cemetery planning – 1962 Approval for cemetery with future expansion



2. Financial Impact

Estimated financial impact of delaying or stopping the project

	<u>Forecasted Budget</u>	<u>Impact of Stopping</u>	<u>Revised Budget</u>
Income relating to Coffin Burials	(729,033)	675,033	(54,000)
Income relating to Cremated Remains Burials	(368,160)	368,160	-
Total Income	(1,097,193)	1,043,193	(54,000)
Staffing Costs	566,710	(38,233)	528,477
Repairs & Maintenance	147,000	-	147,000
Cost of Sales	135,653	(128,962)	6,691
Grounds Maintenance	26,000	-	26,000
Other costs	70,200	-	70,200
Total Expenditure	945,563	(167,195)	778,368
(Surplus)/Pressure	(151,630)	875,998	724,368

ASSUMPTIONS

- Forecasted Budget figures have been taken from the most recent forecast for all

cemetery activity for the current financial year 2024/25.

- The impact of stopping is based on the assumption that the project stops, therefore no new full coffin burial or cremated remains plots and associated product sales.
- Revised Budget is a representation of the assumed annual budget following this impact.
- Continued Management and maintenance of the current cemeteries would continue, as well as associated staffing and material costs.
- A small income for residual second burials has been included. However, this income will reduce and eventually cease.
- Staffing would be reduced by one Bereavement Support Officer.
- Cost of sales have been reduced in line with the reduction of income.
- Total estimated financial impact is a net loss to the council of £875,998 per year.
- This financial impact would also occur in the event that the current burial provision being exhausted before any new plots are available due to delays in the project.
- This is only the revenue impact on the decision, and no capital consideration is made.
- There are no financing costs included within the revenue projects.

3. Cemetery capacity, design, and land use

Operational Considerations – Selecting burial space areas

- Other areas within the cemetery could take burials in a crisis, such as pandemic, however there are significant risks and constraints in using these areas, including:
 - Steep topography - Sloping ground unsafe for excavations and impractical for graves
 - Shallow soil and hard rock strata – insufficient depth for burials
 - Utility corridor – gas, electric and water services supplying the crematorium
 - Tree memorials
 - Mature trees – Canopy protection
 - Ash scattering – Protection of ashes under the Burial Act
 - Proximity to ash interment plots
 - Proximity to buildings / crematorium chapel including the Book Room
 - Underground streams to east of the site
- In August 2020, remaining burial capacity at South Bristol Cemetery was mapped and assessed. The findings led to the development of the current consented scheme. Intrusive site investigations including trial holes and dynamic probing were undertaken to satisfy the land suitability for burials.

4. Specific religious and faith areas

Available specific faith / community grave plots at South Bristol Cemetery – August 2024

Faith/Community	Mapped Grave Plots Available	Grave Plots Used	Projected number of years available
Jewish	56	10 in the last 20 years	112 years
Polish Catholic	94	13 in the last 20 years	144 years
Chinese	119	19 in the last 20 years	125 years
Bahai	26	7 in the last 20 years	74 years
Muslim	120	13 in 2023/24	9 years
Baby Graves			
Baby (not Muslim)	38	23 in the last 3 years	5 years
Baby Muslim	33	13 in the last 3 years	7 years

The most immediate need is for nondenominational adult coffin burial plots. These nondenominational plots are needed by a number of faith / communities who have requirements for coffin burial, but do not have dedicated burial areas. These groups include wider catholic faith communities and the Romanian Orthodox faith.

5. Proposed project burial / interment provision with forecasted capacity

a. Proposed New Coffin Burial Plots & Cremated Remains Interment Plot Capacity

Burials, Ash Interment and Memorials by Area and Phase					
Memorial Type	Area 1	Area 3 Phase 1	Areas 3 Phase 2	Area 3 Sub Total	Totals
Coffin burials plots	870	650	1350	2000	2870
Baby burial plots	260	0	0	0	260
Ash interment plots	800	0	0	0	800
Memorialisation plaques	230	0	0	0	230
Total Coffin Burial Plots by Phase and Capacity in Years - assuming 110 new plots used per year					
Phase	Plots	Capacity in Years	Note: Final numbers of plots may vary marginally following process of detail design and operational review. Factors influencing this including maintenance access, varying plot dimensions and proximity to trees, hedges, and boundaries.		
Phase 1	1520	14			
Phase 2	1350	12			
Totals	2870	26			

