

WARD: Avonmouth & Lawrence
Weston **CONTACT OFFICER:** Natalie Queffurus

SITE ADDRESS: Land South East Of Ermine Way Bristol

APPLICATION NO: 17/03731/F Full Planning

DETERMINATION DEADLINE: 7 September 2018

Proposed erection of 39 no. (two, three and four bedroom) dwellings together with landscaped open space, access, parking, landscaping and associated development. (MAJOR)

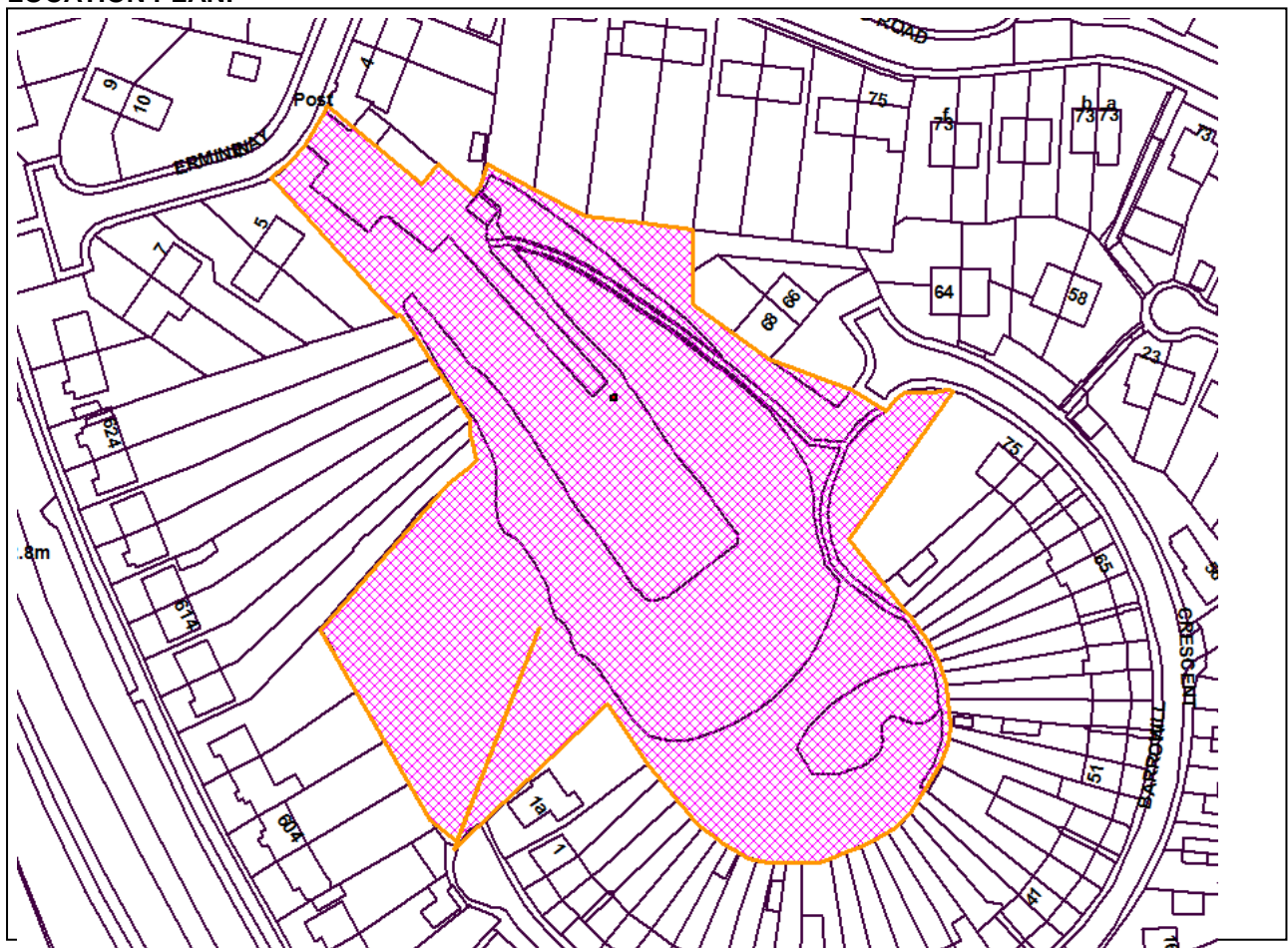
RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: Pegasus Planning Group
First Floor South Wing
Equinox North
Great Park Road
Almondsbury
Bristol
BS32 4QL

APPLICANT: Sustainable Britain Ltd

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

LOCATION PLAN:



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SUMMARY

The application site is located within the Shirehampton area of Bristol, in the ward of Avonmouth and Lawrence Weston. The site is a former clay pit quarry, which is reflected in its sloping topography and bowl shaped form. The site has an area of 1.14ha, with vehicle access off Ermine Way and pedestrian accesses off Ermine Way and the eastern end of Barrow Hill Crescent.

The site is currently a disused and significantly overgrown area of open space, within private ownership. There are no public rights of way across the site, however two informal pedestrian accesses allow access into the site from Ermine Way and the eastern end of Barrow Hill Crescent.

The application seeks full planning permission for the development of 39no. residential dwellings and open space on the site. The development would provide a mix of 3 bed houses, 4 bed houses and 2 bed flats, together with landscaped open space, access, parking, landscaping and associated development.

All development would be focused around a central area of landscaped open space in the form of a communal green, linking to a landscaped footpath corridor providing improved pedestrian access onto the eastern end of Barrow Hill Crescent.

Access to the site would be taken from an improved vehicle access from Ermine Way, located at the same location as the existing vehicle access. The proposed development includes a total of 54no. proposed car parking spaces and the provision for cycle parking spaces for both the houses and flats. Improved pedestrian accesses would be taken off Ermine Way and the eastern end of Barrow Hill Crescent, a new pedestrian access is also proposed at the western end of Barrow Hill Crescent.

The site is currently the subject of two allocations within the adopted Bristol Local Plan. Approximately 0.2ha is allocated under Policy SA1 – reference BSA0111 for approximately 10 residential dwellings and the remainder of the site approximately 0.94ha is identified as Important Open Space under Policy BCS9 of the Core Strategy and DM17 of the Site Allocations and Development Management Policies (SADMP).

Key issues in the report concern the principle of development, the loss of important open space, affordable housing provision, design, amenity, transport, flood risk, nature conservation, trees and sustainable design and construction.

In relation to the principle of development and the loss of important open space it is considered that the contribution the site would make to the supply of housing in the city, in addition to the provision of new useable open space, would outweigh the harm to the loss of important open space.

The existing site whilst designated as important open space is in a poor state, overgrown and subject to fly tipping and does not currently contribute positively to the six attributes of valued important open space. The proposed development would bring a poorly maintained site back into active use, delivering 39no. new homes within an existing, sustainable, built up area and provide a newly managed and maintained area of useable open space which will provide recreation, leisure and community value for both future and existing residents, whilst contributing to the Council's requirement for new homes in the city.

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In terms of affordable housing provision, this matter has been the subject of a number of ongoing discussions between the Applicant and the Council's Planning Obligations Manager. Whilst it is acknowledged that there are a number of viability challenges for the site and Officers welcome the Applicant's revised offer of 3no. affordable dwellings, based on the advice received from DVS (the property arm of the Valuation Office Agency), Officers consider that the scheme should make an affordable housing contribution of 6no. affordable dwellings.

Having carefully considered the technical information submitted in support of the application and the policy context, specifically against the Core Strategy and the SADMP as the development plan, the application is recommended for approval subject to the conditions attached to this report and a Section 106 Agreement for the delivery of 6no. affordable housing units and the other contributions set out in the recommendation.

SITE DESCRIPTION

The application site is located within the Shirehampton area of Bristol, in the ward of Avonmouth and Lawrence Weston. The site is a former clay pit quarry, which is reflected in its sloping topography and bowl shaped form. The site has an overall area of 1.14ha, with two informal pedestrian accesses off Ermine Way and the eastern end of Barrow Hill Crescent. Vehicular access to the site is gained off Ermine Way via an area of hardstanding.

The site is currently a disused and significantly overgrown area of open space, within private ownership. There are no public rights of way across the site, however the two informal accesses allow access into the site from Ermine Way and the eastern end of Barrow Hill Crescent.

The area surrounding the site is predominately residential in character, with the site adjoining the rear gardens of properties on Barrow Hill Crescent, Ermine Way, Portway and St Mary's Road. The character of the area is of post war suburban housing development, which includes mostly semi-detached 1950s dwellings, but also includes Barrow Hill Crescent which is a crescent layout terrace. There are also a number of 1980s style infill properties to the north of the site. The site is also located in close proximity to two significant roads, the M5 lying to the north of the site and the A4 lying to the west.

The site is currently the subject of two allocations within the adopted Bristol Local Plan. Approximately 0.2ha is allocated under Policy SA1 – reference BSA0111 for approximately 10 residential dwellings and the remainder of the site approximately 0.94ha is designated as important open space under Policy BCS9 of the Core Strategy and DM17 of the Site Allocations and Development Management Policies (SADMP).

