

Development Control Committee B – 7 November 2018
Application No. 17/05700/F : Kings Weston Reservoir Tufton Avenue Bristol

SUMMARY

This report relates to the planning application on the site of the former reservoir between Kneller Close and Alderdown Close, Lawrence Weston. The applicants Bright Green Futures (BGF) are based in Bristol and seek to provide sustainable, self-built, community-based accommodation for sale and rent in the Bristol area. They state that the former reservoir, which will be known as the Water Lilies site, is an opportunity to work on a larger and more open scale to create a sustainable community of approximately one hundred people in a strongly biophilic setting.

The application is being reported to committee following the public interest the proposals have generated from residents and those further afield. Most of the comments received have been in support of the application, welcoming the re-development of the site and the proposals to provide both sustainable and affordable self-build housing, which includes a mix of flats and single dwellings. It is also noted that there were objections raised, with concerns regarding the scale of the development. This is along with the impact it may have on existing parking levels and vehicular movements in neighbouring roads, and in particular to Alderdown Close which the development would be accessed from.

The definition of Self Build as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) is set out as follows.

"Self-build and custom housebuilding" means the building or completion by -

- a) Individuals,
- b) Associations of individuals, or
- c) Persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person".

However, currently there is no difference in the assessment criteria.

BACKGROUND & SITE DESCRIPTION

The application site concerns the former Kings Weston Reservoir, a large brickwork rectangular disused building that extends approximately 3500mm below ground level. The reservoir is covered over by two pitched roof tin buildings. Whilst the reservoir is built on level ground, the remainder of the site slopes substantially from the public right of way down to Tufton Avenue. The site is located in the middle of a residential area and is adjacent Kneller Close, Tufton Avenue and Alderdown Close in Lawrence Weston. The housing in the area is predominantly two storey terraced or semi-detached housing. The housing in Kneller Close and Tufton Avenue is managed by the Guinness Trust.

Kneller Close and Tufton Avenue are cul-de-sacs accessed from Kings Weston Lane. This connects to Long Cross at one end and Kings Weston Road at the other. Approximately southeast from the site are the Blaise Castle Estate and Kings Weston School, and approximately southwest are Kings Weston House and its estate. The site has pedestrian access via a footpath and public right of way that runs to the south east of the site connecting Kings Weston Lane with Alderdown Close. This right of way crosses heavily vegetated open ground that slopes up towards Napier Miles Road and onto the Blaise Castle Estate (via Evergreen Woods to Kings Weston Hill). The right of way also provides access to Napier Miles Road and Kings Weston School. The site topography limits the area of development to that of the reservoir footprint, and its immediate surrounds.

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RELEVANT PLANNING HISTORY

13/04537/F - Construction of 14 no. 3-bedroom dwellings. The application was withdrawn following issues with owner of the lease of the piece of land required to access the site from Kneller Close, along with concerns with the scale and massing of the proposal.

15/00839/F - Construction of 14 no. three-bedroom dwellings. Granted.

APPLICATION

Planning consent is sought for the total of 33 units comprising of twelve flats, twelve terraced, seven detached and two semi-detached houses. The application has been submitted by Bright Green Futures (BGF), a large self-build developer that purchases land and devises a master plan which individual self-builders buy into. According to the applicants, it is envisaged that each self-builder will purchase a plot with BGF managing the major earthworks and providing capped off services installed awaiting connection. The detached home self-builders may elect to have specialist contractors to install foundations, ground slabs and timber frames. Others may choose to do so themselves, although an overall programme for the progress of the works will be stipulated and administered to ensure that varying rates of progress do not impact adversely on others.

Those purchasing the plots would have the choice of self-build where they start from scratch or self-finish where the building "shell" is erected and they complete the bespoke design. In order to achieve a coherent built form, a palette of materials and elements are proposed with a Design Code incorporated in plot purchase contracts according to the BGF. It is envisaged that variations of internal layout may result in individual variants of each house type, however the overall built envelope will be fixed in terms of dimensions, roof forms, ridge and eaves heights, and cladding materials. This is to ensure flexibility for individual builders to configure their accommodation to suit their needs while ensuring that a coherent group of buildings results.

The layout is such that the dwellings would be built around the former reservoir structure which would comprise of a Community Hub building to the upper part of the old reservoir structure. This will be a meeting and community space as well as a potential greenhouse and garden store in support of the gardens and landscape. The proposed development would be centred on the community garden to be built on top of, and partly surrounded by, the walls of the old reservoir. According to the applicants, the exact design of this garden will be developed by the community, particularly those whose houses front onto it, but the basic rectangular form is fixed (by the reservoir walls). The garden surface would stand slightly above the surrounding pavements and would contain a central grass area and a water lily pond which is both a garden feature and part of the rainwater harvesting/storage system. Behind the two terraces, each house would have a small private garden to be laid out to the owners' choice. Some of these gardens would contain retained trees, others new planting. The detached and semi-detached houses would each have their own private garden.

The lower section of the reservoir structure is exposed at its northeast and southwest ends where large new openings are formed to allow access for machinery during construction and then to accommodate cycle parking, 33 parking spaces, refuse/recycling, water storage and other uses post construction. The detached and lower terrace houses would also have outdoor covered cycle and garden stores accessible from the footpaths. Access to the development would be from Alderdown Close thus requiring a new vehicular and pedestrian access. Two further pedestrian and cycle access points are proposed that would connect with the public footpath that runs beside the south east edge of the site and connects Kings Weston Lane with The Gastons. These

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footpaths would create a link between the central community gardens with public footpath in terms of site permeability.

Please refer to plans and supporting documents for further details.

PRE APPLICATION COMMUNITY INVOLVEMENT

i) There was an initial door to door outreach with residents on Alderdown Close and Deans Mead Road in March 2017, followed by a presentation to the Lawrence Weston Neighbourhood Planning Group in May 2017. There was a further invitation to local residents to attend a community consultation day at Ambition Lawrence Weston in August 2017. This was followed by a further neighbour consultation in Alderdown close and door outreach in Tufton Avenue in August 2017.

i) Process - In general, throughout Bright Green Futures' various engagements with the local community, their approach was generally welcomed and it was clear that a lot of what they were planning to do meet local aspirations to bring high quality housing in keeping and enhancing the local area. As highlighted, for example, in documents such as the Lawrence Weston Neighbourhood Development Plan and the Lawrence Weston Design Statement. Bright Green Futures had been invited by Ambition Lawrence Weston to contribute to and join the steering group of another proposed self-build development in the area. The applicant states that enthusiasm for their approach to the planning application can be seen in the way that some local residents requested to visit their completed project in the Courtyard, Montpellier.

ii) Fundamental outcomes - Outside of design, concerns regarding construction disruption has supported two strategies: Firstly, Bright Green Futures will implement a strategy and site rules that self-builders must follow main contractor working hours for noisy work. Secondly, the plots owners also have a contractual obligation to complete their builds within 3 years of planning approval. According to the applicants 83% of current Water Lilies self-builders would be using BGF to access the first home they have ever owned. BGF have adapted their project to include flats to increase the ability to serve affordability and the needs of existing residents. The Planning Group confirmed many areas of agreement with Water Lilies' plans and vision, including design strategy, green spaces, vision to create self-build projects and its support for self-build because it empowers community to influence design and create energy-efficient homes. BGF received positive feedback on their track record in sustainability. The outcome of the organised visit was that the group could see why BGF wants to create more projects where residents can influence the design of their homes, regardless of whether they are homeowners or tenants.

There was no comment from Ambition Lawrence Weston (the NPN group), in spite of a reminder. The CIS says that the applicants have been in touch with them and there has clearly been CI, and this seems to be reflected by the number of supporting comments on-line.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was publicised through a site notice and a press advert, along with extensive individual neighbour notifications to surrounding properties. 69 letters have been received, with 63 in support of the proposals and 6 objecting to the plans.

In summary, the grounds for objection were as follows:

- The proposal for 33 units is excessive
- The existing roads would not be able to deal with the increase in traffic that would be generated
- There is insufficient parking to accommodate the development
- Construction noise and disturbance
- Loss of green space and wildlife

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The comments in support of the application are summarised as follows:

- It would make good use of derelict land
- It would provide much needed affordable housing
- It would constitute an energy efficient sustainable development
- It would enhance local biodiversity
- It would have a positive impact on the existing surrounding community
- It would help create jobs and boost the local economy

OTHER COMMENTS

Contaminated Land Environmental Protection has commented as follows:-

The planning application to develop 33 dwellings has been reviewed in relation to land contamination. The applicants are referred to the Bristol Local plan policies and National Planning Policy Framework Paragraphs 109, 120 to 122, and Planning Practice Guidance Note.

The report submitted with the application in relation to land contamination has also been reviewed. The report was undertaken in 2013 prior to any decisions about the nature of the proposed scheme. Whilst tests did not indicate major contamination issues, the nature of the proposed scheme currently will involve significant earthworks with cut and fill operations around the site. Likewise 4 samples is not sufficient for a development of 33 residential properties, all with gardens. It may also be prudent to take some more ground gas monitoring samples as they were all taken over the course of one month originally.

Therefore it is recommended standard conditions B12 B13 and C1 are applied to any future planning consent along with non standard conditions.

Arboricultural Team has commented as follows:-

The loss of a significant amount of trees on site is regretful but having assessed the site and the proposal in relation to the quality and value of the trees the removal proposals are realistic. With this in mind the lime tree at the front corner of the site becomes a very valuable tree and robust protection measures and their correct execution is of the highest importance.

The BTRS figures have been calculated resulting in the requirement of 27 replacement trees. The tree planting proposal is in excess of this figure and therefore no further contribution is required. There is a real opportunity here to get some good tree planting around the site and of course if there is sufficient space in some area of the site, trees of larger stature would be welcomed. Following the submission of the revised tree planting plan, the species selection will provide a more sustainable green infrastructure for the future. I am happy to accept them.

