

WARD: Hengrove & Whitchurch Park
CONTACT OFFICER: Jess Leigh
SITE ADDRESS: Hartcliffe Campus Hawkfield Road Bristol BS13 0RL

APPLICATION NO: 19/02242/M Reserved Matters

DETERMINATION DEADLINE: 8 August 2019

Application for approval of reserved matters following outline approval 18/02055/P - Reserved matters (appearance, landscaping, layout and scale) for 350 residential dwellings, along with associated open space and landscaping, including information pursuant to outline planning permission (ref. 18/02044/P) Conditions 1, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34.

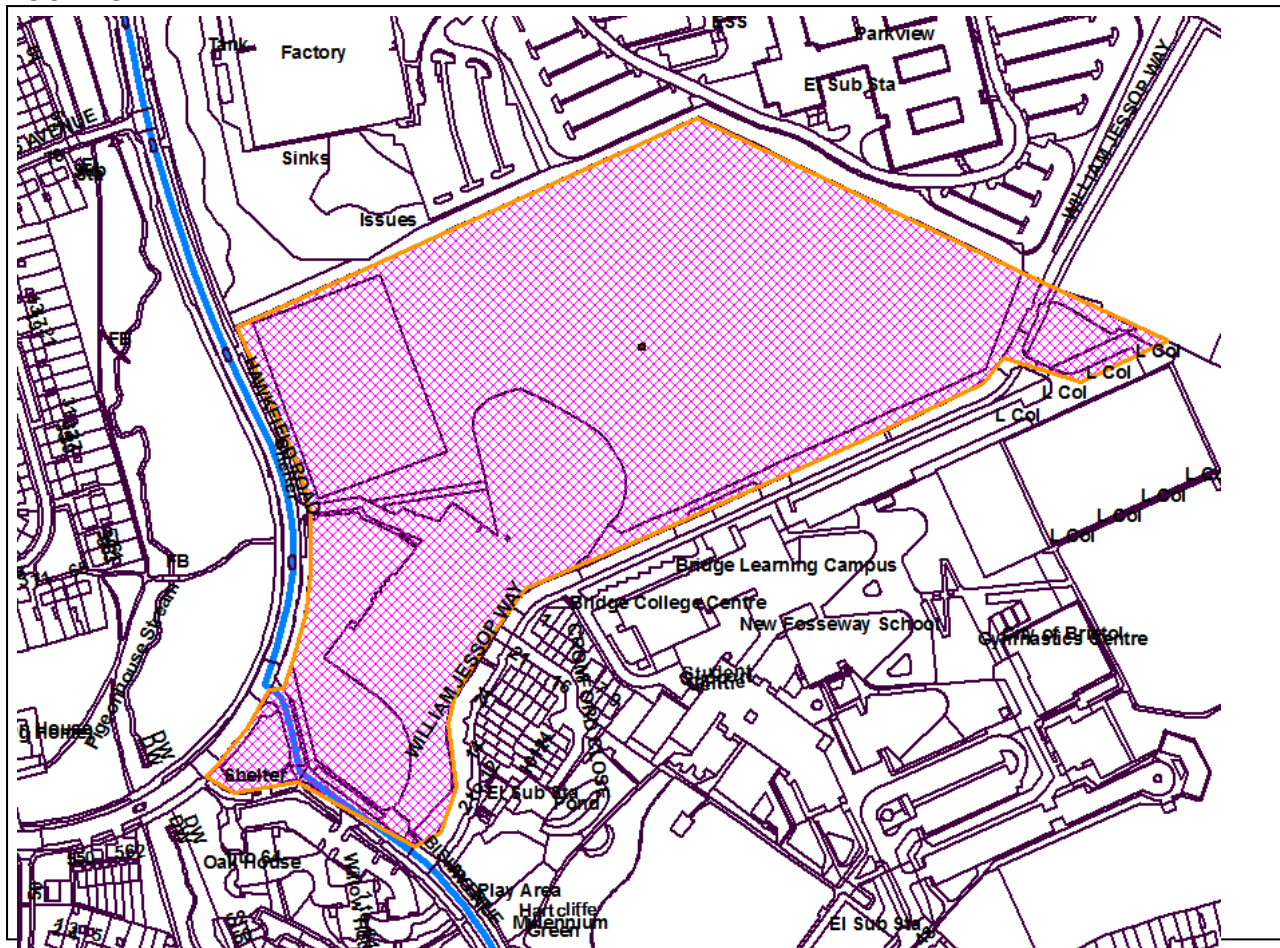
RECOMMENDATION: Approve details of Reserved Matters

AGENT: Savills (L&P) Plc
Embassy House
Queens Avenue
Bristol
BS8 1SB

APPLICANT: LiveWest And Keepmoat Homes Ltd
140 Aztec West
Almondsbury
Bristol
BS32 4TU

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

LOCATION PLAN:



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This application is brought to Committee following a request by the Chair when the outline planning application for this development was considered by Committee on the 5th September 2018.

