

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

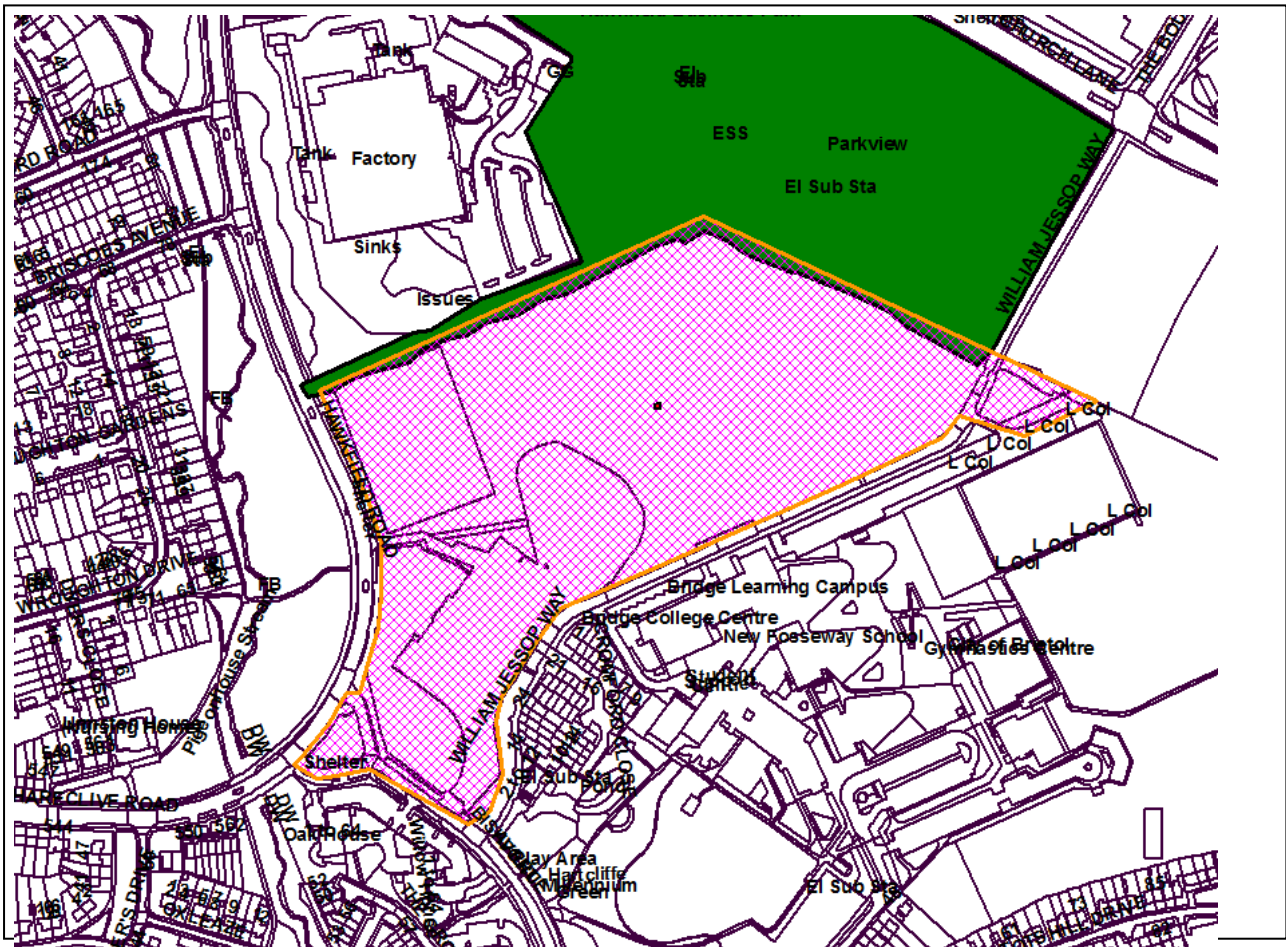
Outline planning application for residential development of up to 350 residential dwellings (Class C3). Provision of energy centre; open space; transport infrastructure comprising junction remodelling of Bishport Avenue/Hareclive Road junction, connections to William Jessop Way and Bishport Avenue, and 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
Aboriginal 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 an 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 broad band 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.