Nature Conservation Officer has commented as follows:-

The submitted Construction Environmental Management Plan (CEMP) and the recommendations in the ecology report dated September 2017 to include ivy-covered trees (on pages 6 and 7) should be secured by a planning condition such as the 'List of approved plans and drawings' condition. A landscaping plan should be conditioned which includes the provision of log piles as recommended in the ecology report dated September 2017.

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Public Right Of Way has commented as follows:-

Further off-site works would be required, to ensure that the paths on the site connect to the surfaced footpath to the southeast of the site. The on-site and off-site paths should be of a suitable condition to be adopted as footway/cycleway so that their maintenance is guaranteed. If unsuitable for adoption, the new footpaths should be dedicated as public rights of way, assuming pedestrian permeability across the site.

Flood Risk Manager has commented as follows:-

We support the use of the SuDS features proposed for the drainage strategy. Infiltration testing will have to be conducted though to calculate the relative infiltration rate that will consequently be required to inform the detailed design of this.

Avon Fire & Rescue Service has commented as follows:-

The additional residential and commercial developments will require additional hydrants to be installed and appropriately-sized water mains to be provided for fire-fighting purposes. The costs of the additional infrastructure will need to be borne by developers either through them fitting suitable mains and fire hydrants themselves and at their cost or through developer contributions.

Importantly, these fire-fighting water supplies must be installed at the same time as each phase of the developments is built so that they are immediately available should an incident occur and the Fire & Rescue Service be called.

Sustainable Cities Team has commented as follows:-

The proposals include cycle parking that exceeds the requirements set out in the Site Allocations and Development Management policies, which is to be commended. The proposals for green infrastructure on site are supported in terms of cooling the urban area and providing shading.

Proposals for blue and green infrastructure across the site are supported. With regards to broadband, the applicant has registered with BT openreach in order to ensure fibre to the premises will be delivered for the development, which is supported in line with this policy requirement.

Following the submission of an addendum to the Sustainability Statement, the use of air source heat pumps (ASIPs) for space heating and hot water, and the omission of gas is welcomed. The scheme can be supported subject to conditions.

Transport Development Management has commented as follows:-

Swept path analysis has been submitted that demonstrates the car park to be sufficient. The inter visibility for vehicles either side of this pinch point is acceptable and drivers will be able to wait safely. Overall TDM accept the revised trip generation figures that have been presented within the technical note. Cycle provision would be acceptable.

However on street parking concerns and the intensification of Alderdown close persist. To this extent TDM feel on street mitigation is required to alleviate issues arising due to the development. This is in the form of double yellow lines. All costs associated with the implementation of any TRO's and any associated costs must be met by the applicant and to be secured via a S106 or UU.

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TDM have consistently raised the need for a turning head within the site. Although Bristol Waste have agreed to service the development by reversing to the site from Alderdown Close TDM have concerns that other delivery vehicles will drive into the site in forward gear. It is however noted that on balance based on the frequency of deliveries and the instance of pedestrian/ vehicle conflict highways have no objections.

TDM still have concerns with the waste collection provisions, however are happy with the provisions of the Waste Management Strategy that was subsequently submitted.

The proposal is therefore supported subject to a list of planning conditions.

Urban Design has commented as follows:-

No objection subject to observance of previous detailed comments.

The scheme considers cutting existing trees on the north-western boundary of the site, therefore it needs to be demonstrated that the replacement is viable in such a reduced area shown on drawings. It is important to refer and commit to the connection to existing network of pedestrian routes. For instance, there is a path from Kings Weston Lane to The Gastons along the Kings Weston Hill. Similarly, this is the case for connecting to pedestrian pavement along Kneller Close.

It is advised that more information is required on the boundary including along the Kings Weston Hill, gateways to the development and the houses of the south-eastern aspect of the site.

If the information is not provided as part of the application then any approval should be subject of further details such a boundary treatments.

Bristol Waste Company has commented as follows:-

Following further discussions with the applicant, we have clarified that it may be possible that all bins to be presented on the same day (depending on collection schedules). We have therefore agreed that the 'Waste / recycling collection point' identified on the plans will be extended to include the triangular area adjacent (as suggested by the applicant). The applicant is confident that this will not cause issues for access to the site, underground car park or visitor parking bays, which I am satisfied by.

If the larger 1,100 litre bins for refuse and card are stored towards the 'top' of the collection point this will reduce the distances over which they need to be transported, particularly over a slope.

Provided that these amendments are made we would be happy with the waste and recycling provision for this development.

Lawrence Weston Neighbourhood Planning Forum has commented as follows:-

We are happy to fully support a project that looks to address key features that are aligned with our Local Neighbourhood Plan and Design Statement. We welcome the inclusion of low-cost energy efficiency homes, open green spaces, community-owned assets, community-led delivery and a mix of housing with a clear strategy to provide self-build opportunities to the existing residents of Lawrence Weston.

We are satisfied through the consultation process that Bright Green Futures model of housing will also bring in new people, skills and knowledge that will have a desired and positive impact on the local community and economy.

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The Parks Team (Environmental Area Management) conclude that the route from Kings Weston Lane to the Gastons needs to be considered as a whole rather than just the linking paths due to the increase in potential foot and cycle traffic. In order for the BCC Parks Service to provide permission for the linking paths, the developer would need to fund a number of items in order to improve the infrastructure to the existing footpath, including its access, condition and long-term maintenance.

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the determination of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

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 Lawrence Weston Neighbourhood Development Plan 2017.

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

KEY ISSUES

(A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?

Paragraph 59 of the NPPF (2018) states that to support the Government's objective of significantly boosting the supply of homes, 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. The NPPF states that local planning authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The application site comprises of a disused reservoir, a use that is not awarded protection under the provisions of the Site Allocations and Development Management Polices (July 2014). It can therefore be regarded as previously developed land. The site is surrounded on three sides by residential uses. Furthermore the principle of residential development has already been established under the 2015 consent for 14 dwellings (15/00839/F). Given this context and the lack of any other designation; the proposed development of the site for housing is acceptable in principle subject to affordable housing criteria, detailed design, amenity, ecological and highway considerations (see key issues below).

Paragraph 61 of the NPPF also states the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

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In March 2015 the government introduced the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). This places a duty on certain public authorities to maintain a register of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and places a duty on public authorities to have regard to those registers in carrying out planning and other functions including housing, regeneration. The 2015 Act now also places a legal duty on authorities to grant sufficient development permission to meet the demand for self-build and custom build in its area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications shall be determined in accordance with the development plan, unless material considerations indicate otherwise. At present Council does not have a city-wide specific adopted local planning policy for the provision of self-build and custom build sites. Therefore, in determining this application members will need to have regard to national planning policy. Policy H4 of the Lawrence Weston Neighbourhood Development Plan (March 2017) does state that all developments of more than 30 houses shall include an offer of serviced plots for custom build, either on an individual basis or for a duly constituted self-build group to organise a collective self-build construction programme. The ethos would be on collective community support as demonstrated by the proposal for the community hub building. In that respect the proposal would go some way of meeting a community need in the Lawrence Weston area.

As such the development would meet the policy requirements in respect of the provision of self-build housing. Notwithstanding this however, planning permission would be with the land. Should the development be sold off to another party it may come forward as private commercial housing. Consequently the LPA would have to object to this, but it is material to the appraisal regulations on affordable housing as discussed below.

(B) IS THE PROPOSED DEVELOPMENT VIABLE, AND DOES IT PROVIDE AN ACCEPTABLE 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 33 dwellings and therefore it is required to comply with Core Strategy Policy BCS17, which requires the provision of up to 30% affordable housing (10 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 Kings Weston Reservoir scheme.

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

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 Savills 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 was reasonable. DVS have assessed the values and costs associated with the development, and have reported their conclusions to officers accordingly.

It is accepted that the Kings Weston Reservoir Scheme is unusual, as it is intended as a 100% self-build scheme. It includes a community building, underground parking (which is highly unusual in a suburban location such as this) and each property is bespoke. DVS agree that this would

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result in build costs that are significantly higher than would be anticipated from a standard housing scheme being proposed by a regional housebuilder.

To give an indication of the difference; the agreed costs build costs at the nearby Ermine Way site were approximately £4,100,000 against values of £9,200,000 (build costs equating to 44% of values). However, at Kings Weston Reservoir, the build costs are approximately £6,900,000 against values of £9,400,000 (build costs equating to 73% of values). DVS have appraised the scheme as a self-build scheme and have used inputs that reflect the nature of self-build. On that basis they conclude that the scheme is unable to provide any affordable housing as the Residual Land Value of the development is slightly less than the Benchmark Land Value.

However, in order to encourage delivery, and to enable the Council to reassess the viability of the scheme should implementation be delayed; a viability review should be required if development is not commenced within 18 months of planning consent being granted.

In addition, it is recommended that planning conditions are included in respect of the following:

- Ensuring that the development is constructed as a self-build scheme (if this is not clear from the Description of Development contained on the Notice of Decision).
- Ensuring that if the development is not constructed as a self-build scheme or if it is sold prior to commencement taking place, that 30% affordable housing is provided.

This can be secured via a Section 106 Agreement

(C) IS THE PROPOSED HOUSING MIX APPROPRIATE?

Policy BCS18 also requires development to contribute to the mix of housing tenures, types and sizes in an area. With regard to the mix of accommodation in the surrounding area the following is noted. As of 2016 the census data for the Avonmouth & Lawrence Weston ward shows that 74% of the accommodation comprised of houses and 26% flats. Within the Lower Super Output area (Lawrence Weston Parade) the figure is 47.6% houses and 52.3% flats, due to the number of purpose-built low rise flatted accommodation to places such as Kneller Close, Long Cross and Broadlands's Drive.

The proposal would comprise of 21 houses and 12 flats adding to the proportion of single dwellings within the area. According to the Design & Access statement the applicants propose a scheme that contains a wide range of dwelling types and sizes where generic characteristics and construction methods allow a wide range of bespoke arrangements and adaptability over time. However according to the plans the development would comprise of a 1-bed house, six 2-bed houses, seven 3-bed houses, five 4-bed houses, two 6-bed houses, and one and two bed flats. This is considered to be a substantial mix and one that would not be dominated by small units. Given the current composition of properties, this would add to the mix of accommodation in the area.