RELEVANT HISTORY

The site has an extensive planning history and those planning applications of most relevance are outlined below.

Prior to the original grant of outline planning permission the site was in City Council ownership. Planning permissions were previously granted for the use of the site for lock up garages, and for a temporary building for use by the Air Training Corps.

In 1984 a planning brief was produced for the application site and adjoining land. The planning brief promoted new residential development on land fronting St. Mary's Road and a parcel of land adjoining the eastern end of Barrow Hill Crescent. The brief identified the site and other land as open space.

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Subsequently, housing was constructed on the St. Mary's Road frontage area and at the end of Barrow Hill Crescent, and an environmental improvement scheme was implemented on the former quarry area.

Following this, the following applications relate to part of the current application site:

03/00934/P - Outline application also including details of the siting of the building and the means of access, for the erection of 1 no. 3 storey block of 24 two bed flats, with 25 car parking spaces accessed off Ermine Way, including significant ground level changes at the proposed block of flats. Public open space and footpath at the rear of the site to remain unchanged. Application GRANTED subject to conditions, 29 August 2003.

This was followed by a reserved matters application under reference -6/01750/M, which was GRANTED, 28 July 2008. This permission was not implemented.

10/01932/R - Renewal of outline planning permission 03/00934/P; including details of the siting of the building and the means of access, for the erection of 1 no. 3-storey block of two bedroom apartments (24) with 25 parking spaces accessed off Ermine Way, including significant ground level changes at the proposed block of flats. Public open space and footpath at the rear of the site to remain unchanged. Application, REFUSED, 4 August 2010.

15/01160/F - Erection of 49 no. dwellings and separate 'common house', together with access, parking, landscaping and associated development. (Major Application). Application WITHDRAWN, 8 July 2015

16/01866/F - Erection of 36 no. dwellings and a separate 'common house', together with access, parking, landscaping and associated development (Major application). Application, REFUSED, 12 September 2016

APPLICATION

The application seeks full planning permission for the development of 39no. residential dwellings and open space on the site. The development would provide a mix of 3 and 4 bed houses and 2 bed flats together with landscaped open space, access, parking, landscaping and associated development.

The scheme includes a series of two and three storey terraces at the eastern and southern extents of the site, including a crescent terrace backing onto Barrow Hill Crescent, with a three storey flatted building at the site's western extent and one single dwelling at the site entrance. All development would be focused around a central area of landscaped open space in the form of a communal green, linking to a landscaped footpath corridor providing improved pedestrian access onto the eastern end of Barrow Hill Crescent.

Although the application states that there is some flexibility in the accommodation, the submitted plans do indicate the provision of the following mix of accommodation, with no indication that the relevant plan is indicative:

- 16 x 3 bed houses
- 5 x 4 bed houses
- 18 x 2 bed flats

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The application proposes a split of 7.5% affordable housing (3no. affordable dwellings), however as discussed further in Key Issue B, the application is recommended for approval on the basis of 15% affordable housing (6no. affordable dwellings).

The main vehicular access to the site would be provided off Ermine Way, and this would provide access to 54no. parking spaces associated with the scheme through a central road to the crescent and spur to the 5no. 4 bed houses. Improved pedestrian accesses to the site are also proposed off Ermine Way via the main vehicular access and at the eastern end of Barrow Hill Crescent, a new pedestrian access is also proposed at the western end of Barrow Hill Crescent. The design of the southern element of the scheme would also allow access to the rear gardens of properties on Barrow Hill Crescent as existing. The plans propose three electric charging points, a communal bin store near to properties 9-13 and a communal bin store and bike store in the flat block. Solar panels are proposed on the roofs of all buildings.

The central open space would comprise a SUDs feature, a central feature tree and a series of proposed trees around its peripheries.

A Section 106 Agreement for the site would include contributions relating to:

- i) 6no. affordable dwellings (4no. houses and 2no. flats) with a tenure of 4 x 3 bed social rent houses and 2 x 2 bed shared ownership flats (40% equity and 1.5% rental)
- ii) £ 7,652.00 – contribution for replacement trees in accordance with the Bristol Tree Replacement Scheme;
- iii) £6,000 – contribution for four fire hydrants;
- iv) £500 – contribution for maintenance of reptile receptor site at Lamplighter's Marsh; and
- v) Section 278 works to be delivered comprising an agreement for the point of access where the proposed road joins the adopted highway at Ermine Way.

PRE-APPLICATION COMMUNITY INVOLVEMENT

The Applicant has carried out pre-application community consultation, as detailed in the Statement of Community Engagement submitted with the planning application.

In October 2014, 87 letters were posted to neighbouring properties surrounding the site informing people of the proposed development, including a draft layout plan showing how the scheme could look and inviting views on the proposed scheme. Letters were also sent to the two ward Councillors representing Avonmouth.

To inform the wider community of the proposals, information about the proposal was sent to the Shirehampton Community Action Forum. The Applicant's representatives then presented to the Forum's meeting of 9th December 2014, at Shire Hall.

The Applicant has continued to discuss the site and proposals with neighbours of the site during the design process.

Ahead of the submission of the 2017 proposal details of the scheme have been issued to the local ward councillors, with the offer of meeting them to detail the scheme and changes from previous applications.

The issues raised and outcomes provided are detailed in the submitted Statement of Community Engagement.

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RESPONSE TO PUBLICITY AND CONSULTATION

Site notices were issued, a press advert published and letters sent to neighbouring properties.

Following responses from members of the public and consultees in August 2017 raising a number of concerns about the proposed development, revised plans and documents were received on 17th July 2018. Local residents and relevant consultees were re-consulted on the revised plans and documents, with an expiry date of 15th August 2018.

Comments received on the revised plans and documents relating to the scheme have been considered and are included in this report.

GENERAL RESPONSE FROM THE PUBLIC

On the original plans submitted with the application in July 2017 there were 8 replies and all 8 of these were in objection.

IN OBJECTION

Comments were made in objection on the following grounds:

- Overlooking
- Restricted access to rear gardens
- Overdevelopment of small plot
- Loss of open space
- Limited affordable housing provision
- Limited proposed open space
- Poor quality design
- Loss of privacy and light created by proposed flats
- Impacts on traffic
- Contrary to the development plan

Following the submission of the revised plans in July 2018, neighbours were re-consulted for a period of 21 days. There were 5 replies all 5 were in objection.

IN OBJECTION

Comments were made in objection on the following grounds:

- Overdevelopment of small plot
- Inadequate parking provision
- Impacts on existing transport conditions and pollution
- Loss of open space and trees
- Overlooking
- Drainage should not double as open space
- Contrary to the development plan

COMMENTS FROM COUNCILLORS

Councillor Donald Alexander

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Request made in September 2017 that the application was referred to committee for the failure to provide sufficient social housing in line with policy.

COMMENTS FROM CONSULTTEES

City Design Group – No objection

Urban Design has commented as follows:

There have been lengthy discussions and correspondence between the Applicant and the City Design Group (CDG) on this application since its original submission in 2017, the below represents a summary of the final position of the CDG provided in August 2018.

Following the submission of revised plans in July 2018 the Council's Urban Design officer commented that the Applicant appears to have addressed most the urban design comments with landscape solutions and given the constraints of the site CDG are happy to accept this. The one point I would still raise is the articulation of the flank elevation to plot 1 in relation to this being such a prominent elevation. An additional window to the living room at Ground floor would improve this elevation hugely.

Of note, the Applicant has since provided revised plans to address the comments for plot 1.

Landscape – No objection

The Council's Landscape Officer has commented as follows:

Overall I think this is a better application in terms of the information provided and also design. I have reservations; the turning head sits at the highest point of the layout and is provides views across the development and beyond – it's prominence suggests that it should be incorporated within the landscape so that it doesn't appear a broad expanse of paving; the pedestrian route from Barrow Hill Crescent passes through the private parking area to the rear of apartments confusing private and public functions; I support Urban Design's comment relating to the alignment of unit 1. Having said this, it is a constrained site and I believe the proposals can be supported though I would encourage post consent revisions to improve the elements referred to.

Nature Conservation – No objection

Comments have been provided requesting a number of conditions relating to nature conservation.

The Council's Ecologist has also made the following comments:

An 'excellent' population of slow-worms has been confirmed on site during a reptile survey undertaken as part of the Ecological Impact Assessment dated September 2014 and updated in April 2016 and June 2017. Slow-worms are legally protected against being killed or injured.

Please note that the applicant and BCC previously agreed under the previous planning application 16/01866/F and in principle in October 2017 for the previous, pre-re-consultation version of this planning application the principles of a slow-worm mitigation strategy with reptiles being moved to Lamplighter's Marsh which is owned and managed by Bristol Parks. However, I have recently been advised by our Parks team that the applicant will need to reconsider the precise location within and suitability of Lamplighter's Marsh as a reptile receptor site. This is for two reasons. Firstly, the northern part of the site would be affected by the proposed Avonmouth-Sevenside Enterprise Area (ASEA) flood defence works. Secondly, Parks have also been advised by the Environment Agency

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that because the land is floodplain that the applicant is likely to require permission to import material onto the site which would apply to reptile hibernacula.