BACKGROUND

Outline planning permission for the development of this site for up to 350 residential dwellings (Class C3) was granted on 5th September 2018 (Planning Permission Reference 18/02055/P). The principle of this site being developed for housing is therefore confirmed and cannot be revisited.

The site was allocated for housing and business in the Sites Allocation and Development Management Local Plan June 2014 with a number of development considerations listed as follows;

Development should;

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

Against this background an application for outline planning consent to develop the site for housing was submitted in April 2018 (Application Reference: 18/02055/P).

The description of development was:

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

Plans included showed the road layout and key areas of open space. The latter included a new road link from William Jessop Way to Hawkfield Road and secondary roads into the development to break it up into blocks. The key open spaces being around the northern edge, where compensatory measures to mitigate the loss of ecology on the site were proposed and a central strip – dubbed the Pollinator Park. Both areas of open space were shown as accommodating sustainable urban drainage features in the form of swales and ponds. An area of land to the north of Bridge Campus was shown as being available for a Combined Heat Power Plant.

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This application was supported by a number of documents to address the range of constraints pertinent to the site and impacts of the development to include ecological surveys and appraisals, flood risk assessment, air quality statement and transport assessment.

The application was accompanied by Design Codes for character areas, which were identified on the site. These included a mix of mandatory and advisory guidance, the former focused on the design of the streets, to include parking layout and boundary treatments. The latter pertained to matters such as planting specifications and dwelling designs.

To complement the Design Codes parameter plans were also included showing the development plots, the mix of dwellings and height of development.

The proposal was considered by committee at their meeting of the 5th September 2018 against all key issues to include the loss of sport pitches, impact on; ecology, trees, archaeology, contamination, principle of a wholly residential scheme, noise environment, highway impact, air quality impact, implications for social infrastructure and SUDs concept plan.

It was recognised that matters such as the implications for neighbours and appearance could only be fully assessed at Reserved Matters stage.

Committee resolved to approve the application subject to a planning agreement and a number of conditions.

The planning agreement covered the provision of affordable housing and contributions to; fire hydrants, ecological management of neighbouring sites of nature conservation interest, residential travel plan and cycling facilities to serve the site.

The conditions covered a large number of issues.

Following this decision, bids to develop the land were invited and the current application for Reserved Matters approval has been submitted by the successful bidder, LiveWest, (created by a merger of Knightstone Housing Association and Devon and Cornwall Housing Association).

Livewest secured sufficient title to the land to enable them to enter into the Section 106 agreement in April 2019.

SITE DESCRIPTION

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

The site is made up of a mix of hard standing and former playing fields to include;

- i) The sites of the former buildings, the former carpark and the remains of an access road which is cut into the ground to give access to the basement of the former school on the site of Bridge Campus but now stopped up by the new road. There are a number of trees around these sites to include ornamentals many of which are contemporary to the original school.
- ii) A former games court to the north west, now largely overgrown, where remnants of flood lights still remain.

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The former playing fields form the eastern half of the site where there is a dense boundary of trees along the north and eastern boundary of this part of the site, many of which are now subject of a Tree Preservation Order.

The larger site, of which it formed part, was included in studies undertaken by the City Council in conjunction with the South West Regional Development Agency in 2000 to create an Urban Framework Plan, which also covered Hengrove Park and Imperial Park.

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

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

The current application site is the Hartcliffe Community Campus land that fell outside of this development.

Previously part owned by the College and City Council, the council now has full ownership of the site.

APPLICATION

This is an application to discharge the Reserved Matters of 'appearance, landscaping, layout and scale' in respect of the provision of 350 units.

The accommodation mix (shown in detail on Site Layout Plan and Colour Site Layout Plan, drawing refs. 9055/PL03 and 9055/PL19 respectively) is as follows:

- 1 bed apartments - 64 (18%);
- 2 bed apartments / houses - 159 (45%);
- 3 bed houses - 104 (30%); and
- 4 bed houses - 23 (7%).