(D) WOULD THE PROPOSED DESIGN/LAYOUT BE OUT OF SCALE AND/OR INCOMPATIBLE AND WOULD THEY PRESERVE THE SETTING OF THE ADJOINING KINGSWESTON & TRYM VALLEY CONSERVATION AREA?

Policy BCS21 of the Bristol Development Framework Core Strategy aims to ensure that all new development in Bristol achieves high standards of design. Policies DM27, DM29, DM30 and DM31 of the Site Allocations and Development Management Policies also apply. These all seek high quality design that takes account of context and does not cause harm to the character or appearance of an area.

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The area is characterised by a mix of predominately post-war social housing set in modest sized plots and an abundance of green infrastructure in between. The application site comprises of a hilly topography, therefore providing views over the site from a number of vantage points to the south, and would be visible from lower ground levels to the north of the site. Apart from the reservoir building, the site is covered in brambles, self-sown saplings and a number of mature trees and shrubs, and as such provides a green setting.

Concern has been raised by some that the number of units proposed would constitute and over-development of the site. However the efficient use of land is integral to creating sustainable patterns of development and this is central to the focus on sustainable development in the NPPF. Policy BCS20 of the Core Strategy sets a minimum development density of 50 dwellings per hectare. The density of the proposed development is around 66 dwellings per hectare which accords with the policy requirements. There are no policies which set a maximum density for residential developments and instead the impact of the density on the character of the area, residential amenity and highway safety has to be considered.

The development is mostly designed as a contemporary take on traditional detached, semi-detached and terraced housing. The applicant states that a palette of materials and elements are proposed in order to achieve a coherent built form. The development would incorporate a "Design Code" which would form part of the plot purchase contracts, and which will ensure the overall built envelope is fixed in terms of dimensions, roof forms, ridge and eaves heights and cladding materials. This can be secured by condition to ensure compliance. Other structures such as external stairs and ramps and some retaining walls will be red brick, where possible recycled from the demolished sections of the reservoir.

The applicant states that the access road and footpaths will be bonded gravel. There would be a mixture of two and three storey high properties, which while higher than the surrounding built context which is dominated by two storey buildings, is not considered to be unacceptably out of scale because of the topography of the site. It is proposed that the whole site will retain some of the existing self-sown trees along the south-east boundary, as well as the large lime tree in the south-west corner. It is proposed to remove the remaining trees on the north-west side and replace them with more suitable trees of greater ecological and amenity value (see key issue H).

The Design & Access Statement states that through self-building of the homes and the community garden and hub as a collective, a platform is provided that enables the delivery of temporary and permanent local art. Among the self-builders are professional local artists who are keen to contribute in this way according to the applicants. The community hub can also be used to run local art workshops for young and old. This is welcome and accords with the local plan policy, which can be secured by condition.

Given the above it is concluded that the proposed design and layout would be acceptable and would not harm the setting of the adjoining Kingsweston & Trym Valley Conservation Area.

(E) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF THE AREA?

The residential properties either side of the development to Kneller Close and Alderdown Close would comprise of a similar ground level. Immediately north of the site is the public frontage of Tufton Avenue which although comprises of a lower ground level, would be screened by the tree lined northern boundary of the site. There is no existing development to the south which comprises of parkland. The proposals are logically arranged and orientated around the former reservoir and given the surrounding nature of development, would not significantly harm the residential amenities of neighbours. Similarly the introduction of 33 residential units into a predominately

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residential area would not create cause for concern with regards to activity and general comings and goings. Subject to ensuring that all future extensions of these houses are considered by the Local Planning Authority, the proposals do not raise any unacceptable residential amenity issues.

(F) WOULD THE PROPOSAL CONSTITUTE AND ACCEPTABLE LIVING ENVIRONMENT FOR FUTURE OCCUPIERS?

The proposal contains a range of housing options both in terms of type (detached, semi-detached, terraced and flats) with a wide range of internal layouts available. For example the L shaped houses would be oriented to address sun and slope, enclosing south/west facing courtyard gardens, providing good aspect. Terrace houses front onto the community garden as well as having private gardens at the rear. In the case of 12 houses, the applicant states that individual house builders have developed bespoke layouts which are shown in the plans. For the remaining dwellings generic layouts are shown.

In terms of floor spaces the applicants state that there would be flexibility in how the individual self-builders arrange the layout. However the plans show that the dwellings would have a GIA of between 95 square metres (for the 2-bed 3-person units) and 179 square metres (for the 6-bed 9-person units) which would meet the Nationally Described Space Standards. Likewise six of the 2-bed flats would have floor spaces of between 52 and 67 square metres which would be acceptable.

It is noted that the remaining 6 flats have floor spaces of between 37 and 40 square metres, which is below the 50 square metres the LPA seek in terms of adaptability and flexibility. In response the applicants have stated that the outcome of their consultations with the community, including public meetings with Ambition Lawrence Weston, also identified a local demand for more modest size units. The applicants have also clearly labelled the six flats as single person 1-bed units which would comply with the Nationally Described Space Standards. In the light of these considerations, the fact that the scheme offers a minimal and bespoke range of accommodation and with the provision of ample indoor and outdoor community spaces for these units, a refusal of the proposal could not be justified on the grounds of space requirements.

As such it is concluded that the proposal would constitute and acceptable living environment for future occupiers.

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

Development Plan policies are designed to promote schemes that are located where sustainable transport patterns can be achieved, which includes pedestrians as the highest priority and private cars as the lowest (BCS10). In addition, policy DM23 requires development to provide safe and adequate access to new developments. It also includes parking standards for residential and non-residential development. The remaining three boundaries of the site are bordered by residential streets. Alderdown Close's homes have private off-street parking. The residential housing then extends further into Lawrence Weston to the north, northeast, west and south west

There is currently pedestrian access from the footpath running along the southeast boundary of the site. The remaining three boundaries of the site are bordered by residential streets. Alderdown Close's homes have private off-street parking. The residential housing then extends further into Lawrence Weston to the north, northeast, west and south west. In terms of local amenities, there is the shopping parade and neighbourhood centre on Ridingleaze, which is 550m from the site. This is also the closest location in terms of access to regular bus services (with the buses to Kings Weston Lane being less regular). Whilst Ridingleaze is considered to be with a reasonable walking

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distance, the nature of development in this area means that there is a dependency on the use of a car. Consequently this is an issue of concern raised by objectors to the proposal.

The Traffic Statement, supported by the technical note on likely trip rates, concludes the proposed development is forecast to generate 11 and 14 vehicular trips during the morning and afternoon peak hours respectively. This equates to around one vehicular trip every four minutes. This level of trip generation is unlikely to be significant on the local highway network. The Transport Statement was submitted based on the standard TRICS assessment, with the relative impacts on the local highway network of the 118 additional vehicle trips which is considered to be negligible.

Furthermore the applicant adds that when considered in the context of the development being a sustainable, co-housing project, the anticipated traffic impacts are likely to be much lower. This is evident in the Travel Plan submitted with the application and which would feature a Travel Hierarchy which will be implemented across the site and which according to the applicant significantly exceed the Council's targets and requirements for sustainable travel and as such will deliver highly sustainable travel patterns.

The creation of a satisfactory vehicular access into this site has been considered at length following discussions between the applicant and the LPA. The proposed access to the development would be from Alderdown Close where objectors have called for alternative access to the site to be considered from Kneller Close. Whilst this alternative has been considered, it has been discounted on grounds mainly as a result of the applicant being unable to reach agreement with the Guinness Trust (the owners of the strip of land between the site and Kneller Close) to purchase the required strip of land. Objectors have also raised concerns that the increase in traffic generated by an additional 33 units will exacerbate the situation. Concern has also been expressed that there will be overflow parking generated by the development due to the lack of parking on site.

Following the submission of supporting information relating to likely trip rates set out above, swept path analysis and servicing of the site, Transport Development Management consider that the parking provision, road layout and traffic movements are acceptable to accommodate the proposed development. Nonetheless it is considered the proposal may result in the intensification in parking and vehicular movements to Alderdown Close, and therefore it is considered that mitigation proposals must be forthcoming in the form of double yellow lines. The costs of this are to be met by the applicant.

Measures such as cycle parking augmented by a Travel Plan will be employed to reduce the traffic generated by the development with potential to reduce impact. It is noted that the Council's Travel Plan Officer strongly supports the Travel Plans and its recommendations, details of these can be secured by condition. There would be covered cycle parking within the former reservoir structure beneath the community garden, with the detached and lower terraced houses each having their own cycle parking.

Following clarification of arrangements, the proposed recycling/refuse storage is considered to be acceptable throughout the development. The applicants have stated that collection arrangements would be subject of a waste management strategy, which will be conditioned for compliance.

In terms of access for walking and cycling, two further pedestrian and cycle access points connects with the public footpath (#s BCC/563/10 and BCC/563/2) which run beside the south east edge of the site and connect Kings Weston Lane with The Gastons. These footpaths connect the central community garden with this public footpath. In order facilitate this, the new connecting paths would have to pass via Council owned parks land, which will require the consent of the Council. Both the Council's PROW and Parks Team have stipulated that to connect the paths would incur costs that include diversion notices to the PROW, required improvements to the

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access and associated maintenance and build costs even with the applicant offering to build the connecting paths themselves. At the time of writing the situation with regard to securing agreeable contributions remains unresolved, however while this work is highly desirable it would not be wished to hold up the development on these grounds. However members will be updated on this at the meeting.

On considering the above it is concluded that the proposal would satisfactorily address transport and movement issues.

(H) WOULD THE PROPOSALS HAVE IMPLICATIONS FOR TREES AND LOCAL ECOLOGY?

The council's Nature Conservation Officer has not raised an objection, advising that the Construction Environmental Management Plan (CEMP) and the recommendations in the ecology report to include ivy-covered trees should be secured by a planning condition. It is also advised that details of all external lighting are submitted given the adjacent site to the south-east, which is a Site of Nature Conservation Interest (SNCI). It also advised that the community garden also incorporates a living roof as set out under policy DM29.