A financial contribution to Bristol Parks (the relevant manager is Mr. John Williams, Parks Area Manager North) should be agreed in writing by the applicant. This agreement is without prejudice to the outcome of the planning application. This agreement should be included within the planning obligations for the site if planning permission is granted. The reptile translocation should be included within the Section 106 Heads of Terms.

The proposed retention of hedgerows and vegetation, where possible, on the northern and western boundaries of the site, and as shown on the on the Landscape Concept Plan and as previously requested, is welcomed.

An attenuation pond is now proposed as previously requested, and this is welcomed.

Of note, the Applicant has since found an area in Lamplighter's Marsh that does not involve building up material and so presents no constraints to translocation. This revised area has been agreed with the Council's ecologist and parks officers.

Arboriculture Team – No objection

The Council's Arboricultural Officer has commented as follows:

There is a discrepancy regarding tree removals and tree replacement requirements in both the submitted arboricultural report and the covering letter.

In the arboricultural report under Tree Removals in 9.7 tree 21 is not mentioned as a tree to be removed and is therefore not considered in the BTRS calculations in 9.11.

Tree 21 is shown as removed in the Arboricultural impact schedule at Appendix 4 and on the Tree retention and removal plan at Appendix 5.

If T21 is to be removed then the presented BTRS calculations are inaccurate.

The covering letter which also contains BTRS calculations does not include T20 which is shown as removed within the arboricultural report as removed so these calculations are also inaccurate (unless T20 is not to be removed in which case the arboricultural report is inaccurate). This inaccuracy is compounded by the fact that the covering letter calculations do not take into account the numbers of individual trees removed from tree groups. This explains why the covering letter BTRS calculations total 32.5 replacement trees whilst the arboricultural report calculates the BTRS liability as 59 replacement trees, which should be 62 if T21 is proposed for removal and added in to the calculations.

As 49 replacement trees are proposed on site this leaves a shortfall of 13 trees for which a financial contribution of £9,947.73 is required for off-site planting. I believe this figure has to be agreed before determination. I also feel that it would be appropriate to re-issue the arboricultural report addressing the tree removal discrepancy.

The arboricultural report provides a heads of terms arboricultural method statement which is appropriate to the BS5837 methodology, but we would prefer to see a full method statement in support of the application so that we can condition separate aspects of it regarding tree protection etc.

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That said if consent is granted prior to the supply of a method statement we will need to see a detailed arboricultural method statement as a pre-commencement condition for our approval based on the tree protection plan provided in the arboricultural impact assessment report produced by ACAC (June 2018) and including a clear specification for tree protection barriers, no dig ground protection, arboricultural supervision, installation of hard surfacing, service runs and installation of fencing.

The Applicant has since resolved and clarified the discrepancies between the Cover Letter and Arboricultural Impact Assessment and has confirmed that T21 is proposed for removal and was included in the original calculations. The contribution for tree removal has now been agreed between the Council and the Applicant.

Transport Development Management – No objection

Transport Development Management has provided the following comments.

Transport Development Management (TDM) is in receipt of the re-consultation for the above planning application, which was received on the 25th July 2018 for which we have the following observations to make on the highways and transportation aspects of the proposal.

The proposal relates to the erection of 39 dwellings and associated works.

The applicant has provided a package of revised drawings and information to address the points raised in TDM's previous observations dated 14th September 2017.

The first point related the sustainability as TDM previously stated that there were concerns over the reliance on the private car and the applicant had not provided a Travel Plan. In response the applicant has stated that the Travel Plan will be secured if the proposal were to be permitted. Although this is seen as an improvement over the previous submission we would still need to see the document prior to permission being granted. Furthermore the document would need to be submitted in line with the template, which can be found on the City Council's web site. There is also a monitoring/management fee, which will need to be secured via a S106 agreement. As a consequence until this document is received TDM's concerns still remain.

With regard to point 2.2 the applicant acknowledges the proposed parking levels set out in the TDM response. Consequently they have removed a visitors parking space. Therefore this amendment is considered to be acceptable.

In terms of points 2.3 through to 2.4 this related to the proposed access road design. The applicant has now confirmed that it has been designed to a 20mph design speed, which is considered to be acceptable. The applicant has also provided the section of footway that was required with crossing points. As such this point has been addressed. To also help reduce vehicle speeds further the applicant has provided a raised table within the site. This is considered to be acceptable.

TDM's principle concern related to the gradients of the internal access road. We have reviewed the submission and we are of the opinion that we would prefer the site to remain privately managed. This option is noted in the applicant's opening paragraph of their response to the planning officer. However the applicant should note that they will need to enter into a S278 agreement for the point of access where it joins the adopted highway.

In point 2.7 the applicant highlights that TDM previously stated that all major applications are required to incorporate SuDS for the management of surface water but these details had not been provided with the submission. From the revised details it is apparent that the applicant has been in extensive

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discussions with the Drainage Officer and incorporated an attenuation pond and gully pots for the surface water drainage.

In regards to 2.8 it is confirmed that the proposed turning head was considered to be acceptable at the previously held meeting.

Therefore to conclude it looks like the applicant has looked to address the points raised in TDM's initial response. However the applicant is yet to provide the Travel Plan for us to review. Consequently the point relating to sustainability is yet to be addressed. Whilst in terms of the gradients of the site we have taken the view that we do not wish to adopt the internal layout and the applicant will therefore be issued with an exception notice. But we would expect them to enter into a S278 agreement for the point of access.

Of note, the Applicant has since provided a Travel Plan which is currently with TDM for consideration. TDM has also confirmed that given the size of the site only a 'short' Travel Plan was required which does not require an associated monitoring/management fee.

Flood Risk – No objection

The updated drainage design has been formed in accordance with discussions I had with the applicant and their drainage consultant some time ago. The approach is acceptable and the detail provided demonstrates conformity with our standards, and I note in the covering letter that they have agreement with Wessex Water to adopt the proposed surface water drainage, with attenuation features including pond to be managed by a private management company.

I therefore have no objections to the proposal, but do have a few comments that should be addressed through condition:

- The weirs at headwall HW02 are necessary to facilitate the level drop, however as shown they will collect water in the sumps which could result in foul odours and attract flies in warmer weather. I'd suggest either "leaky" stone weirs or small drainage holes at invert level to facilitate drain down of the weir sumps
- Similarly I suggest removing the sump at HW01 and replacing with a flat apron flush with the outlet pipe
- The Reno mat erosion protection as shown is extensive and may be quite visually intrusive, a smaller erosion control device (e.g. ACO SuDS inlet <https://www.aco.co.uk/products/suds-swale-inlet>) might be adequate
- I believe discussion with Highways around adoption of the access road is ongoing, but given the gradient I suggest that additional gully pots may be required. Further evidence to demonstrate adequacy to drain the road may be required
- A detailed landscape plan for the pond should be provided including suitable planting schedule and consideration to visual amenity value
- A management and maintenance plan should be provided for the aspects to be managed by a private management company,

The above points can all be addressed through our standard pre commencement condition B35.

Land Contamination – No objection

The changes in the scheme since our last review in 2017 do not change our comments made then, therefore please refer to the comments made on 06/09/2017.

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COMMENTS FROM EXTERNAL CONSULTTEES

Bristol Waste

Bristol Waste has commented as follows:

Following a review of the documentation for the development at Ermine Way, Bristol Waste has considered the waste and recycling provision for this development.

For the 21 individual houses we would provide the standard kerbside collection service. This would consist of the following containers for each property:

Container	Volume (litres)	Width (mm)	Depth (mm)	Height (mm)
Refuse bin	180	465	740	1070
Green recycling box	55	600	400	360
Black recycling box	45	540	400	280
Food waste bin	23	320	400	405
Kitchen caddy*	5	250	205	205
Garden waste bin**	240	570	740	1070

*to be kept inside property **optional, paid for service

Each property should have adequate storage space to accommodate at least a refuse bin, green recycling box, black recycling box and food waste bin. Whilst it is not a statutory service it would be advisable to also allow space for a garden waste bin or sacks as these properties do have gardens. Containers from all properties should be presented at the kerbside on the relevant collection day.

For the 18 residential flats, we would recommend that the following waste and recycling provision is allowed for:

Material	Collection frequency (per week)	Container size (litres)	Number of bins
Plastic/Cans	1	360	1
Glass	1	240	1
Card	1	1100	1
Paper	1	240	1
Food	1	140	1
Refuse	1	1100	2
Total			7

The Block of flats does not appear to have its own bin store. Is the current proposal that the flats will use the communal bin store identified on the plans near to houses 9-13? We would strongly recommend that the block of flats have its own dedicated bin store for reasons of size/space, distance and service type.