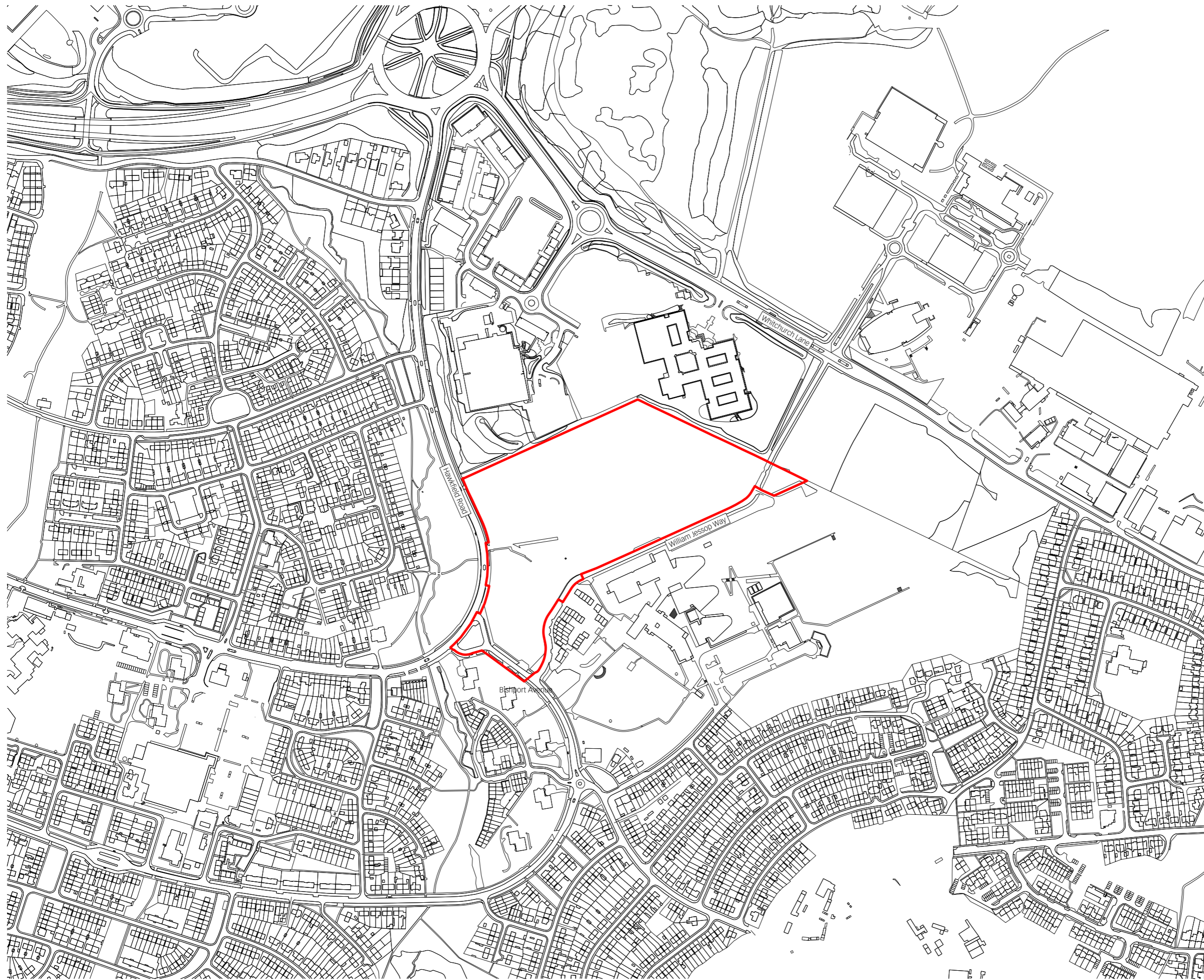
- P1104 A Access and movement strategy, received 18 April 2018
- P1105 Site strategy, received 18 April 2018
- P1115 A Tree removal plan, received 18 April 2018
- Drainage Strategy, received 18 April 2018
- Ecological Appraisal, received 18 April 2018
- P0101 Site location plan, received 18 April 2018
- 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

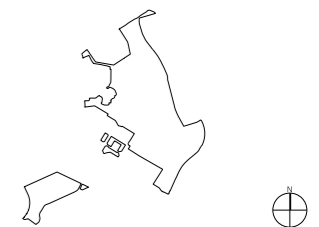


notes

key
■ site boundary

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LDS Standard Frame V1 - 11.10