The proposal would see the removal of some self-sown trees along the south-east boundary, and along the north-west side of the site. Bright Green Futures will be in charge of replanting trees which according to them will be in line with the Council's tree replacement standard (BTRS). The recommendations of the arboricultural assessment identify that 27 replacement trees will be required to satisfy the BTRS. The applicants have submitted a tree planting plan during the process and on reviewing it the Arboricultural Officer is satisfied with the plan. Provided it is implemented it would result in greater ecological and amenity value.

(I) WILL THE PROPOSED DEVELOPMENT MAKE AN ADEQUATE CONTRIBUTION TO THE CITY'S SUSTAINABILITY AND CLIMATE CHANGE OBJECTIVES AS SET OUT IN THE ADOPTED PLANNING POLICIES?

Policies BCS13, BCS14, BCS15 and BCS16 of the adopted Core Strategy give guidance on sustainability standards to be achieved in any development, and what measures to be included to ensure that development meets the climate change goals of the development plan. Applicants are expected to demonstrate that a development would meet those standards by means of a sustainability statement.

The applicant has provided a Sustainability Statement setting out a raft of measures that result in high insulation, low energy demands, sustainable and sustainably sourced materials, energy efficiency and sustainable transport. With regards to renewable energy, the significant use of PV panels is considered the most appropriate and would be used on the southeast and southwest elevations to maximise c02 emission reductions to the overall benefit and sustainability of the scheme. The development would also incorporate the use of air source heat pumps. According to the energy table this would achieve a 26.20% saving in residual energy, complying with the policy requirement.

A Scheme of Sustainable Urban Drainage is included which is considered acceptable subject to further details and will be required by condition.

(J) DOES THE PROPOSAL RAISE ANY LAND CONTAMINATION ISSUES?

The application includes a comprehensive Site Investigation which has been undertaken, including bore holes, drainage investigation and site history. As the report pre-dates any decisions about the

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nature of the current scheme, the Land Contamination officer has concluded that more information is required. However any consent can be subject to the standard contamination conditions.

(K) DOES THE PROPOSED DEVELOPMENT SECURE A PACKAGE OF PLANNING OBLIGATIONS TO OFFSET THE IMPACT OF THE DEVELOPMENT ON THE LOCAL INFRASTRUCTURE?

Policy BCS11 of the Core Strategy requires that planning obligations should be secured through the planning process in order to offset the impact of the proposed development on the local infrastructure. With the exception of site specific requirements, this policy is met through the application of the Community Infrastructure Levy which is mandatory.

In terms of financial contributions the applicants have agreed for the necessity of the TRO in terms of highway mitigation. They also agree with the requirement for a viability review if after 18 months the development does not commence, or it is sold on for housing to a third party that does not constitute the definition of "self-build".

OTHER ISSUES

The Avon Fire & Rescue Service has stated that additional infrastructure is required in the form of fire hydrants is required to support the development. The cost and maintenance of this they advise should be met by the developer, the cost of which would be £3000. The applicant has confirmed they would provide the two hydrants and implement in accordance with the drawings provided by the Avon Fire & Rescue Service. At the time of this report they had not agreed to the required financial requirement, however this will be finalised. The hydrants can be secured by condition.

COMMUNITY INFRASTRUCTURE LEVY

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

A person is eligible for an exemption from liability to pay CIL in respect of a chargeable development, or part of a chargeable development, if it comprises self-build housing or self-build communal development. Accordingly, no CIL payment will be required for this development.

CONCLUSION

The development would make good use of previously developed land to provide good quality, sustainable housing, which will be available to existing residents of Lawrence Weston. It will make a significant contribution towards the housing needs of the city. The development will have minimal impact on the ecology and landscape of the site and if anything the proposed measures would help enhance it in ecological terms. The proposed access and parking will result in an increase in vehicular movements and have some impact on the existing highway infrastructure. However this is considered to be acceptable subject to mitigation measures to improve highway safety to Alderdown Close. The Council has assessed the financial viability information submitted with the application, and concludes that the nature of self-build scheme means that it cannot provide affordable housing. However it should be subject to a viability review and a clause that it must provide the minimum 30% affordable housing if sold on to a third party as market price housing.

With regards to issues of sustainability and climate change, this is considered to be an exemplar scheme that would reduce residual carbon emissions in excess of the Council's policy target. The applicant has offered planning obligations towards the required TRO which is acceptable to the Council's Transport Development Management Officers. Therefore this application is acceptable given the resulting wider benefits in terms of the merits of the scheme and is recommended for approval.

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RECOMMENDED GRANT subject to Planning Agreement

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

- (i) A financial contribution of £5,395 to be made to Bristol City Council in order to fund the Traffic Regulation Order (TRO) and other associated costs.
- (ii) The provision of 10 (30%) affordable housing units to be provided on site (location, mix and tenure to be agreed), should the site change ownership and the units sold on at the market price and not meet the definition of "self-build".
- (iii) The provision of a viability review if the scheme has not commenced within 18 months of a planning consent being granted.
- (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:

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. Highway Works

Prior to commencement of development general arrangement plan(s) indicating the following works to the highway shall be submitted and approved in writing by the Local Planning Authority indicating proposals for:

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

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These works shall then be completed prior to first occupation of the development to the satisfaction of the Local Highway Authority and as approved in writing by the Local Planning Authority.

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

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

3. Footpaths

No development shall take place until details of the width, alignment, gradient and type of construction proposed for the connecting footways including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of the method of disposal of surface water, and details of a programme for the making up the footways has been submitted to and approved in writing by the Local Planning Authority. The footpaths will be carried out in accordance with the approved details prior to the full occupation of the development.

Reason: To ensure that the footpaths are constructed to a satisfactory standard.

4. External lighting

Prior to commencement of development, details for any proposed external lighting shall be submitted to and agreed in writing by the Local Planning Authority, with particular reference to the adjacent site to the south-east, which is a Site of Nature Conservation Interest (SNCI), Thirty Acre Woodland. Development shall be undertaken in accordance with the approved details. This shall include a lux level contour plan, and should seek to ensure no light spill outside of the site boundaries. The lux contour plan should show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels should be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area).

Reason: To conserve legally protected bats and other nocturnal wildlife.

5. Construction management plan

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

Parking of vehicle of site operatives and visitors
Routes for construction traffic
Hours of operation
Method of prevention of mud being carried onto highway

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Pedestrian and cyclist protection
Proposed temporary traffic restrictions
Arrangements for turning vehicles

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

6. Fire hydrants

No development shall take place until a detailed scheme for the provision of fire hydrants to serve the development to a standard recommended by the Avon Fire & Rescue Service has been submitted to and approved in writing by the Local planning Authority. The development hereby approved shall not be occupied until the hydrants have been implemented in accordance with the approved details.

Reason: To ensure an adequate water supply is available for emergency use.

7. Land affected by contamination - Submission of Remediation Scheme

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

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.

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

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

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

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

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9. Site specific risk assessment

A site specific risk assessment and intrusive investigation shall be carried out to assess the nature and extent of the site contamination and whether or not it originates from the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The results of this investigation shall be considered along with the Interpretive Report prepared by Structural Soils dated April 2013 reference 727798. The written report of the findings shall be submitted to an approved in writing by the Local Planning Authority prior to any works (except demolition) in connection with the development, hereby approved, commencing on site. This investigation and report must be conducted and produced 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 off site receptors.

10. Renewable energy - where further detail is required

Prior to the commencement of the development of each of the plots, details of the PV panels (including the exact location, dimensions, design/ technical specification) and Air Source Heat Pumps (including CoP, and technical specification) together with calculation of CO2 emissions reductions to achieve a minimum 20% reduction on residual emissions from renewable energy in line with the approved sustainability statement should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the dwellings and thereafter retained.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

11. Sustainable Drainage System (SuDS)

Prior to the commencement of development on each of the plots, a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

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

12. Design Code

Prior to the commencement of the development, a detailed Design Parameters Guide (Design Code) for the proposed housing shall be submitted to and approved in writing by the Local Planning Authority. The guide shall set out details such as height, scale and materials to be used within the construction of the proposed properties. Thereafter there shall be no deviation from these requirements without a separate grant of permission for that purpose.

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Reason: To ensure a cohesion in the overall design and appearance of the development and in the interests of residential amenity.

13. Submissions of samples before specified elements started

Samples of all external facing materials shall be provided in the form of a sample panels on site and to be approved in writing by the Local Planning Authority before the relevant parts of the work have commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory.

14. Protection of Retained Trees During the Construction Period

No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position and to the specification shown on Drawing No. Waterlilies_SM_TPP_28092017 Rev 2. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

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

15. Temporary Refuse Storage and Recycling Facilities

Prior to the commencement of development, details of a temporary refuse store and area/facilities allocated for the storing of recyclable materials shall be submitted to the Council for approval. Thereafter, the approved temporary refuse storage and recycling facilities shall be installed and retained at the site during the construction of the development. Following the occupation of the development hereby approved, the temporary refuse and recycling facilities shall be removed.

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.

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16. Temporary Cycle Provision

Prior to the commencement of development details of temporary cycle storage facilities to serve the development shall be submitted to the Council for approval. Thereafter, the approved temporary cycle storage facilities shall be installed and retained at the site during the construction of the development. Following the occupation of the development hereby approved, the temporary cycle storage facilities shall be removed.

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

Pre occupation condition(s)

17. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken; and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

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.

18. Energy and Sustainability in accordance with statement:

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Sustainability Statement (By Darren Evans, dated 11/10/2017) and Addendum to Sustainability Statement 17/05700/F (Bright Green Futures, dated 20th September 2018) prior to occupation. A total 26.20% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be targeted, and a minimum 20% reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings),

19. Implementation/Installation of Refuse Storage and Recycling Facilities - Shown on approved plans

Prior to the removal of the temporary refuse and recycling facilities associated with condition 14 the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans, shall be installed at the site. Thereafter, all refuse and recyclable materials associated with the development shall either be stored

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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.