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As each of the properties 9-13 will have a standard set of containers we would recommend that shelving be installed in the communal store to allow ease of use and access to recycling boxes. Containers from this store will need to be presented by residents adjacent to the highway.

We would urge at this stage of the planning process that the developers refer to the Planning Guidance for Waste and Recycling produced by Bristol Waste Company. When considering the layout, access and the design of the bins stores, this guide contains a wealth of information regarding the bin volumes, requirements etc. <http://www.bristolwastecompany.co.uk/resources/>

I hope that this has provided sufficient feedback with regards to the areas of concern should this development progress from application status as proposed.

Please note that the above comments are made on the basis and the quality of the information received to date and as such, they are made without prejudice to any further pre-application or application proposals which may raise further detailed questions or matters that are not currently considered within this response.

Of note, please note that the block of flats would have its own dedicated bin store in the ground floor.

Avon Fire & Rescue

Avon Fire & Rescue have requested the installation of four new fire hydrants at the site. Avon Fire & Rescue has calculated the cost of the installation and five years maintenance of a Fire Hydrant to be £1,500 per hydrant.

This cost would be secured through a S106 contribution should planning permission be granted.

RELEVANT POLICIES

National Planning Policy Framework – July 2018

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate).

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

KEY ISSUES

(A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

The application involves the development of two sites which are currently allocated within the Bristol Local Plan. Part of the northern extent of the site (approximately 0.2ha) is allocated under Policy SA1 – reference BSA0111 for approximately 10 residential dwellings and the remainder of the site (approximately 0.94ha) is identified as important open space under Policy BCS9 of the Core Strategy and DM17 of the SADMP.

In the explanation of the site allocation for BSA0111 it states that “the site is appropriate for residential development as it is a reasonably sustainable site, being 700m from Shirehampton town centre, and in close proximity to the park and ride site on A4 Portway. It will contribute to meeting the Core Strategy minimum target for new homes and reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the City’s green infrastructure / open space provision, but it also provides the opportunity to ‘enhance and improve the management of the adjacent open space’”.

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In light of the site allocation Policy SA1 – reference BSA0111 and the sites sustainable location, the principle of the proposed residential development in this northern part of the site, is supported in principle in accordance with the development plan. However, this is only part of the application site and therefore the development on the remainder of the site which equates to approximately 0.94ha and is designated as important open space has to be considered against Policy BCS9 of the Core Strategy and Policy DM17 of the SADMP.

Policy BCS9 states that “Open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected.” The Policy further states that “loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy.”

Policy DM17 states that “Development on part, or all, of an Important Open Space as designated by the Policies Map will not be permitted unless the development is ancillary to the open space use.” It further states that “Important open spaces with a role and value for recreation, leisure, community use, townscape, landscape or visual amenity quality are shown on the Policies Map and protected from development.”

Whilst making up the majority of the site area, the important open space is in a poor state, significantly overgrown, undulating and subject to fly tipping. Whilst there are two tarmac footpaths which provide pedestrian access into the site from Ermine Way and Barrow Hill Crescent, due to the condition of the site these no longer provide access across the site and provide very limited value for recreation, leisure or community use. The site is in private ownership and whilst these informal accesses are available, there are no formal public rights of way across it.

In designating the site as important open space prior to the adoption of the SADMP in 2014, the examining Inspector stated “The subject site, a former clay pit, is close to a flyover that carries the M4 motorway over the Portway dual carriageway (A4). There is limited green infrastructure in the immediate area. The site’s contribution in landscape and visual amenity terms is low being characterised by long unkempt grass, random hardstandings and fly tipping. It has a low-value role for recreation and community use (for example, dog walking, access across the site, access to the backs of properties and play on hardstandings). However, the land is in private ownership...In my opinion, bearing in mind the state of the site and access limitations, the designation is not justified. Nor is there any real incentive for the owner to allow public access and to improve environmental standards. Further deterioration is possible or even likely. Be that as it may, the area would benefit from open space improvements. The designation would be warranted if the creation of Important Open Space were linked to enabling development. In the circumstance, the evidence supports a residential allocation, based on the earlier permission, together with a variation in the boundary of the proposed Important Open Space.”

Despite the limited value the site provides as open space, its allocation for important open space within the adopted development plan means that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. An exploration of the material considerations are outlined below.

Delivery of new homes

Chapter 5 of the NPPF states “to support the Government’s objective to significantly boost the supply of housing, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

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Policy BCS5 sets out that the Core Strategy aims to deliver new homes within Bristol's existing built up areas. Between 2006 and 2026, 30,600 new homes will be provided in Bristol. The policy further states that “the development of new homes will primarily be on previously developed sites across the city. Some new homes will be developed on open space which does not need to be retained as part of the city’s green infrastructure provision.”

The proposed development would deliver 39no. new homes within the existing built up area of Shirehampton and enable a poorly maintained site to be brought back into positive active use. The site is considered to be in a sustainable location and would adopt an innovative and sustainable custom build approach to the delivery of housing at the site which would help to meet the Council’s target for new homes.

Retention of a portion of open space

Whilst it is acknowledged that the development of 39no. dwellings would result in the loss of important open space at the site, the site masterplan which has been finalised in consultation with the Councils CDG Officers, has been designed to retain approximately 0.30ha of open space at its core.

This open space would be located within the centre of the development, surrounded by properties providing natural surveillance and would be maintained by a private management company. Furthermore, the existing pedestrian links from Ermine Way and Barrow Hill Crescent would be retained and enhanced, enabling the new open space to be used by both existing and future residents. Given the state the site is currently in, overgrown and subject to fly tipping, the open space is no longer useable and it is therefore considered that the proposed development, would introduce a new area of useable open space and would provide a benefit to the community. The development of the site would enable this part of the open space to be brought back into active use and provide value for recreation, leisure and community use as required by the important open space designation.

Other open space provision in the locale

The Applicant submitted an Open Space Study with the application, which draws on the Bristol’s Parks and Green Space Strategy. The Open Space Study demonstrates that the Avonmouth and Kingsweston Neighbourhood Partnership Area are well provided for, for both informal green spaces and natural green space. The site is also within a 10 minute walking distance of St Mary’s Park and therefore it is considered that there is sufficient supply of other open space within the area to justify the partial loss of open space at the site.

The site’s townscape, landscape and visual amenity quality

As noted by the examining Inspector for the SADMP in 2014 “the site’s contribution in landscape and visual amenity terms is low being characterised by long unkempt grass, random hardstandings and fly tipping.” It is considered that overtime the site’s value has continued to diminish and at present it does not provide any real townscape, landscape or visual amenity value, it is significantly overgrown and inaccessible, and given the arrangement of the surrounding streets cannot be seen from the local area apart from, from the rear gardens of surrounding properties and the vehicular entrance point at Ermine Way. It is therefore considered that the site does not provide any significant townscape, landscape or visual amenity value which would preclude residential development, when weighed against the benefits of the development.

Active use

As acknowledged above whilst the site is currently accessible to the public via two access points, the site in its current state is not considered to be a valued community asset. The site is defined as a backland site in accordance with the definition provided in the Bristol’s Parks and Green Space Strategy – “A backland site is on which has few if any houses or buildings fronting onto it.” The

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Strategy acknowledges that “these spaces are often poorly used and are perceived as unsafe. They can attract significant levels of anti-social behaviour.” It further acknowledges that “some backland sites would benefit from some level of redevelopment and redesign which would open up the site by providing frontages of houses looking onto the site and therefore traffic and passers by.”

It is considered that the proposed development of 39no. dwellings at the site would be appropriate and bring this backland site back into active use. The proposals would provide enabling development to secure the improvement and ongoing maintenance and management of the remaining open space and would provide active frontages overlooking the open space whilst enabling usable access to the site for the wider community.

Conclusion

On the basis of the material considerations outlined above it is considered that the loss of the important open space at the site for residential development is acceptable.

The existing site, whilst designated as important open space is in a poor state, overgrown and subject to fly tipping and does not currently contribute to the six attributes of valued important open space. The proposed development would bring a poorly maintained site back into active use, delivering 39no. new homes within an existing, sustainable, built up area and provide a newly managed and maintained area of useable open space which will provide recreation, leisure and community value for both future and existing residents and contribute to the Council's requirement for new homes in the city.

In conclusion, it is considered by Officers that the principle of the proposed development on the site is supported, subject to the compliance with the full tranches of development management policies.

(B) DOES THE PROPOSED DEVELOPMENT PROVIDE AN APPROPRIATE LEVEL OF AFFORDABLE HOUSING?

The proposed development falls within Use Class C3 of the Use Classes Order, meaning that it is required to address the Council's Affordable Housing Policies. It comprises 39no. dwellings and therefore it is required to comply with Core Strategy Policy BCS17, which requires the provision of up to 30% affordable housing (11.7 affordable dwellings) subject to scheme viability.

The National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG) were revised in July 2018, and these revisions are pertinent to the viability assessment of the Ermine Way scheme.

In simple terms, a development is considered to be viable if the Residual Land Value (RLV) of the development is greater than the Benchmark Land Value (BLV).