b. Proposed Project Plot Usage Forecast by Phase

Forecasted New Plot Usage Cumulative By Year - Phase 1 & 2

Annual Burial Plot Sales 110 Per Annum

Phase 1 Plots (inc Area 1)	1520	Total	2870
Phase 2 Plots	1350		

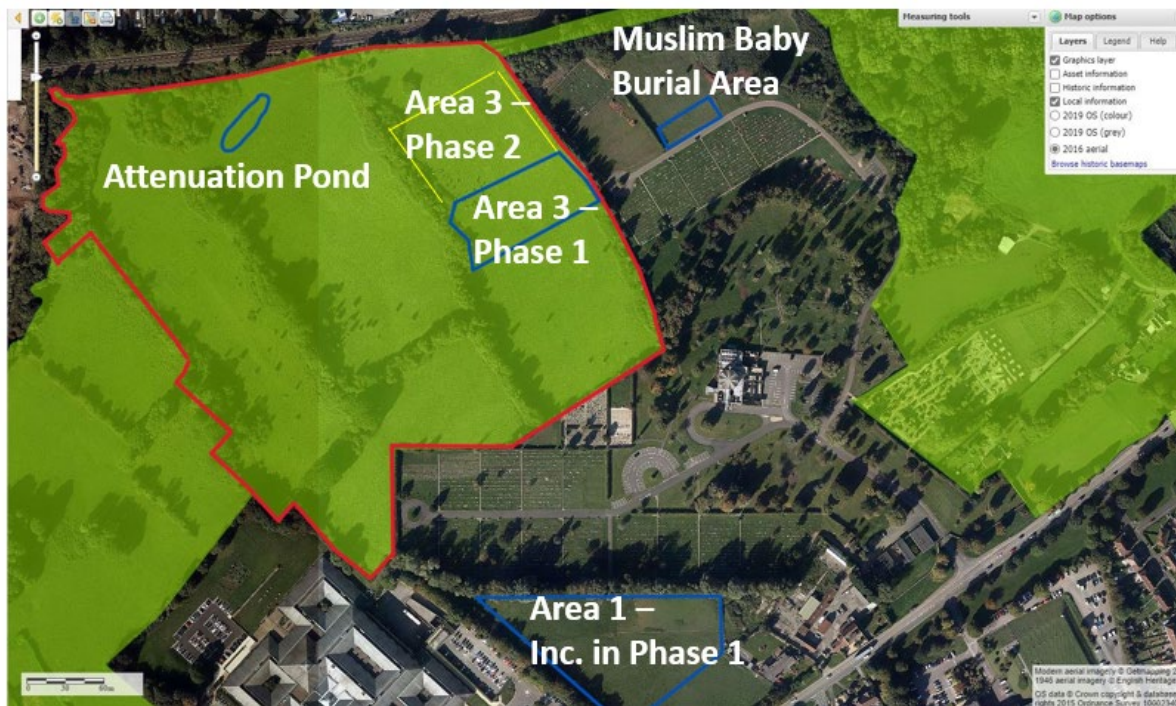
Area 1 Only 870

Year	Burial Rate	Cumulative.	Phase's	Years	Area 1 only
2026	110	110	Phase 1	1	Area 1
2027	110	220	Phase 1	2	Area 1
2028	110	330	Phase 1	3	Area 1
2029	110	440	Phase 1	4	Area 1
2030	110	550	Phase 1	5	Area 1
2031	110	660	Phase 1	6	Area 1
2032	110	770	Phase 1	7	Area 1
2033	110	880	Phase 1	8	Area 1
2034	110	990	Phase 1	9	
2035	110	1100	Phase 1	10	
2036	110	1210	Phase 1	11	
2037	110	1320	Phase 1	12	
2038	110	1430	Phase 1	13	
2039	110	1540	Phase 1	14	
2040	110	1650	Phase 2	1	
2041	110	1760	Phase 2	2	
2042	110	1870	Phase 2	3	
2043	110	1980	Phase 2	4	
2044	110	2090	Phase 2	5	
2045	110	2200	Phase 2	6	
2046	110	2310	Phase 2	7	
2047	110	2420	Phase 2	8	
2048	110	2530	Phase 2	9	
2049	110	2640	Phase 2	10	
2050	110	2750	Phase 2	11	
2051	110	2860	Phase 2	12	

2860

6. The Current Project – Site Plan and Area Designs

a. Current cemetery site plan, expansion areas and SNCI



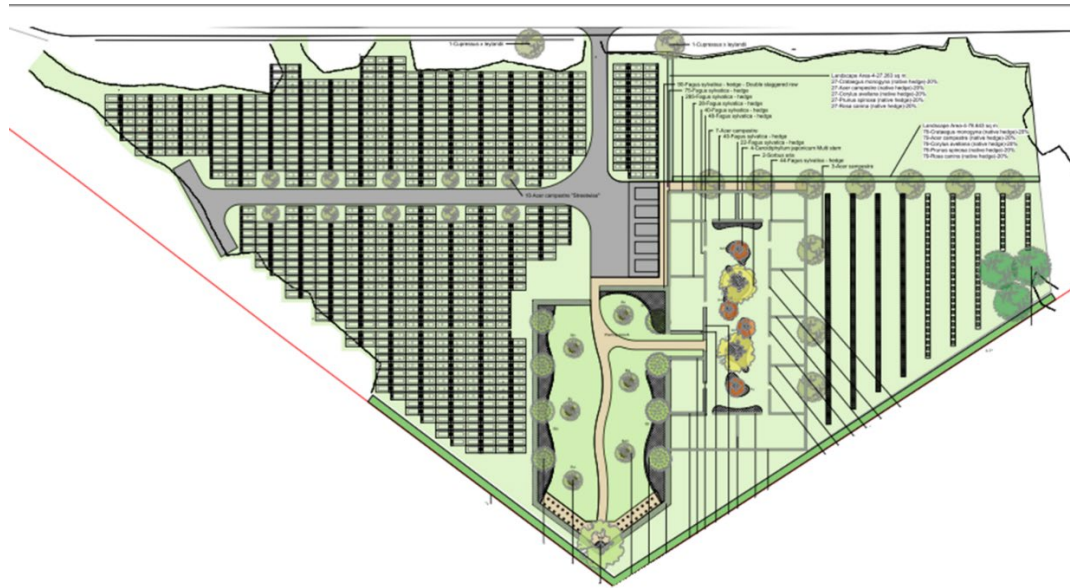
Note: Area 3 – Phase 2 (thin yellow border) provides around 1,300 additional full depth coffin burial plots.

Areas with blue boundary = Proposed cemetery expansion areas and attenuation pond

Area shaded light green = Colliters Brook SNCI

Red boundary = Extent of SNCI BNG enhancement and boundary of BCC land licenced for cattle grazing

b. Current Proposed Scheme Design - Area 1 (Included in Phase 1)



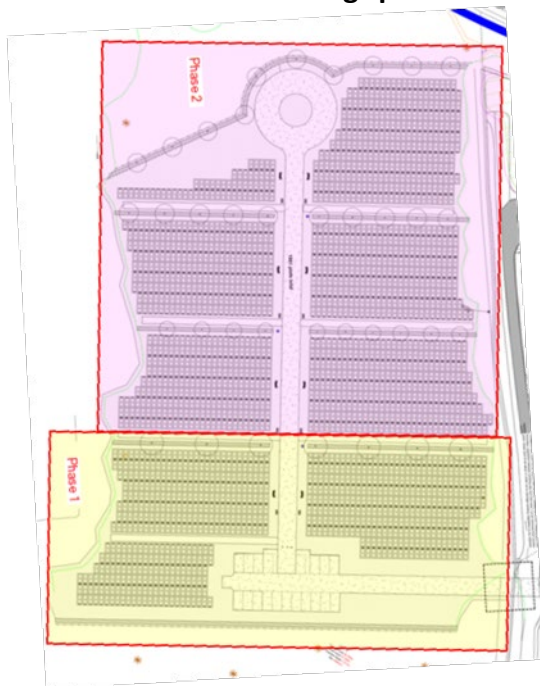
Mix of ongoing provision including approximately:

- 870 standard burial plots,
- 260 baby burial plots,
- 800 ash internment plots,
- 230 memorialisation plaques.