20. 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.

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

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

Reason: In the interests of highway safety.

22. Completion and Maintenance of Car/Vehicle Parking - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

Reason: To ensure that there are adequate parking facilities to serve the development.

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

Prior to the removal of the temporary cycle parking facilities associated with condition 15, the cycle parking provision facilities shown on the approved plans shall be completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

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

24. Construction Environmental Management Plan (CEMP)

The development hereby approved shall be completed in accordance with to the approved detail of the Construction Environmental Management Plan appended to the Ecological Report (prepared by Wessex Ecological Consultancy - September 2017), throughout the construction period.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations (2017). For the protection of controlled waters. In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development. For the protection of controlled waters.

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25. Tree (planting) works and landscaping - shown

The planting, hard and soft landscaping proposals hereby approved (drawing numbers LL-338-001 & 751(P)09) 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.

26. Boundary treatments

Prior to the occupation of each of the dwellings, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment for that dwelling shall be completed before the dwelling is occupied in accordance with the approved details and shall be retained thereafter.

Reason: - To ensure that the appearance of the site does not detract from the character of the area.

27. Public Art

Prior to the full occupation of the development hereby permitted, a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall also contain a timetable for delivery and details of future maintenance responsibilities and requirements. All public art works shall be completed in accordance with the agreed scheme and thereafter retained as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

Post occupation management

28. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

29. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in

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the elevation of the buildings hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

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

30. Use Restriction - Plot 7

The "dance studio" shall be used only as an ancillary use incidental to the enjoyment of the property known plot 7 and in particular shall not at any time be let or rented out for any purpose; moreover the dance studio shall not at any time in the future be sublet, sold or severed in any way from the unit subject of this planning permission.

Reason: Any other use requires further assessment as it has the potential to cause harm to the character and amenity of the surrounding area which could conflict with the adopted Bristol Development Framework (March 2011) and the Bristol Site Allocations and Development Management Policies (July 2014).

31. 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.

32. Waste Management Strategy

The development hereby approved shall adhere to the arrangements for the storage, collection and disposal of refuse and recycling, under the strategy for the Movement of Waste and Recycling Bins at Water Lilies (Bright Green Futures - dated 28th September 2018). The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection and in the interests of highway safety.

33. Community hub building

The community hub building shall only be used for the purposes set out in the application and supporting information for a meeting and community space, greenhouse and garden store, and for no other use without the express consent of planning permission.

Reason: Any other use would require a further assessment due to the potential to cause harm to the character and amenity of the surrounding area, in conflict with the adopted policies of the Bristol Development Framework Core Strategy (March 2011) and the Site Allocations and development Management Policies (July 2014).

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List of approved plans

34. List of approved plans and drawings

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

751(P)01 Location plan, received 13 October 2017
 751(P)02 Site survey, received 13 October 2017
 751 (P) 03 B Site plan - level 0, received 13 September 2018
 751(P)04 Site plan - level 1, received 13 October 2017
 751(P)05 Site plan - level 2, received 13 October 2017
 751(P)06 Site plan - level 3, received 13 October 2017
 751 (P) 07 A Site Plan - Level 3 Roof + Air Source Heat Pumps, received 13 September 2018
 751 (P) 08 B Site transport plan, received 1 June 2018
 751(P)09 Landscape plan, received 13 October 2017
 751(P)10 North west elevations, received 13 October 2017
 751(P)11 South east elevations, received 13 October 2017
 751(P)12 SW elevations and sections, received 13 October 2017
 751(P)13 North east elevations and sections, received 13 October 2017
 751(P)20 House plans - plot 1, received 13 October 2017
 751(P)21 House plans - plot 2, received 13 October 2017
 751(P)22 George & Gemma House Plans - plot 3, received 13 October 2017
 751(P)23 James & Gen House Plans - plot 4, received 13 October 2017
 751(P)24 House plans - plot 5, received 13 October 2017
 751(P)25 Cassie & Jonathan house plans - plot 6, received 13 October 2017
 751(P)26 Laura house plans - plot 7, received 13 October 2017
 751(P)27 Vashti house plans - plot 8, received 13 October 2017
 751(P)28 House plans - plot 9, received 13 October 2017
 751(P)29 James house plans - plot 10, received 13 October 2017
 751(P)30 House plans - plot 11, received 13 October 2017
 751(P)31 House plans - plot 12, received 13 October 2017
 751(P)32 Steffie house plans - plot 13, received 13 October 2017
 751(P)33 House plans - plot 14, received 13 October 2017
 751(P)34 House plans - plot 15, received 13 October 2017
 751(P)35 Sue house plans - plot 16, received 13 October 2017
 751(P)36 Sam house plans - plot 17, received 13 October 2017
 751(P)37 House plans - plot 18, received 13 October 2017
 751(P)38 House plans - plot 19, received 13 October 2017
 751(P)39 A House plans - plot 20, received
 751(P)40 Lorna Hristo house plans - plot 21, received 13 October 2017
 751(P)41 Maria house plans - plot 22, received 13 October 2017
 751(P)42 Martin Martha house plans - plot 23, received 13 October 2017
 751(P)43 House plans - plot 24, received 13 October 2017
 751(P)44 House plans - plot 25, received 13 October 2017
 751(P)50 Waste/Recycling store - level 0, received 13 October 2017
 751(P)51 Communal cycle store - level 0, received 13 October 2017
 751(P)52 Community hub building - level 1, received 13 October 2017
 LL-338-001 Proposed tree plan, received 12 June 2018
 Sustainability statement, received 13 October 2017
 Travel Plan Statement, received 13 October 2017
 Addendum to Sustainability Statement 17/05700/F, received 20 September 2018

**Development Control Committee B Delegated
Kings Weston Reservoir Tufton Avenue Bristol**

Movement of Waste and Recycling Bins at Water Lilies, received 1 October 2018
Construction Environmental Management Plan (Wessex Ecological Consultancy), received
13 October 2017

Advices

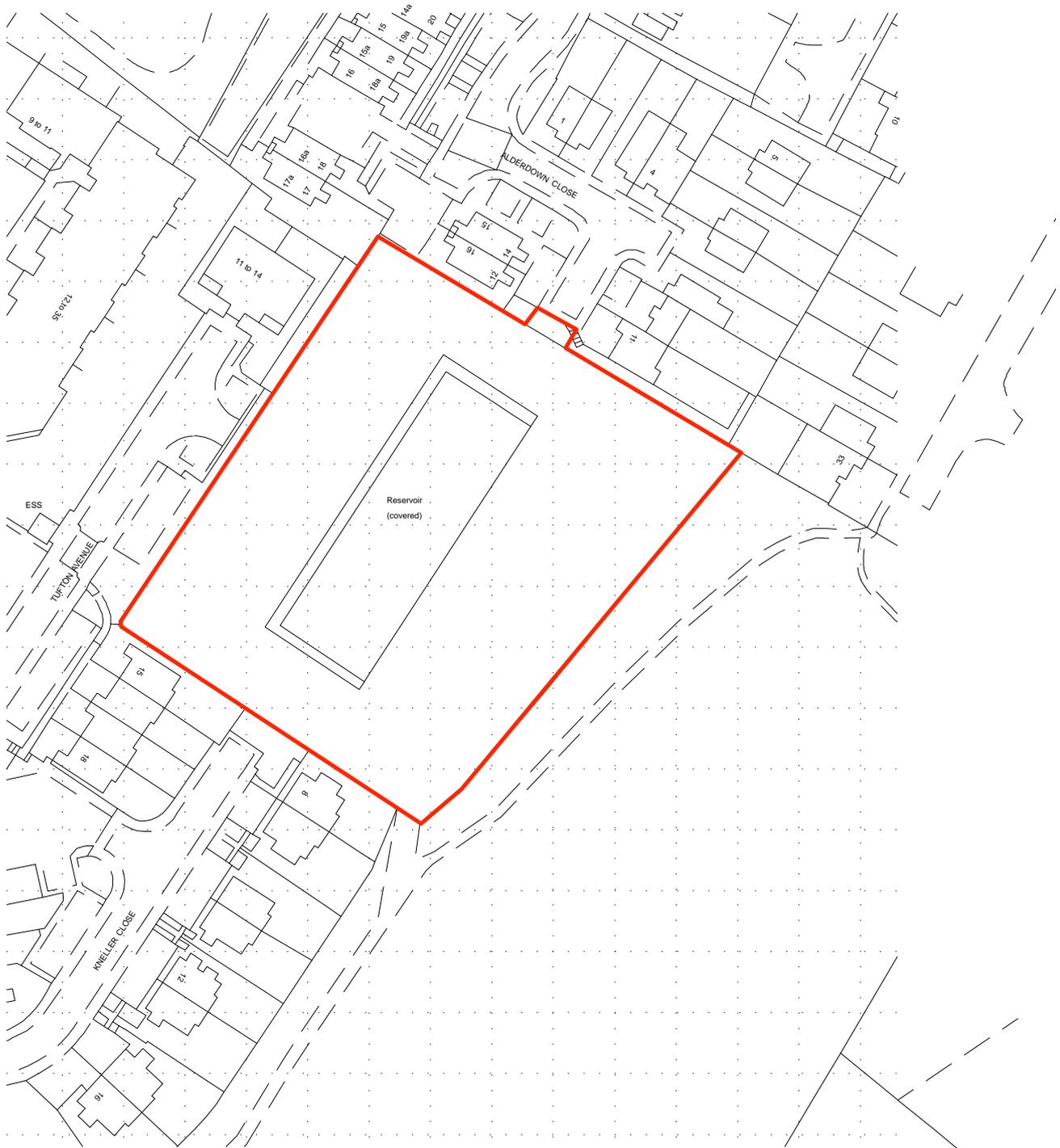
1. Traffic Regulation Order (TRO): In order to comply with the requirements of condition **** you are advised that the implementation of a TRO is required. The TRO process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the TRO process cannot commence until payment of the TRO fees are received. Telephone (0117) 9036846 to start the TRO process.
2. Advisory Note - PV design guidance:

The applicant is reminded that evidence that the PV design has been approved by an MCS (Microgeneration Certification Scheme) accredited installer to ensure shading is taken into account within the energy generation calculations should be submitted within energy statements and PV details.
3. Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, City Hall, Bristol City Council, PO Box 3176, Bristol BS3 9FS.
4. BS Standard - tree work: Any works should be completed in accordance with British Standard 3998: Recommendations for tree work, you are advised that the work should be undertaken by a competent and suitably qualified tree contractor.
5. Tree Protection: You are advised to refer to BS5837 : 2012 Trees in relation to construction for detailed information on types of tree protection, protection zones and other relevant matters.
6. Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.
7. Wessex Water requirements: It will be necessary to comply with Wessex Water's main drainage requirements and advice and further information can be obtained from <http://www.wessexwater.co.uk>.
8. You are advised that the planting season is normally November to February.