As well as including the required information to discharge these, supporting documentation as required by conditions attached to the outline consent is included as follows; Details of the SUDS Drainage Strategy, External Lighting Plan, Energy and Sustainability Statement, Broadband Report, Waste and Recycling Strategy and statements setting out how the Design Codes have been complied with.

The proposal follows a very similar format to that shown on the indicative layout accompanying the outline consent in that four storey, flatted accommodation faces Hawkfield Road and in part William Jessop Way, to the rear of the former is a row of mews houses and otherwise the housing is arranged in short terraces, predominantly two storeys in height but with some sections of two and a half storeys and three storeys as they face William Jessop Way.

A total of 463 parking spaces, 350 of which are private, are proposed. 76 electrical charging points are proposed with soft provision for a further 81 charging points to be installed to serve houses with garage or driveway.

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The overall appearance is contemporary with the apartments flat roofed and whose elevations are articulated with a mix of materials, houses are mainly gable fronted with intervening valleys though in some side streets they have dual pitched roofs. All houses are brick faced and include panels of patterned brick.

Boundary details show most front garden areas and defensible spaces around the apartment blocks being in the form of hoop top railings, side boundaries are dwarf brick walls with piers and solid wooden panel inserts with rear boundaries, where open in the form of wooden panels with trellis over.

Detailed hard and soft landscaping proposals are included with the submission to include a street tree specification.

The land previously allocated for the Combined Heat Power Plant has been used to provide the land for the translocation of the small blue butterfly. Due to seasonal constraints, this work has taken place ahead of the submission of this application.

COMMUNITY INVOLVEMENT

The principle of a housing development had been widely consulted upon in the context of the outline planning application.

Process

In connection with the current application the following were undertaken;

1. A briefing for ward and neighbouring ward members in early January.
2. A round-table discussion with Hartcliffe & Withywood Community Partnership at their January 'Pride of Place' meeting.
3. Bespoke briefings for residents of the Bishport Avenue tower blocks in late January.
4. An exhibition for the wider community hosted over two days (31 Jan and 2 Feb) at the @Symes community building in Hartcliffe and River of Life Christian Centre on Lampton Avenue, adjacent to the development site.
5. A stakeholder round-table discussion at the Hartcliffe & Withywood Community Partnership's community forum on 31 January

Publicity was in the form of over 900 postcards containing detail of the events and a further 320 flyers hand delivered to Bishport Avenue residents. A variety of social media was also used and a bespoke website set up to provide additional information.

Response

Comments were received on design, landscaping/ecology, pedestrian links, parking, traffic management, opportunities for self build and site safety during construction.

Outcome

A table is included in the Statement of Community Involvement setting out responses to all questions raised which either involves the provision of further information or explains why some requested items will not be implemented.

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PUBLICITY AND CONSULTATION ON THE RESERVED MATTERS APPLICATION

The application was advertised in the press and on site with a close date for comment of the 19th June 2019.

Two hundred and eighty letters were issued with a close date for comment of the 10th June 2019.

Two responses have been received making the following comments;

Loss of biodiverse area- the loss of this on the school playing field is objected to as it supports a rich biota including a Biodiversity Action Plan species. It is regrettable that council planning guidelines allow for mitigation if lost. It is considered that the wildlife site had developed recently and does not fit the guidelines anymore. There is evidence that it is worthy of SNCI designation. With regard to the translocation site, this is well sited but only considers two species on site. There is concern about its long term management and there is no apparent appropriate access for local people. If the site is to be lost then management of the new site should be linked up with existing conservation efforts already taking place in the area to give the best chance of having a properly secure future.

Loss of tennis court and other habitat- there is concern that the mitigation will not make up for the loss.

Trees- the new green corridor/park does not include any rare or unusual species types and there are only 3 or 4 English Oak in the plan with no replacement of the weeping willow, which has been there since the school was built.

Drainage- there is concern about the pipeline and risks of pollution to Pidgeonhouse Stream. The outflow pipe crosses a wildflower area and is too close to some important Elm trees. It would be better to relocate the drainage to feed into existing pipes near the junction of Hawkfield/Hareclive and Bishport.

RESPONSE TO PUBLICITY – INTERNAL AND OTHER STATUTORY CONSULTEES

BCC City Design Group

House Types and building design:

Drawing PL07 – shows broad building height compliance with the codes and is accepted.