c. Area 3 (Comprising Phase 1 and Phase 2)



d. Plan of Area 3 showing split between Phase 1 and Phase 2



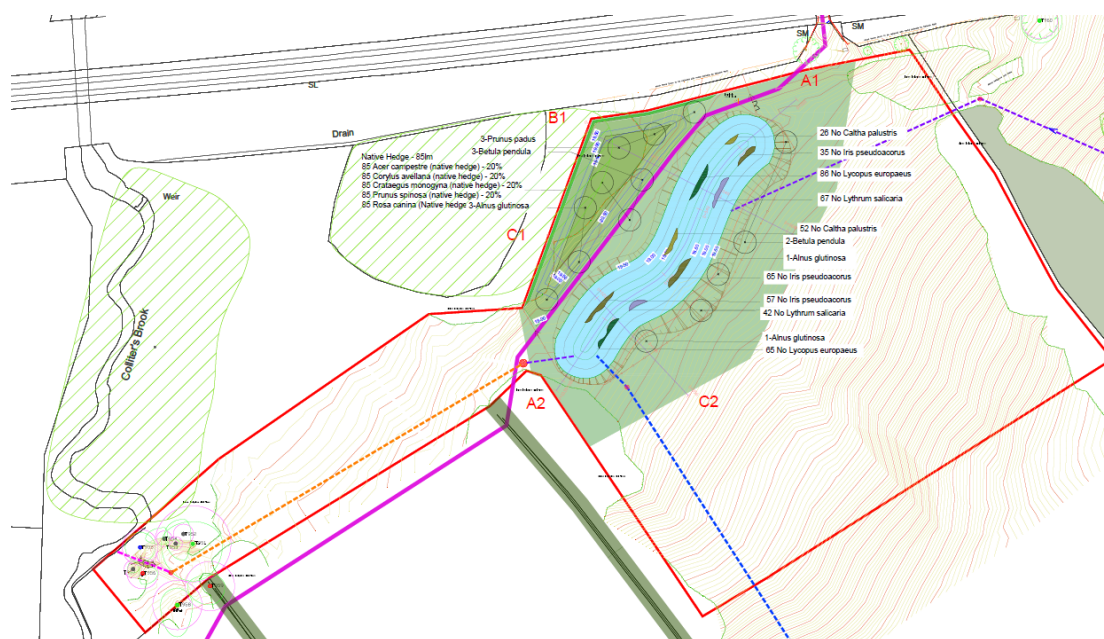
Mix of ongoing provision including approximately:

2000 non denomination burial plots, proposed across 2 phases.

Phase 1 (yellow) delivers access, parking, and key drainage infrastructure with circa. 650 burial plots.

Phase 2 (purple) can be extended in one or more stages, as required to provide circa. 1,350 further burial plots.

e. Draft Plan of Revised Attenuation Pond Design and Landscaping



7. Attenuation Pond – Evidence to support the ecological benefits of ponds

Organisation	Statement / Message	Link
Natural England	Section 3 - Academic literature review of ecosystem service provision of agricultural ponds, which provides a significant evidence base on benefits.	NECR490 Agricultural Ponds Review TEP Report - NECR490 (naturalengland.org.uk)
The Wildlife Trusts	One of the best ways of bringing more wildlife into an area, ponds can be very diverse, supporting similar aquatic plants to lakes, and even more large invertebrates than rivers.	Ponds The Wildlife Trusts
Wildfowl and Wetlands Trust	Farmland ponds are important habitat for wetland wildlife in the agricultural landscape.	Restoring lost farmland ponds WWT
Wildfowl and Wetlands Trust	If we want to bring back farmland birds, restore a farmland pond, new research shows	If we want to bring back farmland birds, restore a farmland pond, new research shows WWT
Bristol Biodiversity Action Plan	Standing open water provides important habitat for a variety of wildlife including amphibians, invertebrates, birds, mammals and plants. In Bristol, UK priority species associated with this habitat include the great crested newt and water vole.	BBAP-FINAL-AW-CDROM PDF.qxd:CDROM PDF (bristol.gov.uk)
Bristol Ecological Emergency Strategy	Bristol Ecological Emergency Strategy supports creation of ponds	One-City-Ecological-Emergency-Strategy-28.09.20.pdf (bristolonecity.com)

8. Development Control Committee B – 29 November 2023 (Application No. 22/05714/FB)

(See following pages for full report)

Development Control Committee B – 29 November 2023

Application No. 22/05714/FB : South Bristol Crematorium And Cemetery Bridgwater Road Bristol BS13 7AS

1. SUMMARY

1.1 This is an application for full planning permission for the use of land designated as Green Belt for the expansion of the existing cemetery to provide new burial and memorial plots with associated roads, footpaths, parking, drainage infrastructure, fencing, landscaping and furniture. In essence this involves the extension of the cemetery into two currently undeveloped areas, and the provision of an attenuation pond in a further area.

1.2 The application is of significance to the city and has been subject to high levels of representation, both for and against the development. The application was previously reported to planning committee on 6th September 2023, with a recommendation for approval (the original report is appended to this report). However, the Members debated the application and had outstanding concerns over the following issues:

- Whether the strategic need for the cemetery was justified and what other areas had been explored?
- Whether there was a harmful impact on heritage assets?
- Whether the correct test had been applied in respect of the impacts on Biodiversity Net Gain and the SNCI, as well whether late representations, including those from Avon Wildlife Trust had been fully addressed?
- Whether the impact on the viability of the neighbouring Yew Tree Farm had been properly assessed?

1.3 It is also of note that since the previous committee meeting the Publication Version of the revised Local Plan was agreed by Full Council, and by the time of the meeting will be available for public comment, in accordance with Regulation 19. It will therefore have some weight in the decision making process, albeit limited at this stage.

1.4 In addition, the applicant has provided further evidence to justify the development, and addressing the concerns raised at the Committee meeting.

1.5 In response to these concerns Officers are of the view that the previous recommendation was sound, subject to a revised suite of conditions. The previous report is attached as an appendix to this report. However, this update report provides further guidance on the issues raised by Members, and the relative merits of refusing the application on the grounds explored by Members at the 6th September Committee Meeting.

2. RESPONSE TO PUBLICITY AND CONSULTATION

2.1 It is noted that a number of public representations were listed in the original report. However, the Local Planning Authority continued to receive representations following the

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Application No. 22/05714/FB : South Bristol Crematorium And Cemetery Bridgwater Road Bristol BS13 7AS

publication of the original report, and therefore, for clarity, this report lists all of the representations received.