The RLV is calculated by ascertaining the value of the completed development, and subtracting from this all the costs involved in bringing the development forward (eg build costs, professional fees, legal costs, financing costs etc) and the developers profit. All inputs are based on present day costs and values.

The revised PPG includes the following statements about BLV:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

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EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. Existing use value is not the price paid and should disregard hope value.

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
- *be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing.*

The Applicant originally claimed that, to remain viable in planning terms, the proposed scheme was unable to provide any affordable housing. A detailed viability appraisal and supporting commentary was submitted by Alder King on behalf of the Applicant in support of this claim.

Officers commissioned DVS (the property arm of the Valuation Office Agency) to assess the viability information and advise the Council as to whether the Applicants claim is reasonable. DVS have assessed the values and costs associated with the development, and have reported their conclusions to officers accordingly.

In their original assessment of the viability information provided by Alder King, DVS concluded that the scheme would be able to provide 12no. affordable dwellings (a policy compliant figure). However, following discussions between the Applicant and DVS, it became clear that there were substantial infrastructure and abnormal costs associated with the development. In addition, base build costs as set out by BCIS have increased significantly during the last year or so. DVS revised their position to take account of these additional costs, and concluded that the scheme could provide 6no. affordable dwellings (15%).

The Applicant remained of the view that the scheme was unable to provide any affordable housing. This was based on their opinion that the BLV of the site should be £500,000. As the site is a derelict overgrown clay pit there are no comparable sites on which to base a BLV. In addition the site does not benefit from an extant planning consent. The information used by the Applicant to derive their BLV was based on transacted sites that were either under the affordable housing threshold or did not provide policy compliant affordable housing. Therefore these sites are not comparable as they are not in accordance with the recently issued PPG.

DVS considered that the site was in effect a liability and had only a very nominal BLV, due to its topography, its current overgrown and inaccessible nature, and the very significant infrastructure and abnormal costs involved in developing the site. Consequently, DVS opinion was that provided the development returned a positive BLV it would be considered viable. When providing 6no. affordable dwellings DVS conclude that the scheme delivers a BLV of approximately £70,000, and DVS are of the opinion that this is an appropriate land value given the location of the site, its previous use, and the challenges of developing it.

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It is important to note that the Applicant has made an offer of 3no. affordable dwellings. However, based on the DVS advice, Officers consider that the scheme should provide 6no. affordable dwellings, 4 of which would be three bedroom houses and 2 of which would be two bedroom flats.

The required tenure of the affordable dwellings would be as follows 4 x three bedroom social rent houses and 2 x two bedroom shared ownership flats (40% equity and 1.5% rental).

In summary, Officers acknowledge the viability challenges of development and welcome the Applicants' offer of 3no. affordable dwellings. However, based on advice from DVS, officers consider that the scheme should make affordable housing provision of 15% (6no. affordable dwellings) and that this should be secured by way of a Section 106 Agreement.

It is also recommended that an upward only review of viability should be undertaken if the development has not commenced within 18 months of a planning consent being granted, in order to assess whether additional affordable housing can be provided.

(C) IS THE DESIGN OF THE PROPOSED DEVELOPMENT ACCEPTABLE?

Policy BCS21 of the Core Strategy aims to ensure that all new development in Bristol achieves high standards of urban design. The policy states that "design can contribute positively to local character by responding to the underlying landscape structure, distinctive patterns and forms of development local culture".

Policies DM26-29 of the SADMP require development to contribute to the character of an area through its layout, form, public realm and building design.

The Council's City Design Group reviewed all original and revised planning application plans and documents and have worked with the Applicant to improve the environmental quality of the proposed development.

As well as looking at the relationship with its surroundings and green infrastructure, the design comments have sought to balance the quality of the public realm by reducing the dominance of the highway infrastructure and softening the site with landscaping features and through the retention of a proportionally large area of open space.

Following the provision of the revised drawings, CDG are content with the design aspects of the scheme and the arrangement of buildings, highways infrastructure, public realm and links to the existing area. The Applicant has successfully resolved issues outlined in initial comments on the application as originally submitted. The amended scheme is at a stage that is supported by CDG.

It is considered that the matters relating to the design of the proposed development have been adequately assessed and amended by the Applicant. The design is considered to respond both to the constrained nature of the site as well as the area which surrounds the application site. It's modern, custom build design would also add interest in a neighbourhood which is already defined by a variety of different house types. In conclusion, it is considered that the proposed development is in accordance with Policy BSC21 and Policies DM26-DM29.

(D) WOULD THE PROPOSED DEVELOPMENT HAVE ANY ADVERSE IMPACT ON THE AMENITY OF RESIDENTS SURROUNDING THE SITE?

Policy BCS21 of the Core Strategy states that "high quality design should consider the amenity of both existing and future residents".

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Policy DM29 states that “new buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in the public realm”.

A number of comments have been made by members of the public relating to the impact of the proposed development on their amenity, particularly in terms of overlooking.

With regards to amenity, it is considered that all proposed buildings would be positioned a sufficient distance from adjoining occupiers so as not to cause overlooking, overshadowing or overbearing.

The nearest dwellings 68 Barrow Hill Crescent and 5 Ermine Way would be located approximately 12m from plots 9-13 and approximately 6m from plot 1. However, plots 9-13 would be 2 storey at the rear and located approximately 3.5m below the ridge height of 68 Barrow Hill Crescent. Plot 1 and 5 Ermine Way would be located at the same ground level, however there would be no windows on the western elevation of the proposed dwelling directly facing 5 Ermine Way. There would also be no habitable rooms facing each other with a less than 21m separation distance.

Whilst it is acknowledged that the flat block would be located at an elevated position compared to the existing properties on Portway, it is also considered that the location of the flat block adjacent to the elevated properties on Barrow Hill Crescent would continue the street line and urban form. The majority of the flat block would also be set back by approximately 22m from the boundary of the site and 40m from the nearest property on Portway. Furthermore, intervening boundary treatments and landscape planting would help to screen views.

Overall the development is considered to be sited and designed in a way to avoid adverse impacts on the amenity of residents surrounding the site in accordance with Policies BCS21 and DM29.

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

Policy BCS10 and Policy DM23 require that development does not give rise to unacceptable traffic conditions². These policies support the delivery of improvements to transport infrastructure to provide an integrated transport system, which improves accessibility within Bristol and supports the proposed levels of development. With regards to parking and servicing, it requires that development proposals provide an appropriate level of safe, secure, accessible and usable provision having regard to the Council's adopted parking standards.

The Applicant submitted a Transport Statement with the original application in 2017 and in 2018 provided a package of revised drawings and information to address the points raised by the Council's Transport Development Management (TDM) on the application.

The Transport Statement demonstrates that the proposed development would not have a significant impact on the surrounding highway network. However, TDM originally raised concerns about the reliance on the private car for the site and the lack of opportunities for sustainable modal shift.

Consequently the Applicant has submitted a Travel Plan with the application which demonstrates the sustainable travel options that will be available for residents at the site. The site is located within a 5 minute walking distance of the A4 and St Mary's Road which provide bus links into the city centre and Avonmouth.

Following the submission of revised information the Applicant has confirmed that the internal access road has been designed to a 20mph speed design, which is considered by TDM to be acceptable. The Applicant has also provided a section of footway with required crossing points and a raised table

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to help reduce speeds further. Consequently, TDM have confirmed they are happy with the internal road design, however given the gradients at the site have expressed a desire for the internal roads to be privately managed, a commitment offered by the Applicant. Whilst the internal access roads will not be adopted by the Council, a S278 agreement will have to be entered into for the point of access where the proposed road joins the adopted highway.

Car parking standards indicate that the proposed development should provide a maximum of 54no. car parking spaces. The proposed development provides 54no. spaces across the site with 48no. residential spaces and 6no. visitor spaces. The total of 54no. spaces is therefore considered to be acceptable by TDM.

Cycle parking standards indicate that the proposed development should provide a minimum of 83no. cycle spaces. All proposed houses will have rear access to gardens, which will allow sheds to be provided for bike storage. Communal bike stores are also proposed for the flat block. Visitor cycle parking is also provided in line with Policy standards.

The level of parking for both cars and cycles are considered to be acceptable. Furthermore the internal access road layout is considered to be acceptable.

Bristol Waste have been consulted on the amended scheme and have confirmed their acceptance of the bin storage proposals. The plans indicate that an external bin store would be provided to the front of properties 9-13 and the block of flats would have its own communal bin store.

In summary the proposed development is considered to be acceptable in highways and transport terms and considered to be in accordance with Policies BCS10 and DM23.

(F) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN TERMS OF FLOOD RISK?

Policy BCS15 states that “sustainable design and construction will be integral to new development in Bristol. As part of this, development should address conserving water resources and minimising vulnerability to flooding”. Further to this, Policy BCS16 states “development in areas at risk of flooding will be expected to be resilience to flooding through design and layout and / or incorporate sensitively design mitigation measures which could take the form on on-site floor defence works”.