The Housetypes/apartment materials:

- The submitted 'Proposed Materials Plan' Dwg. 9005/PL05 proposed canopy details to be in white GRP with dark grey top. The submitted house and apartment elevations, however, show these features in grey, which works better with the overall architectural language. This should be altered to comply with the code.
- The predominant material across the site is buff brick, to create more variety and clear definition between the character areas the houses on both sides of William Jessop should be in a red brick material. The sub-station at the back of these properties would also then need to be in red brick.

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- The projected elements of the apartment block elevations in buff brick create too greater assortment of materials within the façade. The palette of materials should be simplified. Any definition should be sought through different bond/brick detailing.
- The code states that 'all apartments should be dual aspect', this approach is a liveability aspiration highlighted in the Urban Living SPD. The 'double stacking' configuration of the larger apartment block Type 1 and 3 delivers 50% dual aspect. While it is acknowledged that the larger apartment buildings have an east/west orientation any opportunity to give additional units a dual aspect should be taken. To this end, Type 3 apartment block should seek to include a window on the western elevation of the end unit.
- Submission of large scale details of roof edge, barge board depth, coping, mansafe fall restraint, and material junction details to all of the buildings need to be conditioned as well as the usual windows, doors, balconies, projecting architraves/canopies, eaves/verges, rainwater goods and utilities boxes.
- Samples and specifications of all the materials used will need to be conditioned for approval.
- Side elevations of 'Henbury' and 'Winsor' should seek to simplify the elevation with brick details that are less of a contrast, to create a coherence to the façade.
- The ground floor elevation of the 'Brantwood T1' particularly has a poorly articulated ground floor elevation, that infers two garage space have been bricked up. A perforated brick detail would provide increase intervisibility between the dwelling and the street. The perforated brick work would be a preferred boundary treatment in some areas and would replicate the brick detailing on the buildings, giving a consistent visual language throughout the development.

Ancillary Buildings:

The external material of the bin and bike stores is a buff brick. Given these are located mostly adjacent to the apartment blocks the material should be red brick or a more subservient material.

BCC Transport Development Management

Transport Development Management (TDM) have been working with the applicant in terms of the detailed design of the Hartcliffe development. Our engineering teams have reviewed the plans and they are broadly considered to be acceptable. Although it should be noted that there are some minor amendments that will need to be made, however these can be picked up as part of the S38 process rather than this application.

It is noted that there are a number of straight sections within the design. These have a couple of block paviour sections which is presumed to act as crossing points into the open space areas.

However we do have some concerns over excessive vehicle speeds along these sections. Consequently the applicant would need to address this as part of the detail design submissions. We would recommend these strips are replaced with a couple of raised tables as these will help reduce vehicle speeds but also provide a crossing point for pedestrians.

As discussed at the outline application stage the Design Codes have been cross-referenced with the emerging TDM Guidance document to make sure the proposed street hierarchy was in line with our standards.

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In terms of parking the applicant has proposed a total of 463 parking spaces with each unit having at least having one space. The applicant has indicated that these would also include garages. It should be noted that experience with other housing development sites has shown that garages are used for storage rather than vehicle parking. Therefore we would recommend that instead the applicant delivers car ports so that they can be used for parking purposes. There will be 113 unallocated/visitor spaces within the site. These are located on the principle routes throughout the site. Please note that any allocated parking will not be adopted by the authority.

With regards to electric vehicle charging points the applicant has provided drawing PL55 which shows the charging points within the site. The applicant has provided a split of external car charging points and private charging points throughout the site. The proposed positioning is broadly considered to be acceptable although it is noted that there are no charging points serving the visitor/unallocated spaces. The applicant may wish to look at this during the S38 process. Please note that any public accessible charge points should not be located at the back edge of the footway as we would not wish to see charging cables running across the footways as they will cause obstruction to pedestrians.

In terms of refuse collection and the general waste management within the site the applicant has submitted a Waste and Recycling Strategy with the reserve matters application. This has provided details of the occupier storage facilities for both the houses and flats. These details are considered to be acceptable to TDM. The applicant has also confirmed that Bristol Waste will service the site with kerbside collections.