2.2 The application was originally advertised by writing to the neighbouring properties, by erection of a site notice and by advert in a local newspaper. All together the Local Planning Authority has received 86 representations, including 32 in support of the application. The objections received raised the following issues:

- The SNCI and wildlife network, including land used by Yew Tree Farm, should be protected from development given the value that it provides to wildlife and ecology.
- To allow the development would contradict the Council commitments in relation to the Ecological Emergency.
- The site is home to an insect species not known elsewhere.
- Consideration should be given to alternative sites or alternative burial methods where the impact would be less.
- The attenuation pond will attract leisure uses who will further disrupt the wildlife in the area.
- The proposal will impact on the viability of Yew Tree Farm, given the need to reduce herd sizes, impacting on food production within the city.
- A drainage run runs outside of the application site (Officer comment: the application site includes all the land associated with the development – this comment appears to relate to concerns raised regarding the original BNG assessment).
- This plan will only provide a short term fix, and will not address the long term need to find space for burials.
- The proposal will lead to the loss of greenbelt land.
- There are veteran trees on the site that would be damaged by the proposals.
- The proposal would set a precedent for further development on open space.

2.3 The supporting comments referred to the following issues:

- There is a need for the provision of additional burial space to meet the ongoing needs of the city.
- Improvements to the drainage are supported as parts of the site can become waterlogged.
- The proposal would meet the specific needs of certain religious groups, as well as providing space for baby burials.
- The cemetery supports a number of local businesses.
- A representation have been received from the Withers family, stating that the owner of Yew Tree Farm has no objection to the expansion, and was aware that this was proposed when renting the land.

2.4 In addition to this, numerous objections have been submitted on behalf of **Bristol Tree Forum**. These can be summarised as follows:

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Concerns were originally raised about the application of the requirements for Biodiversity Net Gain, and whether the City Council were applying the appropriate methodology.

Following this a detailed objection was received that the proposed development would be contrary to policy DM17 and DM19, on the following basis:

- Areas 3 and 4 are identified as an Urban Landscape, and the proposal would be harmful to this, contrary to DM17.
- Under DM19: Development and Nature Conservation of the SADM, 'Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted.' The works proposed will result in a loss of biodiversity on the development site and so will 'have a harmful impact on the nature conservation of' the SNCI.

Following the submission of a BNG assessment, the following concerns were raised:

- Initially, a number of queries and concerns were submitted about the BNG assessment. Particular concerns were raised about whether or not the BNG assessment covered the whole of development, particularly in relation to impact on on-site hedges relating to the laying of drains. In addition requests have been made that any mitigation scheme is subject to a 30 year management plans and that the applicant enter into a Conservation Covenant to secure the mitigation.
- Further assessment of the BNG proposals has revealed that it is only proposed to achieve a Biodiversity Net Gain of 2.51%, rather than 10% that is required by the Environment Act. It is also argued that metric 4.0 should be used and the provision of off-site biodiversity should be strongly discouraged.
- When the site was originally purchased for use as a cemetery there was little understanding of the climate or ecological emergency, and therefore the Council must give weight to the changes in circumstances when determining the application.
- It is the BTF contention that there will be a loss of biodiversity on site, and therefore clear harm to the SNCI is established.
- The value of the scrub land is underestimated, and the Council's ecologist has recommended that it continue to be managed in a similar way to existing (i.e. by grazing).

Following comments and correspondence between the Drainage Officer, the Ecologist and the Case Officer being made available, the following comments were made:

- There is a serious risk of flood at the site, which is dependent on the capacity of the receiving watercourse to accept the additional flow rate. There is no evidence that this capacity has been demonstrated. The proposal will need an Environment Agency permit and it has not been demonstrated that they will be able to secure one.
- The ecologist has raised a number of concerns with the proposal, including that in order to comply with the relevant policies it needs to be demonstrated that after the development the proposal will still meet the criteria for designation as an SNCI and

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that given the mitigation includes a number of other stakeholders, they must be consulted, and this has not been done.

After the previous Committee Meeting, additional commentary was received from the Tree Forum on the following issues:

- Contrary to claims made by the Council BTM have calculated that Yew Tree Farm will lose around 28% of the BCC land that it currently uses. In addition, the following queries need to be responded to before a decision is made:
 1. How will spoil from the excavation of the attenuation pond and drainage excavations be disposed of?
 2. How will the installation of the proposed drainage and fencing be phased?
 3. Construction Management and Transport Management Plans dealing with the methodology to be used to install the burial grounds, the attenuation pond and the associated drainage and to ensure that site access is managed in the way that will minimise damage to the SNCI needs to be produced.
 4. What methodology will be used to install the drainage?
 5. How will any damage caused by construction be made good in order to restore the site, in particular the SNCI, to its baseline state?
 6. A methodology for working within the roots of trees and hedgerows needs to be produced.
 7. A Landscape Ecological Management Plan (LEMP), which addresses the above points and sets out a long-term management plan which will secure the future of the Colliter's Brook SNCI, should be produced.
 8. A proposal to secure the ring-fenced funds required for discharging the LEMP obligations is required.
 9. The extent of the pasture land the Council proposes leasing to Yew Tree Farm must be identified and the lease agreed.

Further to this, BTR consider that there are inaccuracies in the submission relating to the number of burials that could be accommodated at the site, the fact that some of the surface water would drain directly into Colliter's Brook, rather than into the attenuation pond, the failure to secure land drainage consents and deal with land contamination prior to determination.

2.5 An Objection has been raised by **Avon Wildlife Trust**, on the following basis:

Bristol City Council has recognised that we are in the midst of an ecological emergency and need to take urgent action to protect and restore habitats for wildlife. Yew Tree Farm is an

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immensely rich wildlife habitat supporting a wide range of species including plants, bats and birds that are increasingly scarce in surrounding areas. This has been recognised through the designation of parts of the farm as an SNCI by Bristol City Council, which brings with it a presumption of protection from development.

In addition to its importance as an individual site, Yew Tree Farm is an important part of local ecological networks linking green spaces in the city with the wider countryside. The national approach to restoring nature as set out in Government strategies is based on the Lawton Report of 2010, Making Space for nature. This recognises that we need more, bigger, better and connected wildlife habitats to enable wildlife to survive and thrive and cope with climate change. Bigger sites are important because they have larger areas that do not suffer from the "edge effects" of being next to land where harmful pesticides, disturbance, or other activities which damage wildlife are ongoing.