Supporting Documents

3. Kings Weston Reservoir Tufton Avenue

1. Location plan
2. Level 1 – layout
3. Level 2 – layout
4. Level 3 – layout
5. Landscape plan
6. Northwest elevation
7. Southeast elevation
8. Southwest elevation and sections
9. Northeast elevation and sections
10. Approaching views
11. Aerial view



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Water Lilies, Kingsweston.

Drawing 751(P)01. Location plan. Scale 1:1000 @ A4



Drawing Title
Site Plan - Level 1

Project
**Waterlilies,
 Bright Green Futures**
 King's Weston, Bristol

Drawing Number **751(P)04**
 Scale **1:200@A1**
 Date **Sep '17**

MARSHALL & KENDON
 ARCHITECTS
 94 Whiteladies Road
 Bristol BS8 2QX
 0117 973 4578
 mail@marshallandkendon.co.uk



Drawing Title
Site Plan - Level 2

Project
**Waterlilies,
 Bright Green Futures**
 King's Weston, Bristol

Drawing Number **751(P)05**
 Scale **1:200@A1**
 Date **Sep '17**

MARSHALL & KENDON
 ARCHITECTS
 94 Whiteladies Road
 Bristol BS8 2QX
 0117 973 4578
 mail@marshallandkendon.co.uk



Drawing Title
Site Plan - Level 3

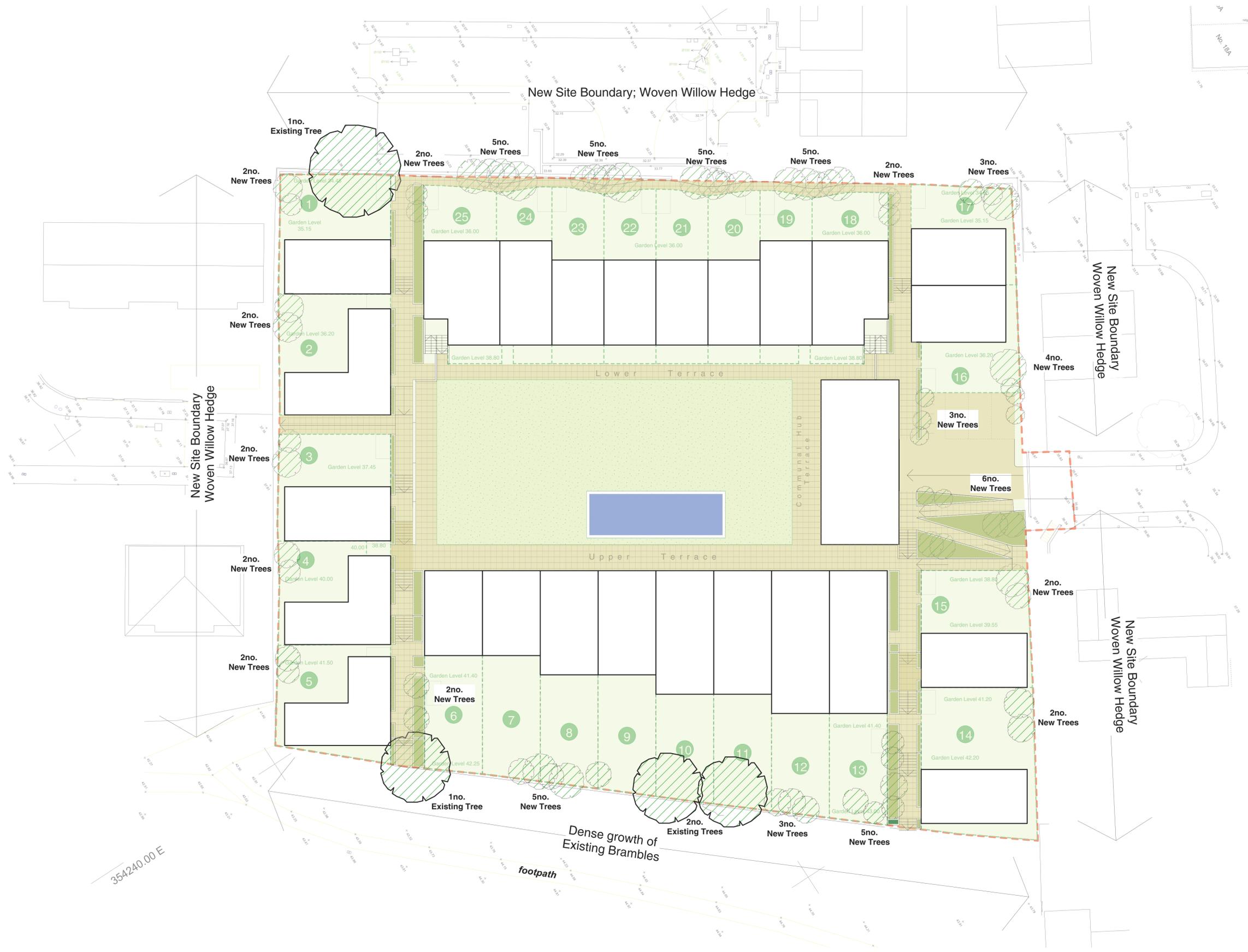
Project
**Waterlilies,
 Bright Green Futures**
 King's Weston, Bristol

Drawing Number **751(P)06**
 Scale **1:200@A1**
 Date **Sep '17**

MARSHALL & KENDON
 ARCHITECTS
 94 Whiteladies Road
 Bristol BS8 2QX
 0117 973 4578
 mail@marshallandkendon.co.uk

KEY:

-  Existing Tree
-  New Tree
-  Planter
-  Grass (private garden)
-  Porous paving
-  Communal garden
-  Communal pond
-  Building



Drawing Title	Site Landscape Plan	Project	Waterlilies, Bright Green Futures King's Weston, Bristol
		Drawing Number	751(P)09
		Scale	1:200@A1
		Date	Sep '17
		MARSHALL & KENDON ARCHITECTS <small>94 Whiteladies Road Bristol BS8 2QX 0117 973 4578 mail@marshallandkendon.co.uk</small>	



Upper Terrace - North West Elevation



Lower Terrace - North West Elevation



North West Boundary Elevation
(facing Tufton Ave)



Drawing Title
Site Elevations - NW facing

Project
Waterlilies
Bright Green Futures
King's Weston, Bristol

Drawing Number 751(P)10
Scale 1:200@A1
Date Aug '17

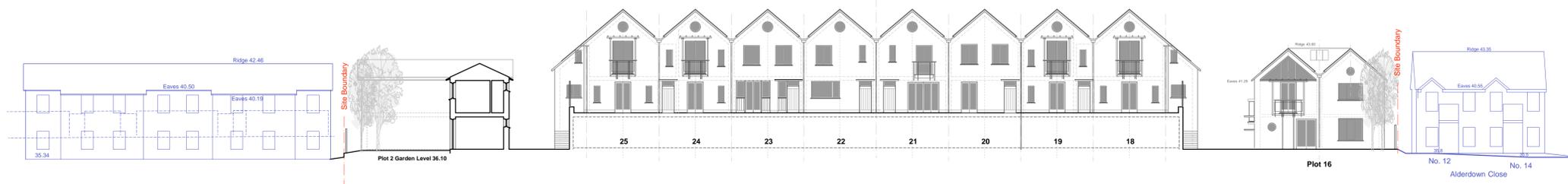
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ARCHITECTS
94 Whiteladies Road
Bristol BS8 2QX
0117 973 4578
mail@marshallkendon.co.uk



South East Boundary Elevation
(facing footpath)