To conclude the proposed design layout is considered to be broadly acceptable although the applicant will need to look at introducing traffic calming measures on the straight sections of carriageway to replace the block paviour rubble strips. However this can be picked up during the S38 detailed design stage. The provision of parking is considered to be acceptable but it is noted that garages are still included within the design we believe that car ports would be more appropriate as these would be more utilised. Electronic car charging points will be provided within all private areas. It should be noted that any additional charging points within public highway should not be located at the back of the footway as charge leads can cause a trip hazard. Finally the Waste and Recycling Strategy has confirmed that Bristol Waste will collect from the site.

Therefore taking into account the above details TDM raises no objection to this proposal.

BCC Sustainability Team**Energy strategy**

The proposed strategy to use ground source heat-pump micro-heat networks for heating and hot water meets the heat hierarchy within BCS14 and is welcomed.

If implemented in-full this approach will also meet the requirement for a 20% reduction in residual emissions without a requirement for roof-mounted PV.

Though *not* a policy requirement (assuming full compliance with BCS14 as described above) the recommendation is to encourage the applicant to offer roof-mounted PV as an option in any private sale units as this would integrate well with ground source heat pumps.

One benefit of using micro-heat networks and ground source heat pumps is that individual systems can be designed for the addition of low-energy and low-cost cooling at a later date.

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For this to be an option, the 'flow' and 'return' pipes in and out of each dwelling (including flats) must, at installation, be fitted with an appropriate connector ('T' piece) to enable later connection of the cooling system.

It is understood that the marginal cost of these connectors is very low and given the projected increase in average and peak summer temperatures over the life-time of the scheme (and therefore the potential demand for cooling), I strongly **recommend** the inclusion of the appropriate connectors within the specification for each dwelling together with appropriate labelling on each heat pump to indicate provision option.

Section 7.62 of the Energy and Sustainability Statement states that:

The Renewable Heat Incentive scheme guarantees payments for a period of 20 years following installation. At this stage, the scheme will be operational until March 2021. It is anticipated that a number of dwellings on this development will not have been constructed by the current end date. Any strategy predicated on the basis of the benefit of collecting RHI payments may cease to be viable should there be no continuation of the scheme after this date.

Given this it is recommended to request additional information/confirmation of how any loss of RHI income will be allowed for within the proposed Energy Strategy in order to provide BCC with assurance that the strategy, as proposed is deliverable.

Clarification on whether mains gas will be provided on-site would also be useful.

EV charge points

The plan showing the provision of EV charge points is noted. A full specification/definition of what will be provided is required.

Broadband

Specification of broadband provision and how this meets BCC policy as described in the Broadband Connectivity Practice Note

Construction waste

Measures to minimise construction waste and maximise recycling of waste are noted and welcomed. Further information on how the approaches described in the Energy and Sustainability Statement will be implemented and who will be responsible for this should be provided.

Assessment of overheating risk

The assessment of overheating risk is noted and welcome.

It is recommended requesting confirmation that the recommendation in section 6.11 of the Overheating Assessment be implemented in full. (You may also wish to condition this).

The recommendation in the assessment is as follows:

Based on these results we would recommend that the windows' specification for all ground-floor apartments is revised to incorporate a g-value of 0.40 in order to mitigate the high risk of overheating.

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Proposed small blue butterfly receptor site.

With respect to the proposed small blue butterfly receptor site, the following comments which were made on the related planning application 19/02024/F-Land Off William Jessop Way Bristol BS13 0RL also apply here. Please note that the walls are essential to provide the sheltered conditions which are vital for the butterfly to thrive.

Please ask the applicant to confirm in writing that as well as the wildflower seed mix, Kidney vetch will be planted on site and low nutrient subsoil, rather than topsoil, used. The gabion basket option is also strongly preferred to the close-boarded timber fence alternative because it is a more durable solution which also provides more niches for invertebrates. Text should also be added saying that site clearance and construction works will be undertaken under the supervision of an ecological consultant to take account of the possible presence of legally protected and priority species. Subject these minor changes a compliance condition should be applied on a revised block plan.

Further information submitted 22.6.19-

1. Due to seasonal constraints works have started in advance of the Outline approval on which you originally commented.
2. Works are almost complete with the planting of the Kidney Vetch taking place in May 2019.
3. The gabion basket option was used as per the photos.
4. All works were overseen and/or carried out by the ecologist.
5. New Kidney Vetch plugs along with existing plants on site were planted in a low nutrient subsoil to the specification of our ecologist.

Pending this, it is confirmed that this is now satisfactory.