In addition to the ecological imperative to retain the site as a whole, without losing land to development, there is a management imperative as the wildlife value of the site is dependent on the continuation of sympathetic extensive grazing and the grazed area needs to be large enough for this to remain commercially viable. For these reasons, Avon Wildlife Trust is opposed to all of the development proposals affecting Yew Tree Farm, including the proposed Redrow development extension in the eastern area of the farm and the extension of south Bristol Cemetery into the northern area.

2.6 Harvey Clan Trust have made the following comment:

As a Trust we object to the planning application and have grave concerns regarding the destruction of our natural wildlife. Bristol City Council are obligated to protect our wildlife and the environment. Compassion and consideration must be given by every man and woman to ensure our green fields and the climate are also protected. Furthermore, the damage to Yew Tree Farm will be gone forever. The Trust's members recommends that this application be withdrawn forever.

2.7 The Lance Trust has made the following comment:

The Trust are aware that thanks to the light touch employed by the current tenant and owner of Yewtree Farm, the ecosystem has benefited enormously. As such, this farm provides an invaluable stepping-stone for some species that are able to move between Ashton Court & Avon Gorge SSSIs, Tickenham, Nailsea & Kenn Moors SSSI and the Chew Valley & Blagdon Lake SSSIs. Albeit on a small scale, Yewtree Farm showcases how nature-friendly farming can participate in the much-needed landscape-scale nature recovery projects that lowland England desperately needs. Taking all this into account, the Trust believes that the importance of this site must not be under-estimated.

in June 2021 the House of Commons Environmental Audit Committee stated "the biodiversity net gain policy, in its current form, does not go far enough in contributing to the transformative change necessary to address biodiversity loss in the UK ... the failure to move

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towards a system of net environmental gain risks undermining the government's plans for a green recovery and allows developers to focus entirely on biodiversity rather than treat the environment as a system. This could lead to severe habitat fragmentation."

Moving onto one specific area of concern, the Trust is worried by the proposal that an unknown amount of blackthorn and bramble will be removed in order to enhance or restore species-rich grassland areas. These thickets surround the core hedge-line structure and provide habitats for many finches and tits. It is a habitat in increasingly short supply within the surrounding area.

The Trust is aware that species-rich grassland is also an important ecosystem that's also under intense pressure but surely it would be better to focus on improving grassland elsewhere away from Yewtree Farm rather than removing invaluable habitat here? The Trust is also concerned with the proposals to remove other thickets bordering Colliter's Brook and close to the railways since these, too, provide protection and habitat for many species including otters.

3. OTHER CONSULTATION RESPONSES:

3.1 In addition to the consultation responses listed in the original report the following additional responses have been received:

3.2 The **Contaminated Land Officer** has comments as follows:

There are a number of issues that have not been fully addressed in the submission. However it is considered that these issues can be address by the standard contamination conditions, and it is recommended that these are attached to any permission granted.

3.3 The **Nature Conservation Officer** has commented as follows (please note that these comments were received prior to the original report, but it is considered that it may be helpful to Members to repeat these in further detail here):

The site is located in a rural area and is partially within the 'Collitors Brook' Site of Nature Conservation Interest (SNCI) and the 'South Bristol Crematorium' Wildlife Corridor, part of the Bristol Wildlife Network. The site is within the West of England Nature Partnership (WENP) Nature Recovery Network, within the woodland network model. There is no woodland on this site therefore further consideration for the sites strategic location in this network is not required.

BCC Policy DM19 applies to this application. DM19 states:

"Sites of Nature Conservation Interest

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Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted.

Wildlife Corridors

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 in line with the following hierarchy:

- a. Creation of a new wildlife corridor within the development site;*
- b. Enhancement of an existing corridor or creation of a new corridor off-site to maintain the connectivity of the Bristol Wildlife Network.”*

Site management with regards to DM19

An Ecological Mitigation Proposals report (Wessex Ecological Consultancy, 2023) was submitted in April following concerns being raised in February.

Subsequently, the following comments were made:

If commitments can be made by all parties (the tenant farmer, the cemetery team, and an ecologist) to the extensive habitat management required on this site to maintain SNCI status (where relevant) and a legal agreement can be made to secure this, then I could consider whether there would be no significant harmful impact to the SNCI further.

Also the BNG Assessment requires some amendments. The baseline habitat lost does not match the development footprint, plus the area of new habitat creation and enhancement. This needs to be explained or fixed. And if there is a new headwall/outfall going in to the Collitors brook the BNG assessment has to include the watercourse metric and a net gain in biodiversity for this habitat must also be achieved.

The applicant addressed these comments by confirming the following:

The Council is the only relevant party to confirm the commitment to manage the site in accordance with arrangements identified within the supplementary mitigation document submitted on the 6th April 2023. These were produced by the Project Ecologist – Rupert Higgins, in consultation with the Natural and Marine Environment Service, including cemetery staff that will be responsible for management activities.

It was confirmed that Bristol City Council is both responsible for:

- management of cemeteries (the maintenance team were directly engaged in developing the updated mitigation document) and:*
- management of Council owned SNCI's.*

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Concerns on the site area discrepancies and the watercourse metric were also addressed to the satisfaction of the Council's ecologist. The BNG metric (3rd August) shows a minor uplift in river units.

Following this, the case officer was able to confirm with the ecology officer that a management plan for the site can be conditioned to secure the measures required to maintain the habitats on the site to their target condition in the BNG metric, and to maintain the SNCI status of the site. On this basis it is recommended that the site management is secured through a condition requiring a Landscape and Ecological Management Plan for a period of 30 years.

Biodiversity Net Gain

The Ecological Report (Wessex Ecological Consultancy, 2022) is thorough and appropriately describes the ecological features of the site.

The latest Biodiversity Net Gain Assessment (BNG) (Wessex Ecological Consultancy, August 3rd 2023) calculates a 2.82% gain in area habitat units, 107% gain in hedgerow units and a 0.19% gain in river units.

This does emphasize the need for a detailed and bespoke management plan which will need to be agreed with the parties who will be implementing it long term (Natural and Marine Environment Service teams), but subject to this the Ecologist has raised no objection to the proposals.

4. KEY ISSUES

(A) IS THE STRATEGIC NEED FOR THE CEMETERY JUSTIFIED?

4.1 Key issue A of the original reports outlines the principal land use issues that are relevant to the development of the site. This includes that the use of Green Belt land as a cemetery is considered to be an appropriate use. For clarity, therefore, granting permission for this use would not set a precedent for other development on Green Belt land. There is no current planning policy requirement, therefore, to demonstrate that other sites have been considered before allowing the development of the site. As such, the scheme needs to be considered on its own merits.