Upper Terrace - South East Elevation



Lower Terrace - South East Elevation

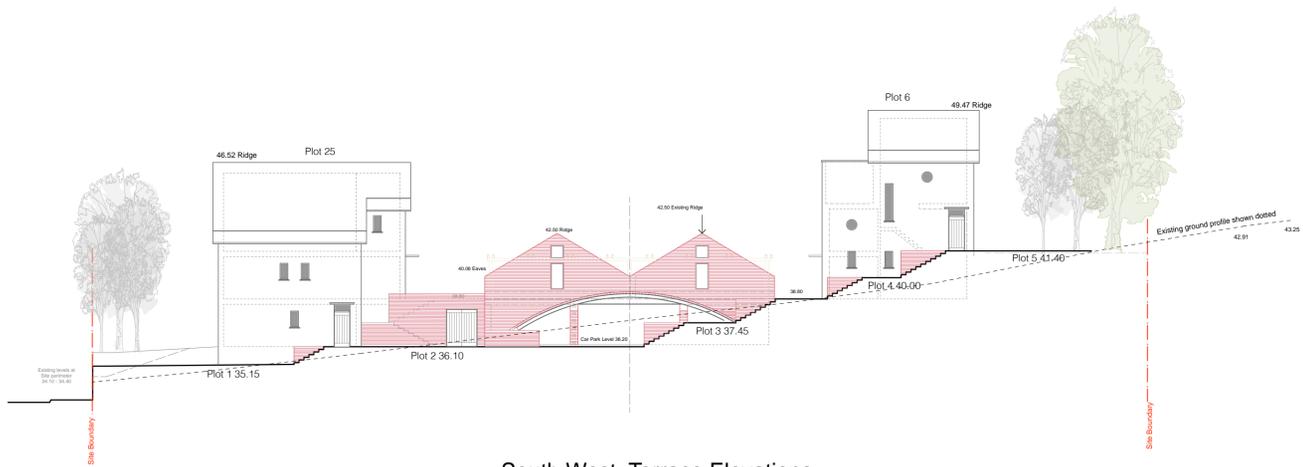


Drawing Title
Site Elevation - SE facing

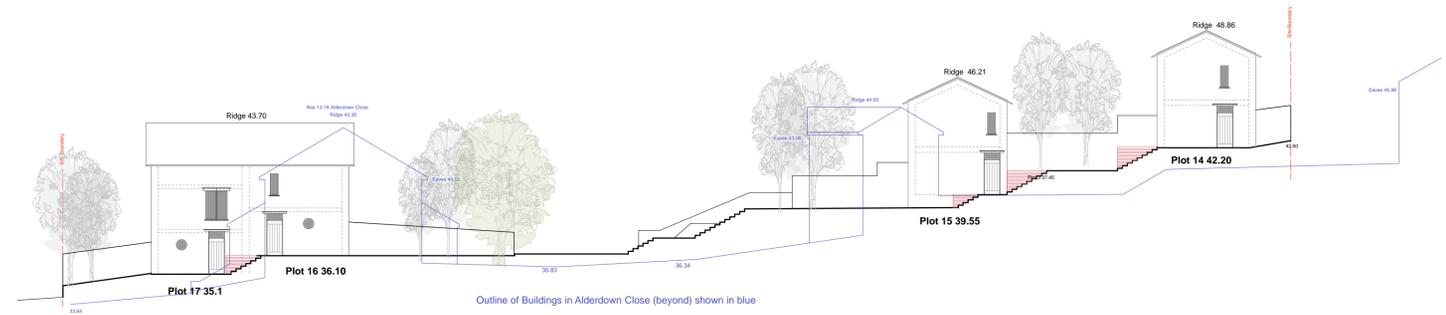
Project
**Waterlilies
Bright Green Futures**
King's Weston, Bristol

Drawing Number **751(P)11**
Scale **1:200@A1**
Date **Aug '17**

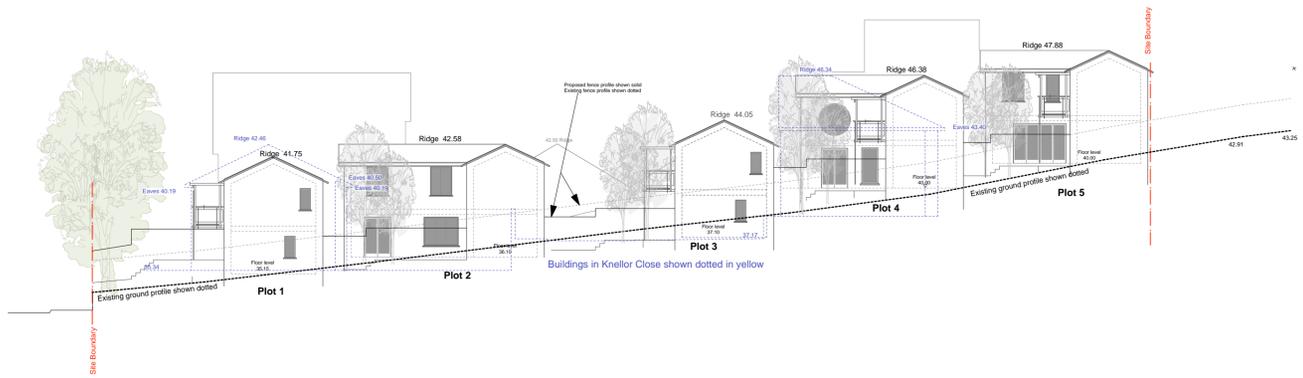
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Bristol BS8 2QX
0117 973 4578
mail@marshallandkendon.co.uk



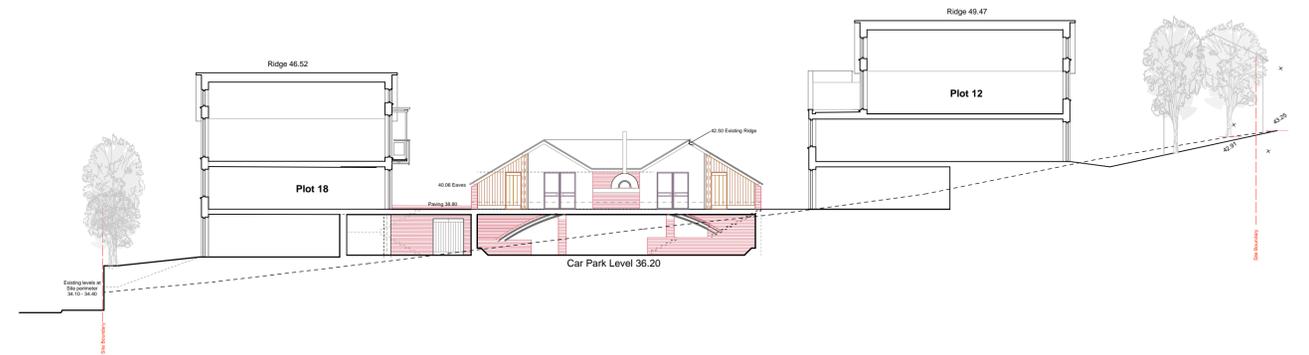
South West Terrace Elevations
Plots 6-13 and 18-25



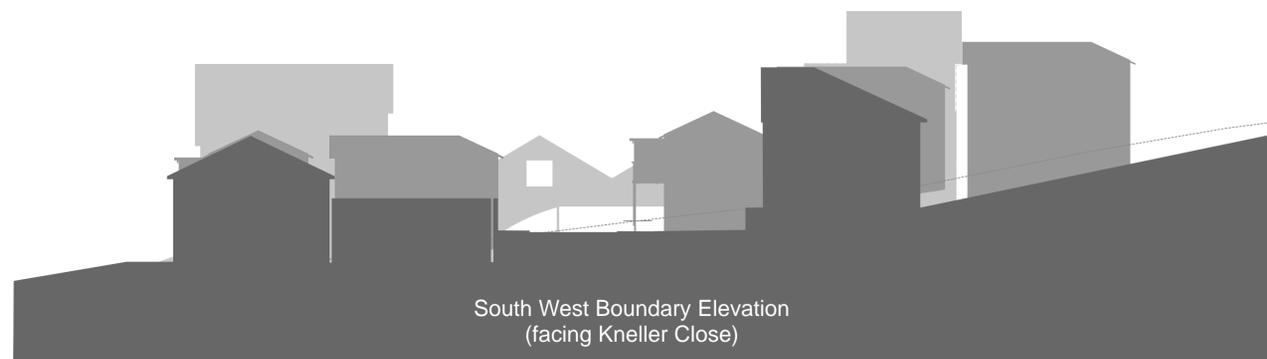
South West Elevations
Plots 14-17



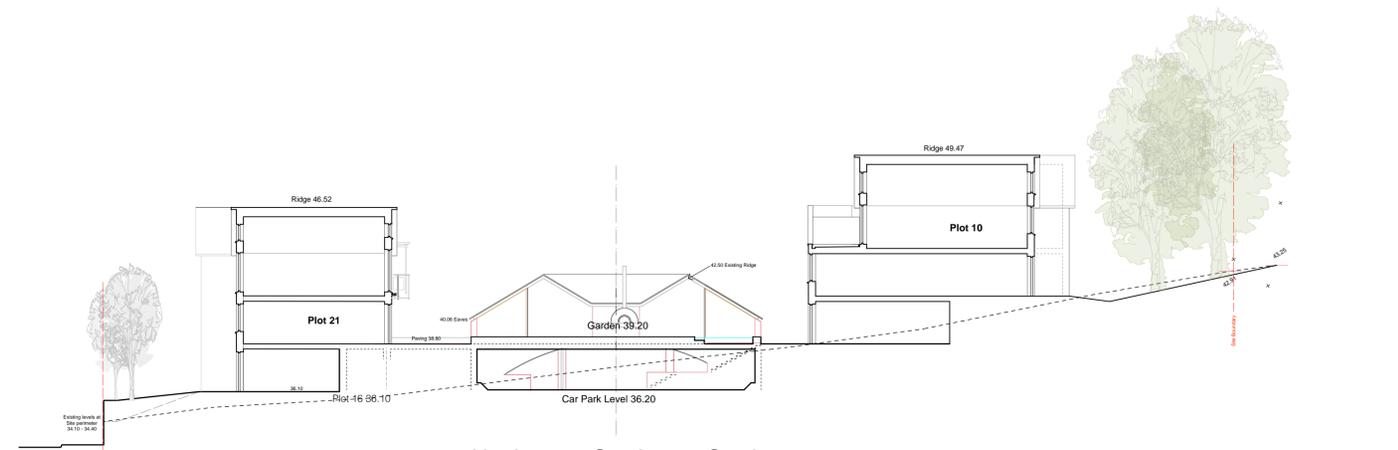
South West Elevations
Plots 1-5 (with Terraces beyond)