Further comments received:

The key ecological requirement is the provision of an area of living roof with an area of at least 1,400 m² as recommended in the Preliminary Ecological Appraisal survey report dated March 2018, which is specifically designed for the small blue butterfly to be sown with kidney vetch and with sculpted south-facing mounding of a suitable substrate with a minimum substrate depth of at least 10 cm and details of the layout, area, construction, design (to include seeding or planting) and maintenance of the living roof(s) to be secured by a planning condition. This is essential to implement the ecological mitigation strategy for this site and meet the legislative requirements of the Natural Environment and Rural Communities Act.

On the illustrative masterplan the area marked as number 15 as an energy centre has now been used as the receptor site for turbines moved as part of the ecological mitigation strategy and so this area should not be developed for an energy centre.

BCC Air Quality Officer

The main outstanding concern with the proposed outline planning related to potential emissions from possible on-site energy plant emissions. From an air quality perspective it is very welcome to see the applicant is proposing to use ground source heat pumps. If this is the strategy approved and adopted

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then I do not have any outstanding air quality related concerns associated with this proposed development.

BCC Contaminated Land Officer

The reserved matters application has been reviewed, we have no objection to the proposals but do remind the applicants there are outstanding conditions on the outline application in relation to land contamination, condition 20 must be dealt with prior to commencement.

BCC Pollution Control

Pollution Control confirm that they are happy with the information submitted with regards to Condition 29: Noise Insulation.

With regards to Condition 30: Lighting Plan (Attached to the Outline Planning Permission). The plans submitted are the same as those I looked at back in April (email attached) and my comments would be the same (see below)

I have some concerns regarding the potential light levels at properties in Cromford Close facing onto William Jessop Way. I would really need to see information to show that the Vertical Illuminance in Lux on to any windows of these properties is below the Obtrusive Light Limitations for Exterior Lighting Installations in table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01:2011. After 11 pm the Vertical Illuminance in Lux will need to be 2 lux or below . The lux levels shown on the plans, I assume horizontal lux levels at ground level are at or above 10 lux at some properties.

BCC Archaeologist

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

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

We commented on the outline application as follows:

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

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

RELEVANT POLICIES

National Planning Policy Framework – February 2019

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocation and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2015 and the Hengrove and Whitchurch Neighbourhood Development Plan 2019.

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Hengrove and Whitchurch Neighbourhood Plan 2017-230 (Made by Bristol City Council on 19th March 2019).

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

EQUALITIES

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

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

- (a) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) foster good relationships between persons who share a relevant characteristic and those who do not share it.

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

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

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

KEY ISSUES

Outline planning permission for the development of this site for up to 350 residential dwellings (Class C3) was granted on 5th September 2018 (Planning Permission Reference 18/02055/P). The principle of this site being developed for housing is therefore confirmed and cannot be revisited. There are though a number of key issues that arise out of the reserved matters submission that are addressed here.

A) IS THE LAYOUT AND DESIGN OF THE OPEN SPACE ACCEPTABLE IN RESPECT OF THE IMPACT ON THE ECOLOGY?

As set out above, the strategic green infrastructure that was included in the outline for approval did not include the games court but incorporated a wide corridor around the northern and eastern boundary of the site plus a central band of open space. There is not scope to review this accordingly.

However given that the loss of the games court and the ecological value of the area have been the key reason for objecting to this application and the now adopted Hengrove and Whitchurch

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Neighbourhood Plan contains a policy relevant to this area, it is considered appropriate to repeat the assessment of this issue.

Similar concerns about the tennis court were expressed in the context of the outline application. At that time the development considerations listed in the Site Allocation document were taken into account in that if it were not practical to keep the games court then a programme of mitigation would be possible to include the creation of the habitat on the court within the wildlife corridor between Valley Walk and Hawkfield Meadow and/or the provision of biodiverse green/brown roofs.

The layout of the strategic open space was influenced by the main flow of drainage across the site, it also provided open space within easy access to all residents and the desire to focus views on the Suspension Bridge. Notably it also provides a corridor to Hawkfield Meadow.

Ecological survey work and proposals for mitigation, within an Ecological Mitigation and Enhancement Strategy, were included with that application to include bird and bat boxes and a species mix to incorporate native varieties with flowering and fruiting.

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

It was essential that a suitable habitat for this butterfly be provided ahead of any works that affected its existing habitat. The principles of what this work needed to involve was included in the enhancement strategy and conditions required the strategy to be adhered to and details of phasing of the work.