4.2 Notwithstanding this, at the meeting Members specifically raised concerns that the need for burial spaces was not being considered strategically, and alternative sites for the use had not been considered.

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4.3 In this respect the applicant has stated that burial practice is governed and restricted by existing law of England and Wales and the shortage of burial space is a national issue. Under existing law, the opportunities for development of new burial plots within previously unused areas of existing cemeteries have been exhausted and there are no present alternatives to developing new burial provision. In the longer term it is expected that outcomes from a Law Commission Review 'A Modern Framework for Disposing of the Dead' may lead to legislative changes within the next decade that could provide future opportunities and flexibility to the Council. The review will not be completed in a timeframe which would offset the requirement for the new proposed burial provision, however outcomes will be able to help shape future strategies for how longer-term provision is provided to follow on from the additional burial plots provided through the cemetery expansion.

4.4 Under the existing law there is a duty on Local Authorities:

- To provide and regulate cemeteries under the Local Government Act 1972 and the Local Authorities' Cemeteries Order 1977.
- To provide and maintain mortuaries.
- To undertake, if appropriate, the care and disposal of dead bodies.
- To carry out the statutory requirements regarding the registration of burials.
- To establish and administer crematoria.

4.5 In respect for the existing burial provision, no new plots have been made available at the other existing cemeteries since 2020/21. There are currently 270 non-denominational plots remaining in the cemetery, which are forecast to be utilised within the next three years.

4.6 It should also be noted that the Council have very limited resilience for future pandemics or other similar events. Bristol City Council also has a Public Sector Equality Duty under the Equality Act 2010. The Council is responsible for a growing, diverse community and it is essential that it provides the necessary infrastructure to accommodate all citizens who will encounter bereavement at some point and ensure it adequately plans for the long-term future. Alongside personal choice for burials a number of faiths do not allow cremation and require provision of burial space to meet their religious requirements. These include, but are not limited to Orthodox Jews, Muslims and the Greek Orthodox Church.

4.7 There is clearly a need for additional burial space within the city. The Council undertook assessment between 2020 and 2022 of potential sites for new cemetery provision within North Bristol at the point of remaining provision at Canford Cemetery becoming fully utilised. This was considered as an option to spread ongoing burial demand and provision across the City, which would in-turn have reduced the scale of development required at South Bristol Cemetery. The conclusion of the assessment was that no suitable sites could be identified, which met suitability criteria for new cemetery provision.

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4.8 This should be seen in light of the increasing demand for space within the city. The City is not currently meeting its housing needs, and this is putting additional pressure on existing green space in the city. Another significant criteria in this assessment was distance from public transport routes, and the accessibility of sites.

4.9 The existing cemetery benefits from significant supporting infrastructure. Cemeteries are a greenfield use, a completely new development would result in loss of a larger area of green space to provide the commensurate infrastructure and facilities than those required to expand the existing cemetery provision. The facilities available at the existing site include car parking, a chapel, public toilets, reception, welfare facilities for staff, compounds and shed for serving vehicle and plant. Development of new facilities commensurate with those provided at South Bristol Cemetery would result in considerably greater embodied carbon in construction materials, and significantly greater road movements for construction phase transportation creating additional impacts on surrounding communities.

4.10 As set out above, there is no planning policy test that needs to be met in this regard, but this is provided to give some clarity as to why this site was chosen for the purposes of this development.

(B) WOULD THE PROPOSAL HAVE A HARMFUL IMPACT ON THE SETTING OF HERITAGE ASSETS?

4.11 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) (Forge Field) and in Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage, National Trust and Secretary of State for Communities and Local Government [2014] EWCA Civ 137 it is made clear that where there is harm to a listed building or a conservation area the decision maker 'must give that harm considerable importance and weight' [48].

4.12 Section 16 of the national guidance within the National Planning Policy Framework (NPPF) 2021 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 201 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 202 states that where

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there is less than substantial harm, this harm should be weighed against the public benefits of the proposal.

4.13 Policy BCS22 of the Core Strategy requires development to safeguard or enhance heritage assets, which includes historic buildings, both nationally and locally listed, and conservation areas.

4.14 As set out in the original report the proposals impact on the settings of the following heritage assets:

- Elm Farmhouse – Grade II Listed Building – located approximately 40 meters from Area 1.
- Former Central Electricity Generating Board (CEGB) Headquarters – Grade II Listed Building – located approximately 110 metres from the site.
- Landscape at the former CEGB Headquarters – Grade II Listed Park and Garden – located approximately 20 metres from the site.

4.15 For clarity, the relevant test here is not whether the development will be visible in relation to the heritage assets, it is whether or not it impacts on the setting such that it harms the significance of these assets. In relation to all of these assets, the essential element of their setting that contributes to their significance is considered to be the relative open and verdant surrounding. The development would be low scale (i.e. paths, graveside features) and would not impact on the openness of the surrounding character.

4.16 It is also material that the proposed is separated from these assets be established and clearly defined planted boundaries. In relation to the CEGB building and surrounding gardens this would significant limited visibility between the application site and the listed assets. However, even in relation to Elm Farm, where the boundary treatment is less substantial, visibility between the sites would be limited.

4.17 In the original report it was concluded that the proposal would have no adverse impacts on the neighbouring assets, and it is considered that this conclusion is sound and there would be no reasonable justification for the refusal of the application on these grounds.

(C) WOULD THE ECOLOGICAL IMPACTS OF THE DEVELOPMENT MEET THE RELEVANT POLICY TESTS?

4.18 In relation to ecology, it is noted that the original report sets out, from 10.10 onwards how the impact on ecology is assessed. However, concerns were raised in the meeting regarding compliance with policy DM19, and it is also considered that issues around the

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protection of the SNCI and Biodiversity Net Gain became conflated. Members should also be aware of the comments from the Council's Ecologist which are set out above.

4.19 For clarity, policy DM19 states as follows:

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:

- 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.*

Where loss of nature conservation value would arise development will be expected to provide mitigation on-site and where this is not possible provide mitigation off-site.

Development on or adjacent to sites of nature conservation value will be expected to enhance the site's nature conservation value through the design and placement of any green infrastructure provided.

Sites of Nature Conservation Interest

Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted.