North-west South-east Section
through Plots 12 and 18



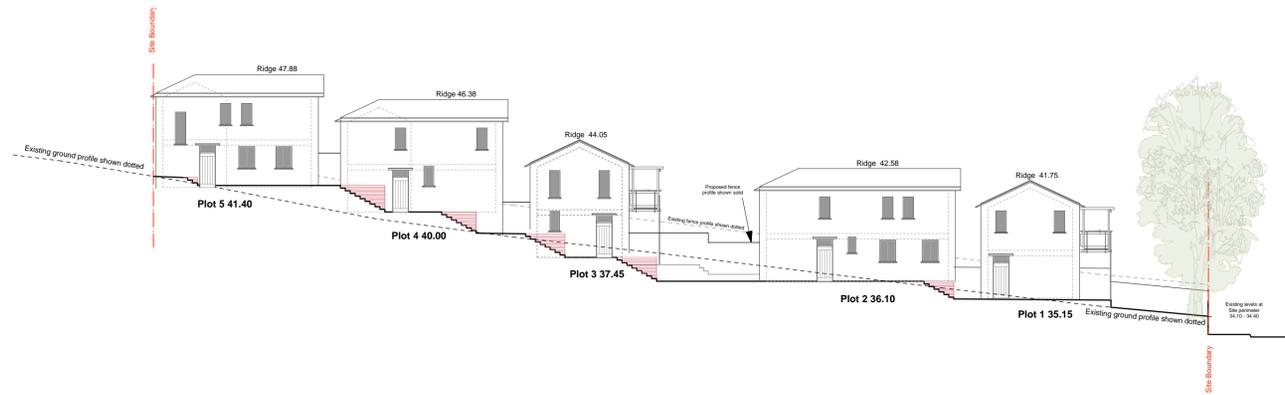
South West Boundary Elevation
(facing Kneller Close)



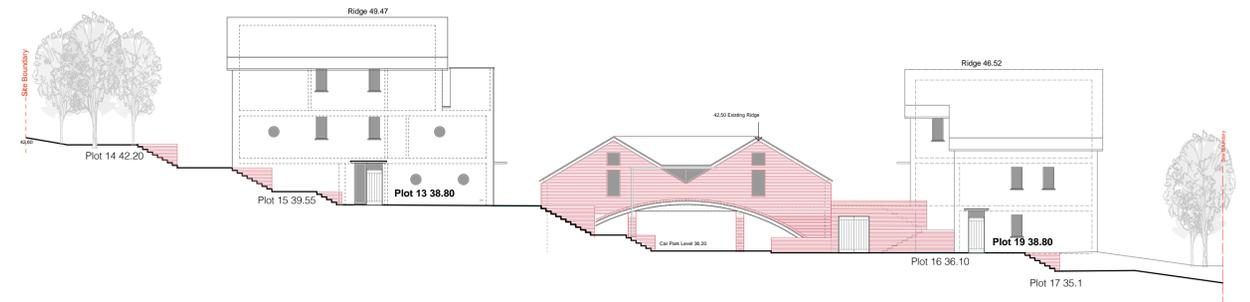
North-west South-east Section
through Plots 10 and 21



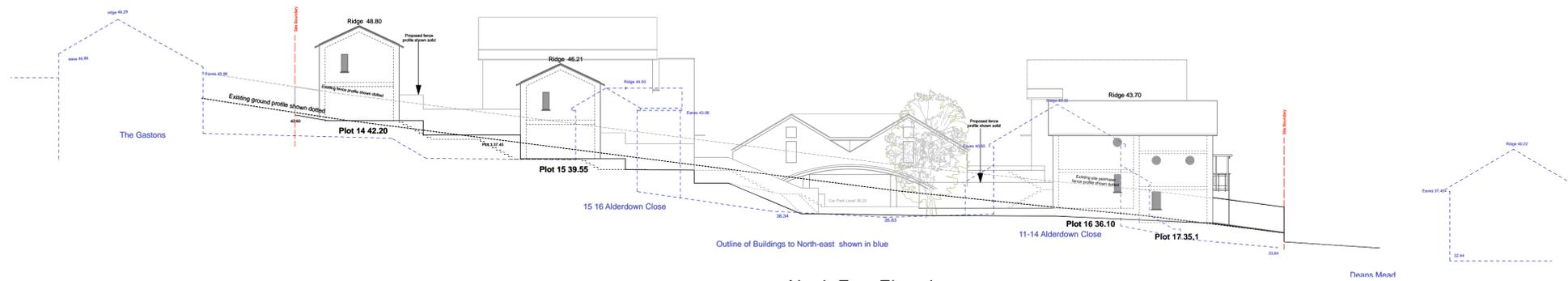
Drawing Title	Project	Drawing Number	MARSHALL & KENDON ARCHITECTS 94 Whiteladies Road Bristol BS8 2QX 0117 973 4578 mail@marshallkendon.co.uk
Site Elevations - SW facing	Waterlilies Bright Green Futures King's Weston, Bristol	751(P)12	
		Scale 1:200@A1	
		Date Aug '17	



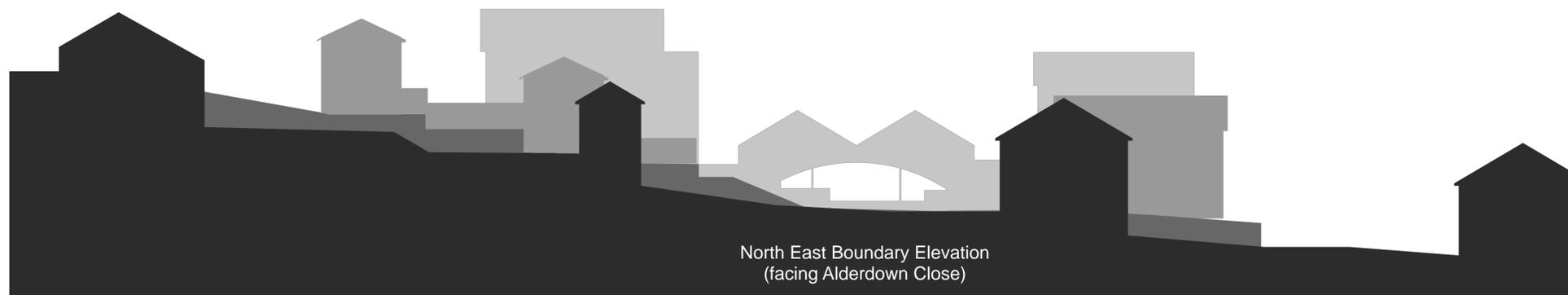
North East Elevations
Plots 1-5



North East Elevations
Plots 13 and 19



North East Elevations
Plots 14-17 (with Terraces beyond)



North East Boundary Elevation
(facing Alderdown Close)



Drawing Title
Site Elevations - NE facing

Project
Waterlilies
Bright Green Futures
King's Weston, Bristol

Drawing Number 751(P)13
Scale 1:200@A1
Date Aug '17

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ARCHITECTS
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Bristol BS8 2QX
0117 973 4578
mail@marshallkendon.co.uk



Existing View

Deans Mead



Proposed View



Existing View

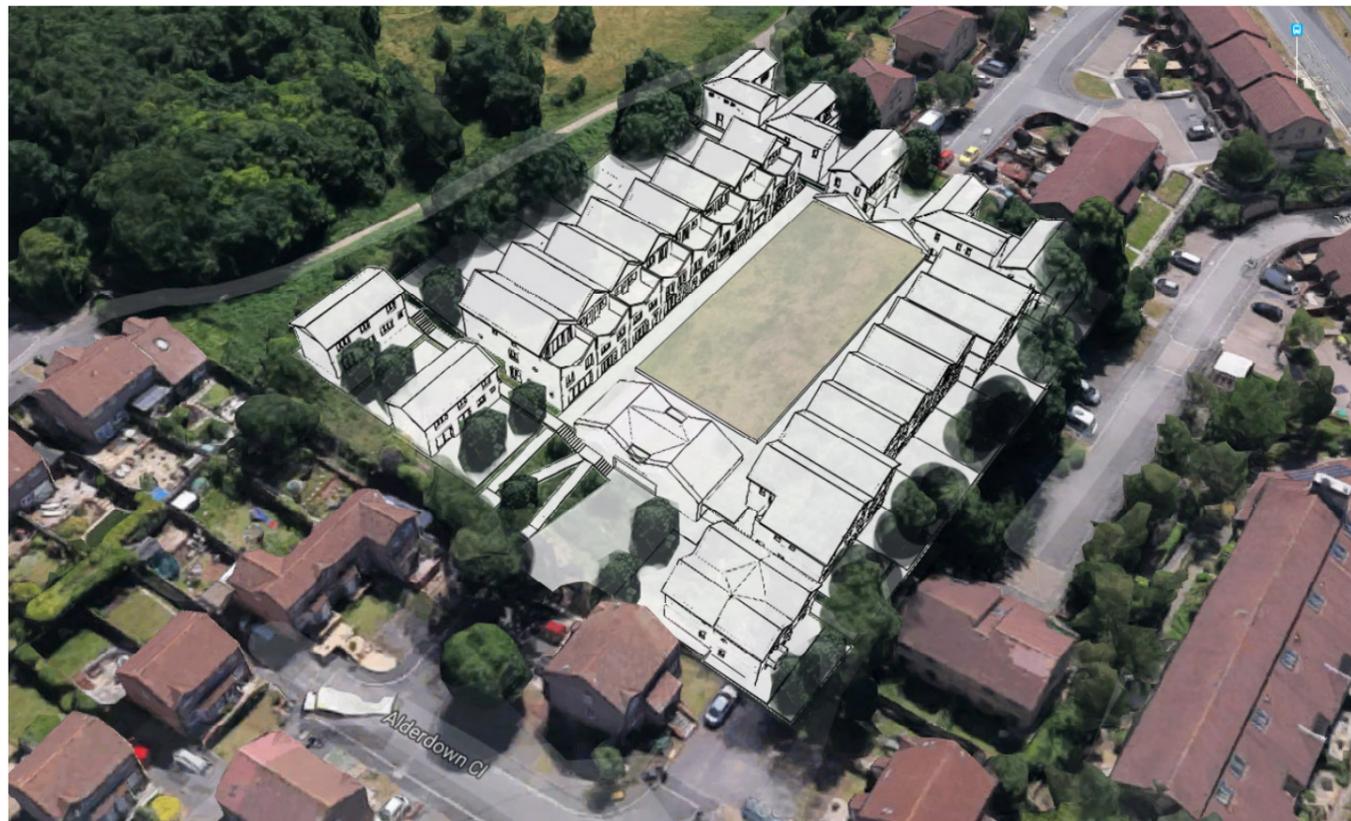
Alderdown Close



Proposed View



Existing View



Proposed View