The Hengrove and Whitchurch Neighbourhood Plan, (HWNP), was adopted 19th March 2019. This includes policy HWP6- Sites of Local Wildlife Interest;

‘Areas shown on the Proposals Map (Figure 11) and listed below have important local significance for the ecological and biodiversity strength of the neighbourhood area. Development of these areas should be avoided, and where development will impact on them, protection of the feature and mitigation measures will be required. The following are designated Sites of Local Wildlife Interest:

Tennis Courts Hartcliffe Campus Site, Brislington Brook, south of Airport road Pigeonhouse Stream’

This is arguably more protective of these areas but does allow for mitigation if development impacts on them.

However the outline application was submitted prior to the submission of the neighbourhood plan to Bristol City Council for independent examination and the application was determined by committee while the neighbourhood plan was being considered by the independent examiner so while it had some weight at that time, the approved sites allocation document was the primary document against which the application was determined. This was explicitly referred to in the committee report.

As per the description of current development, the land to the north of the Bridge Campus has been used to provide this habitat and sufficient detail has been given for it to be considered acceptable by the Nature Conservation Officer. It is recognised that this work has taken place ahead of the consideration of this application so permission is being sought retrospectively however the planting of the appropriate vegetation and translocation of the butterfly larvae is subject to seasonal constraints and it is known the developer wishes to be on site in the autumn.

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As the works are deemed acceptable there is no wish to object to the fact that retrospective consent is being sought.

It is recognised that there will be a need for long term management of this area.

In conclusion, while it is recognised that the impact on the games court and its value remains of concern, given the extant outline consent there can be no grounds to revisit this issue and similar conditions are recommended, as appropriate and relevant, to the completion and management of mitigation works and in particular the long term management of the open space from an ecological perspective.

B) IS THE PROPOSED HARD AND SOFT LANDSCAPING ACCEPTABLE?

As landscaping was a Reserved Matters, a detailed planting scheme has been submitted for all open spaces, i.e. the strategic open spaces and those smaller areas that are incidental to the proposed housing. There is also a detailed street tree plan, though there is a question whether this fully reflects the number of trees shown on the tree principle planting plan included at the outline stage and included in the Design Codes for the streets. Further clarification is sought on this.

Due to potential conflict of some street trees with the proposed street lighting scheme for the site, a change in the species to ones with a lighter canopy is recommended and a revised scheme is to be submitted.

The street lighting is shown as having a negligible impact on the corridor of open space to the north of the site, which is an important safeguard for nocturnal wildlife.

Otherwise the hard and soft landscaping proposals are considered to be acceptable, pending the submission of samples of hard landscaping materials for approval.

A phasing plan for these works will be required by condition

In accordance with the condition attached to the outline application a fully accessible path is indicated throughout the open space but there remains a need to have further detail of this, to include gradient. The condition that requires a public access plan is repeated as it is important that this is secured in an appropriate manner.

Details are not yet included of the informal play provision that is proposed in the Pollinator Park and this will be required by condition.

C) IS THE PROPOSED DRAINAGE STRATEGY OF THE SITE ACCEPTABLE?

The outline application was accompanied by a drainage concept scheme designed along Sustainable Urban Drainage principles incorporating a mix of swales and a pond within the strategic open spaces.

Further information has been supplied with this Reserved Matters application to show details of these features but also where other features such as permeable paving are proposed. Calculations of their capacity, drainage rates with regard to different rainfall events have been provided and maintenance regimes.

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The drainage officer advises that this is acceptable in principle but has requested some additional calculations based on different rainfall events and some further details of features. At the time of writing these had not been received though it is understood that they will be made available.

The issues about discharge into Pigeonhouse Stream raised in comments received are noted however the SUDS approach proposed will improve the water quality of surface water runoff before it discharges into the stream, which is preferable to discharging into the existing sewer system. It is recommended that the ponds are constructed first to take the construction runoff and this will ensure the water is clean before discharging into the watercourse.

D) IS THE DEVELOPMENT ACCEPTABLE FROM A HIGHWAY SAFETY PERSPECTIVE?

Access was included for consideration at the outline stage and a number of off-site highway works that would be required in connection with the development were agreed and conditioned at that time.

There are no changes to these works that need to be reconsidered but there is a recognised need for a legal agreement under Section 278 of the Highways Act and subsequent detailed design work, to include materials, all to be approved by the city engineer. To this end discussions are currently underway.