Wildlife Corridors

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 in line with the following hierarchy:

- a. Creation of a new wildlife corridor within the development site;*
- b. Enhancement of an existing corridor or creation of a new corridor off-site to maintain the connectivity of the Bristol Wildlife Network.*

4.20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that 'where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise'.

4.21 The northern part of the site is currently allocated as SNCI, as well as part of a wildlife corridor, and therefore the requirement to protect this is key to the decision on the application. It is also noted that as originally submitted there was clearly a concern from the ecologist that the proposal would have a harmful impact on the SNCI. However, an Ecological Mitigation Strategy was submitted during the course of the application. The

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applicant has also stated that comparisons to ecological surveys over the last 20 years suggests a reduction in grassland value and species diversity, which corresponds to the significant scrub and bramble incursion, and in light of this it will be necessary to require a change to the management of this land to retain its ecological value. It is the view of the Council's ecologist that the proposed management strategy is critical to the acceptability of the development and will ensure that the features of the site which led to it being designated as an SNCI will be maintained and enhanced such that it continues to function as an SNCI.

4.22 At the meeting, concerns were raised about the impacts during the construction work. Whilst the works are largely low impact (in comparison with a more urban development), there will be a need for some site clearance, as well as drainage runs, including below hedges, and an attenuation pond. It is critical that this process, particularly how the works are phased, are managed in a way that mitigates the impact. Officers are satisfied that securing this through a condition would be in accordance with good practice, and would give appropriate control to the Local Planning Authority to the construction process.

4.23 With regards to Biodiversity Net Gain, it is noted that in the comments reference is made to the requirements of the Environment Act 2021, and the need for developments to achieve a 10% BNG. However, the relevant requirements from the Act have not yet been enacted, and this would only come into force for application submitted from January 2024 onwards. Bristol City Council also do not currently have a policy requiring a 10% uplift. The policy requirement, therefore, is currently set out in section 15 of the NPPF, which includes the requirement for planning policies to contribute to the management of the local environment by 'minimising impacts on and providing net gains for biodiversity'. Again, as set out above, the Council's ecologist is satisfied that the submitted BNG assessment has been carried out appropriately and that the development would secure a policy compliant net gain.

4.24 Concerns had previously been raised by the ecologist that the Biodiversity Net Gain plan would require land outside of the applications site, and it was not clear whether that land was in the control of the City Council. However, Officers have subsequently confirmed that all of the land required is in control of the Council, and that the Council is committed to the management of this land for the next 30 years, in accordance with good practice. This is proposed to be secured through appropriate conditions.

4.25 For clarity, a positive BNG score does not guarantee that any development would not have a harmful impact on the SNCI, and therefore does not on its own demonstrate compliance with policy DM19. Notwithstanding this, Officers are satisfied, as advised by the Council's ecologist, that the proposal will both not harm the SNCI and achieve a positive BNG score. It is on this basis that it is concluded that proposal complies with policy DM19.

Development Control Committee B – 29 November 2023**Application No. 22/05714/FB : South Bristol Crematorium And Cemetery Bridgwater Road Bristol BS13 7AS****(D) WOULD THE PROPOSAL IMPACT ON THE VIABILITY OF YEW TREE FARM?**

4.26 Concerns were raised at the previous meeting, as well as in consultation responses, about the impact of the development on the continuing viability of Yew Tree Farm. It is material to this that the grazing land that will be removed from Yew Tree Farm is all in the ownership of Bristol City Council, and the applicant contends that the current farmer has no legal right or interest over the land. This is on the basis that the land was let to another party up until June 2021, and sub-let to Yew Tree Farm. When the previous tenancy ceased in 2021, an informal agreement with Yew Tree Farm was put in place to allow them to continue to graze cattle on the land. It is understood from representations that it was made clear to the owners that that the site was identified for cemetery expansion, and that this agreement would be temporary. The cemetery expansion proposal will not impact on the formal, legal boundaries of Yew Tree Farm, and therefore there is no implication in terms of adopted policy that requires consideration here.

4.27 Notwithstanding this, policy BCS23 does require that any development takes account of the impact on the viability of business on neighbouring land. This is particularly an issue here, given the natural farming practices at Yew Tree Farm, which can be impacted by boundary condition. However, it is considered that this impact can be managed as part of the long term management of the land, secured by the conditions referenced above.

4.28 It is also relevant to consider that the proposal would result in the loss of grazing land currently in use by Yew Tree Farm. It is noted by the applicant that the Farm currently has access to 119,500 sqm of BCC land to use as grazing (which is in addition to the land within the legal boundaries of Yew Tree Farm). Of that, around 82,000 sqm is grassland available for grazing. As part of the management of land it is intended to restore grassland within this area (i.e. by clearing scrub), which will in part compensate of the loss of grassland on the site.

4.29 However, the applicant is content for grazing of part of the site to continue. Provided an agreement can be reached for Yew Tree Farm to continue to use BCC land the applicant calculates the loss of grazing land in BCC ownership that would result from the development will be approximately 3% in phase 1. A further 10% reduction would result in phase 2. Whilst the timing of phase 2 will be large driven by demand, it is anticipated that it will be at least another 10 years before this is required. Given the long lead in time until the impact of phase 2 arising it is considered reasonable to assume that alternative arrangement to replace the loss of grazing land can be secured. This would be subject to any agreement reached with Yew Tree Farm, which will need to include details of management, and will requires some changes to the current practices. However, the overall impact in the short term would be minimal, and even in phase 2 would be relatively small in relation to the area of land available for grazing.

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(E) THE IMPACT OF THE PUBLICATION OF THE REVISED LOCAL PLAN

4.30 As Members will be aware, by the time of the meeting, the Publication Version of the Revised Local Plan will have been published, having been agreed by Full Council on 31st October 2023. This is a material consideration in determination of the application, although the weight that can be given to the policies will depend on a number of factors, including compliance with the NPPF and level of objections to the policies.

4.31 In relation to the designation of the site, it is noted that the designation of parts of the cemetery are proposed to change as a result to the revisions to the Local Plan, but this does not impact on the area that will be subject to the development. Therefore, there are no changes to the principal land use considerations.

4.32 The revisions to the Local Plan do include a suite of policies relating to ecological impact. This includes BG2, which states that development should be refused if it has a 'significantly harmful impact on local wildlife and geological sites, comprising Sites of Nature Conservation Interest (SNCIs) and Regionally Important Geological Sites (RIGS)'. This is a change from the current policy which suggests a refusal if there is any harm to the SNCI. In addition, emerging policy BG3 requires a 10% Biodiversity Net Gain, which accords with the future proposals as set out in the Environment Act.