key plan



project

Hengrove Park & Hartcliffe Campus

client

AECOM

architect

Lifschutz
Davidson
Sandilands

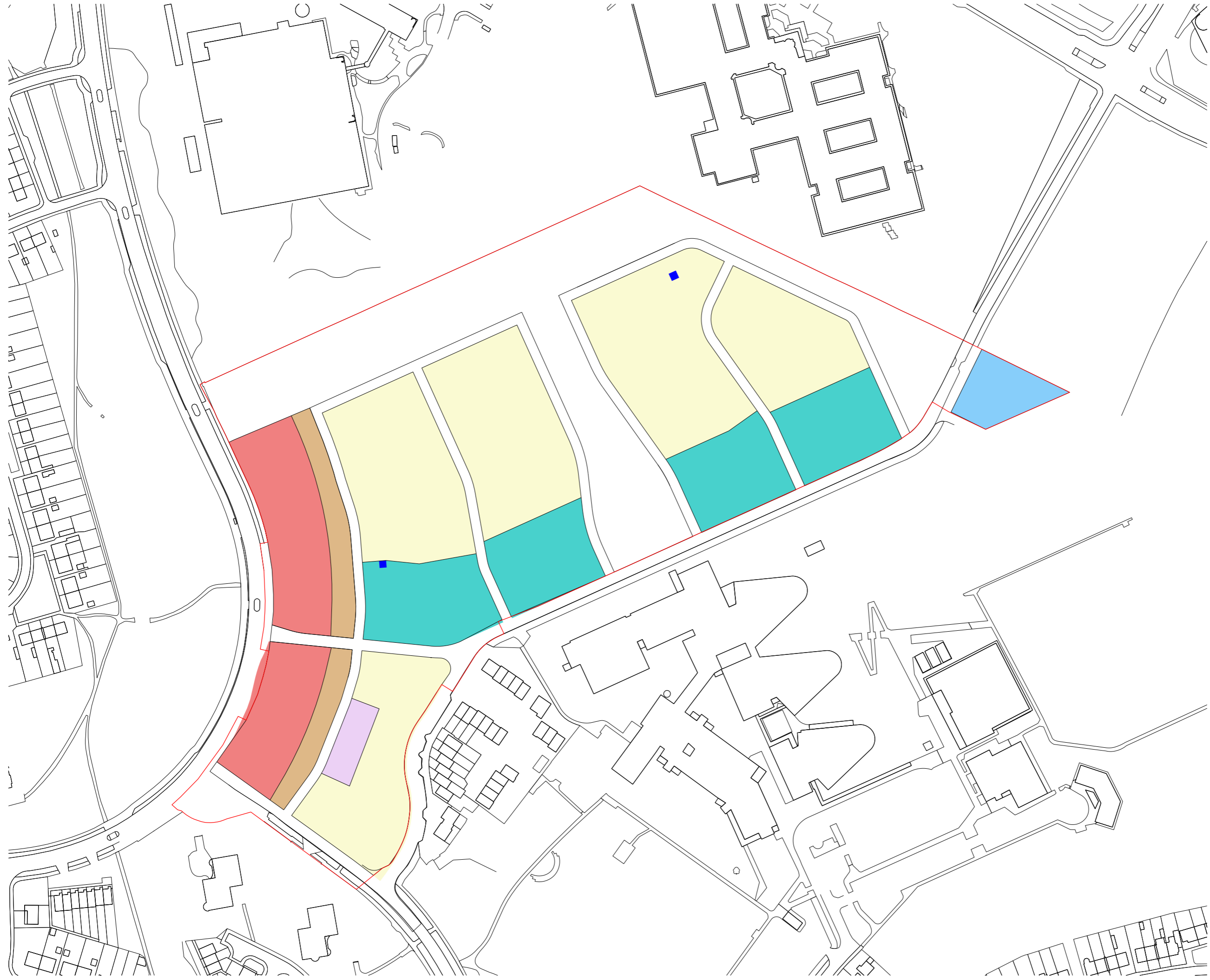
Island Studios
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T +44 (0)20 8600 4800
mail@lds-uk.com