The site is located within Flood Zone 1, an area identified at low risk of flooding. The application is accompanied by a Flood Risk Assessment and Drainage Proposals which have been reviewed by the Council's Flood Risk Manager.

Originally the application proposed underground storm water storage as a drainage solution however following concerns raised by the Flood Risk Manager and detailed discussions with the Applicant and Wessex Water, the Applicant is now proposing a combined drainage strategy including an attenuation pond and permeable paving to maximise the integration of sustainable urban drainage principles into scheme.

The Flood Risk Manager has consequently raised no objection to the revised drainage scheme and confirmed that the FRA and Sustainable Drainage Proposals are deemed to be acceptable. The multi-functional use of the open space to also provide a storm water function is supported. A series of planning conditions would be required if planning permission is granted, requiring the Applicant to provide further details for the proposed SUDs scheme and a management and maintenance plan for the aspects of the scheme to be managed by the private management company.

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On the basis of the information submitted with the application and planning conditions which would be imposed should permission be granted, it is considered that the proposed development is in accordance with Policies BCS15 and BCS16.

(G) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN TERMS OF NATURE CONSERVATION AND TREES?

Policy DM19 states that “any development which would be likely to have any impact upon habitats, species or features which contributes to nature conservation should be designed (as practicably as possible) to avoid any harm”.

An Ecological Impact Assessment has been submitted in support of the planning application which has been reviewed by the Council’s Ecologist. The report shows that an excellent population of slow-worms has been confirmed at the site during a reptile survey undertaken in September 2014 and updated in April 2016 and June 2017.

The Council’s Ecologist therefore has requested a slow-worm mitigation strategy with reptiles to be moved prior to construction to Lamplighter’s Marsh which is owned and managed by Bristol Parks. A financial contribution is also sought for the management of this translocation site.

The Council’s Ecologist has also recommended a number of other nature conservation conditions should planning permission be granted.

In relation to trees, Policy BCS9 and Policy DM15 confirm the benefits of trees and landscaping in development proposals. Specifically, the provision of additional trees will be expected as part of the landscape treatments of new developments.

Reports relating to the arboriculture of the site have been submitted with the planning application, confirming that 14.5 trees would have to be removed from the site as part of the proposed development. None of these trees are protected by a TPO or by virtue of being in a Conservation Area. The Applicant has submitted an outline scheme of tree protection for those trees to be retained as part of the proposed development which has been reviewed by the Tree Officer who has requested that a detailed method statement would be required by condition.

In accordance with the Bristol Tree Replacement Standard, if planning permission is granted, the Applicant would be expected to provide the equivalent of 59 trees on the site, or through financial contribution. In the revised landscaping scheme submitted in July 2018, the proposed development includes 49 trees on the site. The proposed landscaping scheme has been assessed and is considered to be acceptable. A financial contribution to mitigate for the loss of the remaining 10 trees is required, and would be secured through a Section 106 Agreement.

It is considered that the proposed development is in accordance with Policy BCS9, DM15 and DM19 with regards to nature conservation and green infrastructure.

(H) DOES THE PROPOSED DEVELOPMENT ADOPT AN APPROPRIATE APPROACH TO SUSTAINABLE DESIGN AND CONSTRUCTION?

Policies BCS13-15 concern climate change and sustainable design, energy and construction. The policies require “development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions”. They require development in Bristol to include measures that reduce carbon emissions from residual energy use by at least 20%.

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The Energy Statement submitted by the Applicant demonstrates that through the use of PV panels across the development, a carbon dioxide saving of 20.9% can be achieved, which aligns with the policy requirement.

In conclusion, the proposed development is in accordance with Policies BCS13-15.

CONCLUSION

The application site whilst only partly allocated for residential development in the Bristol Local Plan is a sustainable site and the proposed development would contribute to the supply of housing in the city. It is considered that the loss of important open space is outweighed by the benefits and material considerations that weigh in favour of its development as outlined above.

Given the scale and complexity of the site, the proposed development has been assessed under a broad range of headings within this report. This has required an assessment of impacts based on evidence and against national standards and guidance.

Having carefully considered this technical information and the policy context, specifically against the Core Strategy and the SADMP as the development plan, the application is recommended for approval subject to the conditions attached to this report and a Section 106 Agreement for the delivery of 6no. affordable housing units and the contributions set out in the recommendation.

COMMUNITY INFRASTRUCTURE LEVY

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

The CIL payable is £167,020.

RECOMMENDED GRANT subject to Planning Agreement

(A) That the Applicant be advised that the Local Planning Authority is disposed to grant planning permission, subject to the completion, within a period of six months from the date of this committee, or any other time as may be reasonably agreed with the Service Director, of a planning agreement made under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended), entered into by the Applicant, Bristol City Council and any other interested parties to cover the following matters:

- i) 6no. affordable dwellings (4no. houses and 2no. flats) with a tenure of 4 x 3 bed social rent houses and 2 x 2 bed shared ownership flats (40% equity and 1.5% rental);
- ii) £ 7,652.00 – contribution for replacement trees in accordance with the Bristol Tree Replacement Scheme;
- iii) £6,000 – contribution for four fire hydrants;
- iv) £500 – contribution for maintenance of reptile receptor site at Lamplighter's Marsh; and
- v) Section 278 works to be delivered comprising an agreement for the point of access where the proposed road joins the adopted highway at Ermine Way.

(B) That the Head of Legal Services be authorised to conclude the Planning Agreement to cover matters in recommendation (A).

(C) That on completion of the Section 106 Agreement, planning permission be granted subject to the following conditions:

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Condition(s)

Time limit for commencement of development

1. Full planning permission

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

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

Pre commencement condition(s)

2. Sustainable Drainage System (SUDS)

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SUDS methods has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage Strategy should consider:

- The redesign of the weirs at headwall HW02 to facilitate drain down of the weir sumps
- The redesign of the sump at HW01 with a flat apron flush with the outlet pipe
- The use of Reno mat erosion protection should be reconsidered
- A detailed landscape plan for the SUDS, including a suitable planting schedule and consideration to visual amenity value
- A management and maintenance plan for the aspects of the SUDS to be managed by a private management company

The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

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

3. Tree protection

No development shall take place until a detailed Arboricultural Method Statement has been submitted and approved in writing by the Council. The statement must be based on the tree protection plan provided in the Arboricultural Impact Assessment report produced by ACAC (June 2018) and include a clear specification for tree protection barriers, no dig ground protection, arboricultural supervision, installation of hard surfacing, service runs and installation of fencing.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

4. Protection of retained trees during the construction period

No work of any kind shall take place on the site until the protective fences have been erected around the retained trees in the position and to the specification shown in the Arboricultural Method

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Statement. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fences shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

5. To ensure the protection of slow-worms

Prior to clearance of the site and/or commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority for the protection of slow-worms from killing or injury as a result of the development. The development shall be carried out in accordance with the statement or any amendment approved in writing by the Local Planning Authority. This shall include the provision of two reptile refugia/hibernacula, pre-translocation survey and post-translocation monitoring of the receptor site.

Reason: To protect legally protected slow-worms and their habitats.

6. To ensure the protection of badgers

Prior to the commencement of development (including demolition and site/vegetation clearance), written confirmation by a suitably qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority confirming that they will undertake an updated badger survey immediately prior (i.e. no more than 48 hours) to the commencement of development, demolition or commencement of site/vegetation clearance.

Reason: To protect badger setts from damage or disturbance during development operations bearing in mind that the animal and its sett are specially protected by law.

7. To secure provision for bird nesting and bat roosting

Prior to commencement of development details shall be submitted providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities. This shall include twelve built-in bird and ten built-in bat boxes.

Guidance: Examples of built-in bird and bat boxes are available from:

<http://www.ibstock.com/sustainability-ecozone.asp>

http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two

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and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well-lit locations.

Reason: To help conserve legally protected bats and birds which include priority species.

8. Vegetation Clearance

No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the Local Planning Authority. The authority will require evidence provided by a suitably qualified ecological consultant that no breeding birds would be adversely affected before giving any approval under this condition. Where checks for nesting birds by a qualified ecological consultant are required they shall be undertaken no more than 48 hours prior to the removal of vegetation or the demolition of, or works to buildings.

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

9. Protection of retained hedgerows during the construction period

Prior to the commencement of development temporary fencing should be erected at least 1 metre away from the side of the existing species-rich hedgerows along the northern and western boundaries of the site which are to be retained.

Reason: To protect the hedgerows and retain the wildlife interest and wildlife corridors that exist on the site.

10. Land affected by contamination – site characterisation

An intrusive investigation will be required to establish site conditions at the site. The results of this investigation should be considered along with the Desk Study prepared by Intégrale, dated May 2015 (Ref R/14849/001). A site specific risk assessment should be carried out to assess the nature and extent of the contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

11. Land affected by contamination – submission of Remediation Scheme

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

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

12. Land affected by contamination - Implementation of Approved Remediation Scheme

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

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

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

Pre occupation condition(s)

13. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 11, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 12.