4.33 The emerging plan also includes policies around the protection of food growing within the city, in particular policy FS3, which requires 'Development which would have an unacceptable impact on the viability of an existing local food growing enterprise will not be permitted.' This issue is addressed in key issue D above.

4.34 In this case, the application accords with emerging policy BG2, as set out in key issue C. Indeed, that policy appears to allow for a degree of harm to the SNCI to occur, subject to appropriate mitigation. Whilst the proposal does not accord with BG3, this is a material consideration of limited weight in the decision on the application, particularly given the discrepancy with national policy and legislation at this point in time. In the view of Officers it is clearly outweighed by other material considerations, including the duties placed on local authorities regarding care and disposal of the deceased, as well as the public sector equality duty.

5. CONCLUSION

5.1 The previous report concluded that the development would comply with the relevant policies and there are significant benefits in supporting the development, particularly around Bristol City Council meeting its obligation around equality and dealing with the deceased. It

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is recognised that there are significant levels of public concern about the proposals, particularly in relation to the potential impact on Yew Tree Farm and the ongoing status of the site as an SNCI.

5.2 However, any assessment against adopted planning policy suggests that there is no policy basis for refusing this application. In relation to the SNCI, it is noted that the management of the site will need to change given concerns related to scrub and bramble incursion and the Council's ecologist has advised that it is considered that the application can secure management of the site to ensure it retains its SNCI status over the next 30 years.

5.3 With regards to Yew Tree Farm, the proposal will not impact on the formal, legal boundaries of the farm. It is recognised that the application will result in changes to established practises at the site. Notwithstanding that, there is no basis in planning policy to refuse the application as a result of this. Any separate negotiations with the owners of Yew Tree Farm to continue using some of the site for grazing are a land ownership issue, and beyond the powers of the Local Planning Authority to secure.

5.4 In view of this the previous recommendation is sound, and the recommendation remains to approve the application.

5.5 Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

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

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Pre commencement condition(s)

2. Landscape and Ecological Management Plan (LEMP)

Prior to commencement of the development hereby approved, the applicant shall submit a 30-year Landscape and Ecological Management Plan (LEMP) for all habitats contributing to Biodiversity Net Gain (BNG). This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The LEMP should set out management compartments, objectives, and prescriptions for all retained, enhanced and created habitats to demonstrate how they will be managed to their target condition (as specified in the BNG metric) using the latest version of the 'Biodiversity Net Gain condition assessment sheets and methodology' (Natural England, 2023) and the proposals outlined in the updated Ecological Mitigation Proposals report (Wessex Ecological Consultancy).

A supplementary plan for the proposed line of trees shall be included which extends beyond 30 years.

The LEMP should set out how the development area will be managed to maintain its status as a Site of Nature Conservation Interest (SNCI) as per the updated Ecological Mitigation Proposals report (Wessex Ecological Consultancy) using (as much as is practical) pages 8 and 9 of the Designated Sites Protocol & Criteria adopted by B&NES, Bristol City, South Gloucestershire and North Somerset Council (2011). This must demonstrate how no harmful impact on the nature conservation value of the site will take place as a result of the development, therefore demonstrating how the development complies with Policy DM19 of the local plan.

The LEMP should also show how management of the site will be resourced and monitored by the BCC Natural and Marine Environment Service unless another party is enlisted to carry out the management of the site and this is agreed in writing by Local Planning Authority.

Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2021). The NPPF states in paragraph 174 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...". The Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity. Policy DM19 of the Bristol City Council Local Plan states: "Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted".

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3. Landscape Plan

Alongside the requirement to submit a Landscape and Ecological Management Plan and notwithstanding the details shown on the approved plans, a landscaped plan shall be submitted to and approved prior to the commencement of development of the site.

The approved scheme shall be implemented so that planting is carried out in accordance with a programme submitted to and approved in writing by the Local Planning Authority. 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 that the site is landscaped.

4. Arboricultural Supervision

Prior to the commencement of any work within the root protection area of the oak tree (ref. T951 in the submitted Arboricultural Impact Assessment), as well as any works within the root protection area of any retained hedge, a pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant and the designated site foreman to discuss details of the working procedures. A schedule of visits shall be drawn up to ensure the project arboricultural consultant is present during key stages of works adjacent to the tree.

Site visits must be carried out during the key stages identified above. Copies of written site notes and/or reports detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority, prior to occupancy. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

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5. Construction Environmental Management Plan (Biodiversity)

No development shall take place on each phase of development (including ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) for the relevant phase has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following, where relevant:

- a. Risk assessment of potentially damaging construction activities;
- b. Identification of "biodiversity protection zones";
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d. The location and timing of sensitive works to avoid harm to biodiversity features;
- e. The times during construction when specialist ecologists need to be present on site to oversee works;
- f. Responsible persons and lines of communication;
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h. Use of protective fences, exclusion barriers and warning signs;
- i. A summary excerpt that can be placed on notice boards within welfare units and easily read and understood within site induction packs.
- j. Details of any temporary lighting, including light spill from the location of the works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the retention of the ecological value of the site and to protect species and habitats.

6. Land affected by contamination - Site Characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, and has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings

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must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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 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

7. 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.

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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.

Pre-occupation conditions

8. 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.

9. 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 6 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7, 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 8.

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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.

List of approved plans

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.

D200012-CDS-EN -ZZ-DR-L-100 Overall site layout, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-005CD2 Area 1A and 1B construction details, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-005DL Detailed soft landscaping plan, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-005L(10) Area 1 and 1B landscaping plan, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-005LE Area 1A and 1B levels, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-009L Area 3 - Landscape plan, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-009LE Area 3 - Levels, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L-011L Site 4 Landscape plan, received 29 November 2022

D200012-CDS-EN -ZZ-DR-L- Location plan, received 29 November 2022

Arboricultural Assessment, received 29 November 2022

Flood risk and sustainable drainage, received 29 November 2022

Ground water risk assessment, received 29 November 2022

Heritage statement, received 29 November 2022

Planning obligations, received 29 November 2022

Planning statement, received 29 November 2022

Statement of community involvement, received 29 November 2022

Design and Access statement, received 29 November 2022

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Reason: For the avoidance of doubt.

Advices

1. Site Safety

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

2. Ground Levels

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

3. Ground Disturbance

If works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

4. Site Layout

It is recommended that all development be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.