drawing title

Hartcliffe Campus
site location plan

scale at A1 scale at A3 drawn date
1:2500 1:5000 DM 02.03.18

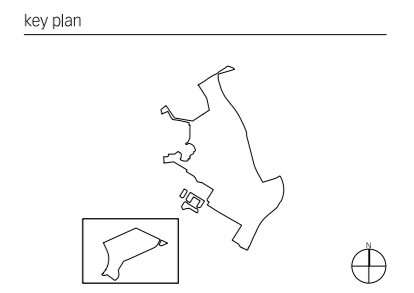
job no. drawing rev.
1062 P0101 -



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

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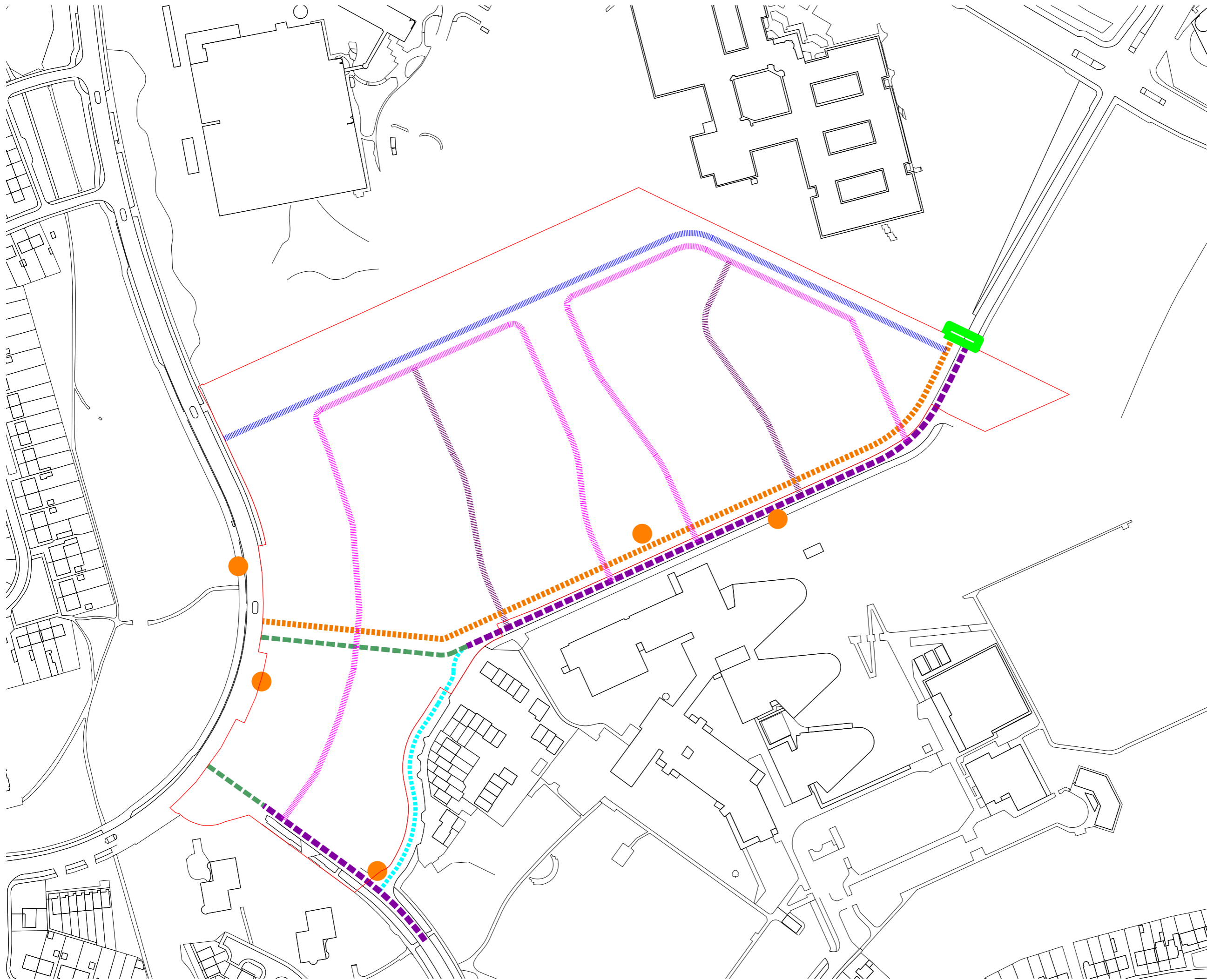
project
Hengrove Park & Hartcliffe Campus

client
AECOM

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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	



rev date by revisions

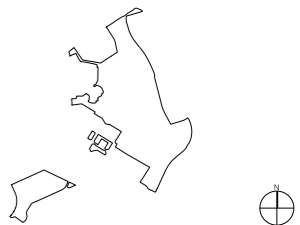
A 03.04.18 DM drawing title changed

- 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

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LDS Standard Frame V1 - 11.10

key plan



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















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



REV	DATE	DESCRIPTION	CHKD
A	28.02.18	DRAFT Issue	BYD
B	14.03.18	PLANNING	BYD
C	20.03.18	PLANNING	BYD

Bradley-Hole Schoenach Landscape Architects Greyfriars House Sudbrook Lane Richmond TW9 5AT +44 (0)20 8939 1749 info@brhla.co.uk		Project: 617 HARTCLIFFE CAMPUS
		Client: Bristol City Council
City title: LANDSCAPE MASTERPLAN	City no: 617.02.01	Scale: 1:1000 @ A1
Status: PLANNING	Drawn: VJ	Checked: BYD