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

14. Completion of vehicular access – shown on approved plans

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

Reason: In the interests of highway safety.

15. Completion of pedestrians/cyclists access – shown on approved plans

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

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Reason: In the interests of pedestrian safety.

16. Implementation/installation of refuse storage and recycling facilities – shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

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

Post occupation management

17. Travel Plans – submitted

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

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

18. Hard and Soft Landscaping Works – Shown

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

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

List of approved plans

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

Proposed Site Plan (Dwg No. L(00)050 REV O)
Proposed Plan Flat Blocks (Dwg No. L(00)051 REV D)
Proposed Site Plan at Level 0 (Dwg No. L(00)052 REV N)
Proposed Site Plan at Level 1 (Dwg No. L(00)053 REV K)
Proposed Site Plan Crescent (Dwg No. L(00)054 REV F)
Proposed Site Sections (Dwg No. L(00)070 REV N)
Proposed General Arrangement Ground Floor Plan (Dwg No. L(00)100 REV C)

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Proposed General Arrangement First Floor Plan (Dwg No. L(00)101 REV B)
 Proposed General Arrangement Second Floor Plan (Dwg No. L(00)102 REV B)
 Proposed General Arrangement Elevations (Dwg No. L(00)110 REV A)
 Proposed General Arrangement Sections (Dwg No. L(00)120 REV A)
 Proposed General Arrangement Sections (Dwg No. L(00)121 REV A)
 Proposed Housetype (Dwg No. MAD.35-1.01 REV C)
 Proposed Housetype (Dwg No. MAD.35-1.17 REV A)
 Proposed Housetype (Dwg No. MAM.35-1.01)
 Proposed Housetype (Dwg No. MAM.35-1.17)
 Proposed Housetype (Dwg No. MAS.35-1.01)
 Proposed Housetype (Dwg No. MAS.35-1.17)
 Proposed Housetype (Dwg No. MTS.35-1.01)
 Proposed Housetype (Dwg No. PTE.35-1.01)
 Proposed Housetype (Dwg No. PTE.35-1.17)
 Proposed Housetype (Dwg No. PTE.35-1.18)
 Proposed Housetype (Dwg No. PTE.35-2.01)
 Proposed Housetype (Dwg No. PTE.35-2.17)
 Proposed Housetype (Dwg No. PTE.35-2.18)
 Proposed Housetype (Dwg No. PTM.35-1.01)
 Proposed Housetype (Dwg No. PTM.35-1.17)
 Proposed Housetype (Dwg No. PTM.35-1.18)
 Proposed Housetype (Dwg No. PTM.46-1.01 REV A)
 Proposed Housetype (Dwg No. PTM.46-1.17)
 Proposed Housetype (Dwg No. PTM.46-1.18)
 Proposed Housetype (Dwg No. PTS.46-1.01 REV B)
 Proposed Housetype (Dwg No. PTS.46-1.17)
 Proposed Housetype (Dwg No. PTS.46-1.18 REV A)
 Landscape Concept Plan (Dwg No. BRS.3296_07 REV D)
 Hard and Soft Detailed Landscape Plan (Dwg No. BRS.3296_08 REV C)
 Preliminary Drainage Layout (Dwg No. 7116-001 REV A)
 Preliminary Section 104 Adoptable Drainage Layout (Dwg No. 7116-SK001 REV A)
 Preliminary Drainage Layout with Attenuation Pond (Dwg No. 7116-SK002 REV H)
 Access Road and Adoptable Drainage Long Sections (Dwg No. 7116-SK004 REV C)
 Adoptable Drainage Long Sections (Dwg No. 7116-SK005 REV B)
 Adoptable Drainage Attenuation Culvert & Flow Control Manhole Details (Dwg No. 7116-SK007)
 Adoptable Drainage Storage Pond Headwall & Weir Details (Dwg No. 7116-SK008)
 Site Fire Strategy Plan (Dwg No. L(00)080 REV C)
 Highway Adoption Plan (Dwg No. L(00)081 REV B)

Reason: For the avoidance of doubt.

Advices

1. Minor works on the Public Highway

The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s171, s184 or s278 of the Highways Act 1980 with the Council. You will be required to pay fees to cover the Council's costs in undertaking the approval and inspection of the works. You should contact TDM – Strategic City Transport (CH), Bristol City Council, PO Box 3176, Bristol, BS3 9FS, telephone 0117 903 6846 or email TransportDM@bristol.gov.uk

Development Control Committee A – 5 September 2018
Application No. 17/03731/F: Land South East Of Ermine Way Bristol

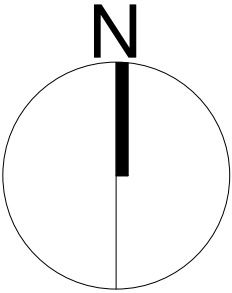
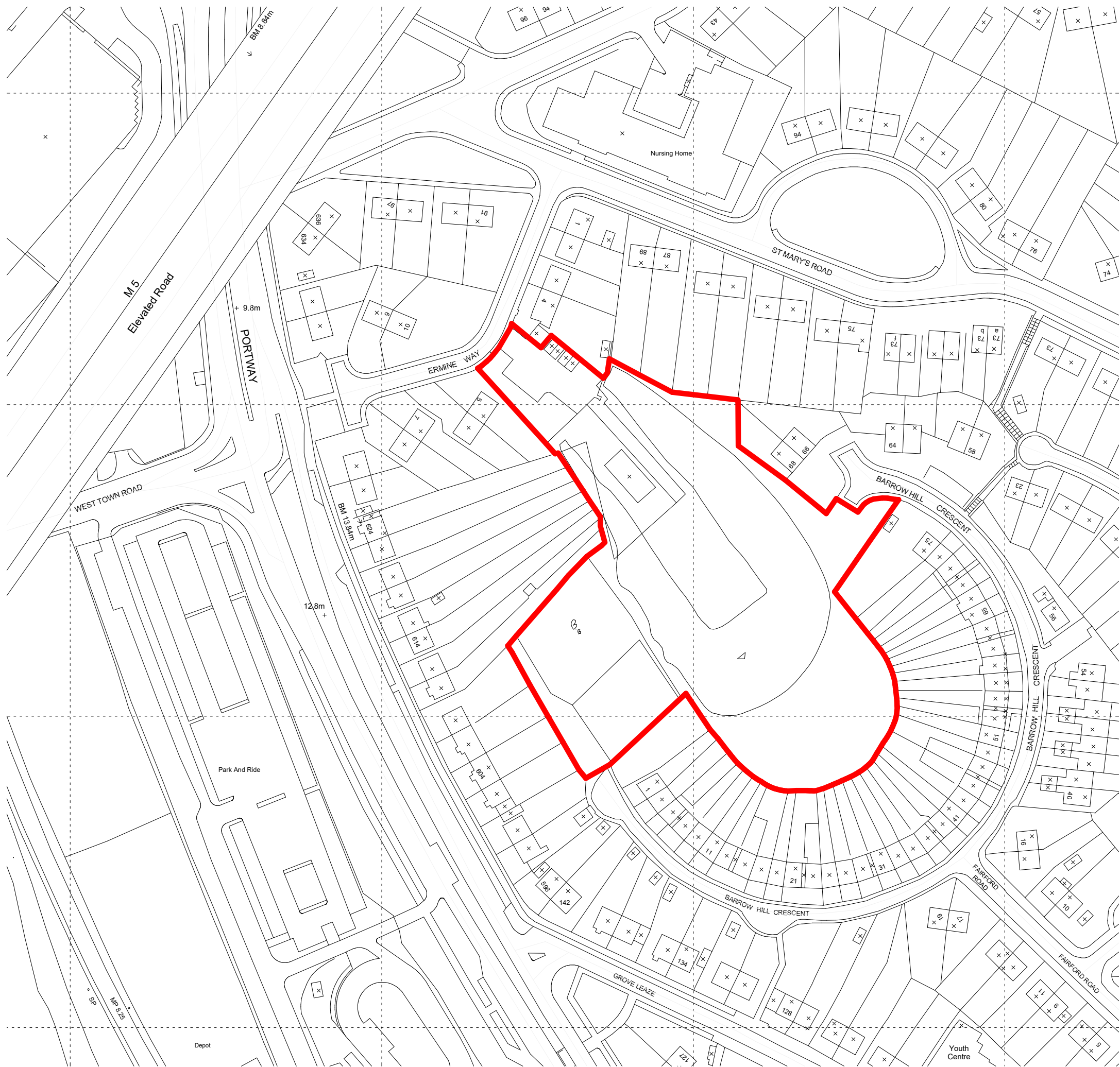
2. Impact on the highway network during construction

The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way, or carriageway closures or temporary parking restrictions. Please call 0117 9036852 or email traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Supporting Documents

5. Land South East of Ermine Way

1. Site location plan
2. Proposed site plan
3. Landscape concept plan



Notes:

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Rev	Revision Details	Dr	Date
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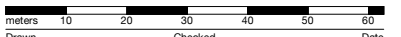
www.origin3studio.co.uk
 mail@origin3studio.co.uk

Client's Name
Sustainable Britain Limited

Job Title
Ermine Way Shirehampton

Drawing Title
Site Location Plan

Scale
1 : 1250 @ A3



Drawn	Checked	Date
RG	RG	20.02.17

Job No	Drawing No	Rev
3153	L(00)001	

Status
Stage 2 - Concept Design

Notes:

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Rev	Reason	Details	Dr	Date
O	minor graphic updates		RG	27.06.18
N	T33 retained and plot 19 gate moved away from tree		RG	15.06.18
M	road updating to engineering layout		RG	13.06.18
L	road layout updated following planning comments		RG	12.12.17
K	additional trees added to match landscape proposals		RG	14.06.17
J	bin enclosure changed to full store and garden sheds added		RG	14.06.17
I	lawf wall around parking on-street parking bays added and retaining walls updated		RG	06.06.17
H	design development		RG	02.06.17
G	design development		RG	23.05.17
F	design development of WIP notes added		RG	10.05.17
E	road widening, waste vehicle turning, parking numbers		RG	11.04.17
D	adjusted levels of plots 2-8		RG	05.04.17
C	design development		RG	04.04.17
B	design development		RG	29.03.17
A	flat blocks added		RG	21.03.17

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RIBA #
 Chartered Practice

Client's Name
 L000054

Sustainable Britain Limited

Job Title

Ermine Way Shirehampton

Drawing Title

Proposed Site Plan

Scale
1 : 250 @ A1

RG RG 10.03.17

Job No Drawing No Rev

3153 L(00)050 O

Status

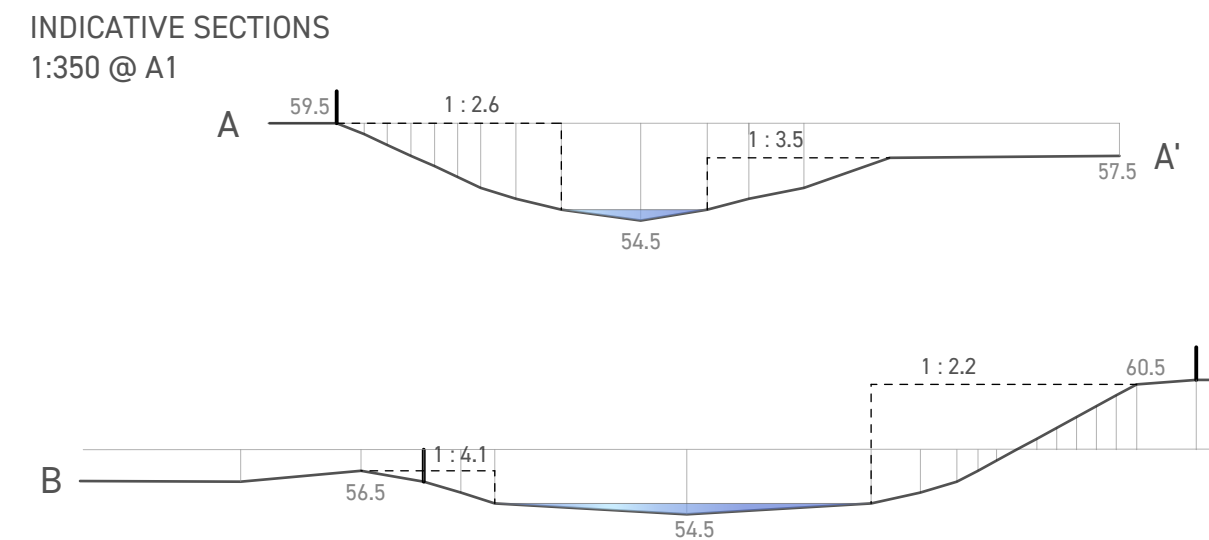
Stage 2 - Concept Design

# Plot	Code	Beds	Persons	Parking Required	Net Sales Area / GIA	SQM	SQF
1	MAD.35-1	3	5	1.50	94.47 m ²	1,016.87 m ²	
2	MTS.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
3	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
4	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
5	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
6	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
7	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
8	MAS.35-1	3	5	1.50	94.44 m ²	1,016.59 m ²	
9	PTS.46-1	4	6	1.50	115.51 m ²	1,243.36 m ²	
10	PTM.46-1	4	6	1.50	115.51 m ²	1,243.36 m ²	
11	PTM.46-1	4	6	1.50	115.51 m ²	1,243.36 m ²	
12	PTM.46-1	4	6	1.50	115.51 m ²	1,243.36 m ²	
13	PTS.46-1	4	6	1.50	115.51 m ²	1,243.36 m ²	
14	PTE.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
15	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
16	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
17	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
18	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
19	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
20	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 m ²	
21	PTE.35-2	3	5	1.50	115.07 m ²	1,238.55 m ²	
				31.50	2,212.82 m ²	23,818.54 m ²	

#Plot	No of Spaces
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	2
15	2
16	2
17	2
18	2
19	2
20	2
21	2
22-39	23
v	6
58	58

# Plot	Name	Beds	Persons	Parking Required	Net Sales Area / GIA	SQM	SQF
22	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
23	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
24	flat 2B3P	2	3	1.25	62.22 m ²	669.8 m ²	
25	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
26	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
27	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
28	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
29	flat 2B3P	2	3	1.25	61.95 m ²	666.9 m ²	
30	flat 2B3P	2	3	1.25	61.85 m ²	665.8 m ²	
31	flat 2B3P	2	3	1.25	61.85 m ²	665.9 m ²	
32	flat 2B3P	2	3	1.25	62.03 m ²	667.6 m ²	
33	flat 2B3P	2	3	1.25	62.03 m ²	667.6 m ²	
34	flat 2B3P	2	3	1.25	62.03 m ²	667.6 m ²	
35	flat 2B3P	2	3	1.25	64.87 m ²	698.3 m ²	
36	flat 2B3P	2	3	1.25	65.51 m ²	703.0 m ²	
37	flat 2B3P	2	3	1.25	62.02 m ²	667.5 m ²	
38	flat 2B3P	2	3	1.25	64.87 m ²	698.3 m ²	
39	flat 2B3P	2	3	1.25	65.31 m ²	703.0 m ²	
18				22.5	1,127.58 m ²	12,137.1 m ²	

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KEY

- Existing vegetation to be retained (see Pegasus tree survey and constraints plan BRS.3296-3-A)
- Existing vegetation to be removed
- Proposed trees
- Rear gardens
- POS
- Proposed mixed native hedgerow
- Hardstanding
- Groundcover shrubs and perennials
- SUDS
- Railings (details to be confirmed)

INDICATIVE PLANT LIST
Species selected to be largely native and of local provenance based on data recorded in the tree survey and to correspond to the Bristol Biodiversity Action Plan.

NATIVE TREES AND SHRUBS

Species	Specification
<i>Acer campestre</i>	12-14 Heavy Standard 350/425 ht
<i>Alnus glutinosa</i>	12-14 Heavy Standard 350/425 ht
<i>Betula pendula</i>	10-12 Standard 300/350 ht
<i>Corylus avellana</i>	80/100
<i>Malus sylvestris</i>	12-14 Heavy Standard 350/425 ht
<i>Prunus padus</i>	12-14 Heavy Standard 350/425 ht
<i>Pinus sylvestris</i>	10L 800/1m
<i>Sorbus aucuparia</i>	12-14 Heavy Standard 350/425 ht
<i>Viburnum opulus</i>	60/80

SHRUBS AND GROUNDCOVER
Species to be selected that are of benefit to wildlife in terms of flowers and berries

NATIVE SPECIES CONSERVATION HEDGE

Plant Species	Size (girth cm)
5 <i>Corylus avellana</i>	B 1+1 80/100cm
55 <i>Crataegus monogyna</i>	B1+2 80/100cm
5 <i>Ilex aquifolium</i>	3L 60/80cm
2.5 <i>Ligustrum vulgare</i>	B 0+2 60/80cm
2.5 <i>Malus sylvestris</i>	B 1+1 40/60cm
2.5 <i>Prunus padus</i>	B 1+1 80-100cm
20 <i>Prunus spinosa</i>	B 1+2 80/100cm
2.5 <i>Rosa canina</i>	B 1+1 60-80cm
2.5 <i>Sorbus aucuparia</i>	B 1+1 80/100cm
2.5 <i>Viburnum opulus</i>	B 1+1 60/80cm

SPECIES RICH GRASSLAND
Areas to be seeded using a species rich mix suited to regular short mowing e.g. Emorsgate EL1 Flowering Lawn Mixture or similar.

Rev	Date	Note
C	18/06/18	New layout revision
B	16/06/17	Minor amendment
A	16/06/17	Annotations revised
-	16/06/17	First issue

LAND AT ERMINE WAY, SHIREHAMPTON, BRISTOL - LANDSCAPE CONCEPT PLAN