With regard to the layout of the internal roads, the intention is that these will all be adopted, aside from the allocated parking bays, and discussions are also taking place with regard to this matter and entering into a Section 38 Agreement of the Highways Act.

The conditions attached to the outline consent that address both matters will however be repeated as these agreements are not yet completed.

The number of car parking spaces complies with maximum standards which is considered to be appropriate in this location, while measures have been secured to encourage and enable sustainable modes of transport, to include a Residential Travel Plan, Electrical Vehicle Charging Points and improvements to cycle routes serving the site, it is recognised that in this location away from the city centre many residents will be car owners.

There is a mix of allocated and non allocated spaces arranged in a manner that is commensurate with the requirements of the Design Codes in that the allocated spaces will be at right angles to the dwellings they serve with end on spaces on the opposite side of the road. This arrangement will mitigate against unauthorised parking on footways or on the highway that can cause obstruction to all road users to the detriment of highway safety.

Refuse stores, either individual or communal, are of sufficient size and in locations to comply with guidance from Bristol Waste.

Cycle parking is of a quantum to be acceptable where it is either for single dwellings or communal for the apartments where it is weather tight and secure.

Conditions are recommended that will require the provision of approved measures.

E) IS THE DESIGN OF THE HOUSING ACCEPTABLE, WILL IT PROVIDE A SATISFACTORY RESIDENTIAL ENVIRONMENT?

The housing is a contemporary design and is of a height that is compliant with the approved parameter plans, which were adopted to ensure a development of a satisfactory density.

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It is similar to that shown indicatively in the Design Codes and pending large scale details and samples it is considered acceptable. Some changes to boundary treatments have been requested as part of the landscape comments but most are acceptable. Satisfactory amenity areas are provided for houses and there are communal landscaped areas serving the flats.

Information has been submitted to demonstrate that the proposed accommodation complies mostly with the Nationally Described Space Standards aside from a small shortfall with regard to some of the three and four bed units. This is not considered to be of sufficient significance to merit objection.

The layout plan shows 2% wheelchair accessible units in accordance with the condition attached to the outline.

Also in accordance with the outline, a scheme of noise insulation measures has been included for those properties that face main roads, based on the previously approved Noise Assessment, this is considered acceptable and will be required by condition.

Further information has been requested on the submitted street lighting scheme to show that guidelines for obtrusive lighting with regard to residential properties are met. It is understood that baffles will be used to achieve this.

The Crime Reduction Officer has commented on the levels of crime in the area and ASB with off-road bike riding causing nuisance. It is recommended that the developer apply for Secure by Design. The developer has stated their intention to comply with Part Q of the building regulations, which relates to security measures to windows and doors, it is advised that additional security measures may be required which go beyond the buildings.

F) ARE THERE ANY IMPLICATIONS FOR THE AMENITY OF NEIGHBOURS?

At the outline stage it was noted that it would not be possible to fully assess this until the Reserved Matters stage. From the information now available the houses facing the nearest existing housing on William Jessop Way are two and two and a half storeys in height, they are set back from the road and the intervening distance is similar to that within the existing development itself and it is not considered there is a need for any more detailed information and the situation is acceptable.

G) IS THE TYPE AND TENURE OF THE HOUSING ACCEPTABLE?

The mix of housing types was included in the parameter plans included with the outline and considered at that stage. This along with the building heights secures a satisfactory density and was informed by viability appraisal.

The Section 106 Agreement secured a policy compliant 30% of Affordable Housing – 77% social rent and 23% intermediate – details to be agreed.

The layout plan with the application showing the affordable units has been discussed and agreed with the Strategic Housing Team.

H) IS THE SUSTAINABILITY PROFILE OF THE PROPOSAL, TO INCLUDE THE ENERGY STRATEGY ACCEPTABLE?

In the context of the outline planning application, a combined heat power plant was considered and an area of land on the eastern side of William Jessop Way, to the north of Bridge Campus, was shown. A

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condition was attached to the outline consent that required full details of the energy strategy, so allowing for a change to this approach should it be desired.

The Energy and Sustainability Statement included with the current application sets out a commitment to greater thermal efficiency beyond the requirements set out in the building regulations, an overheating analysis is included, as required by condition attached to the outline, and there is a revised approach to energy provision in the form of Ground Source Heat Pumps.

The reasons for this change in approach are referred to in the statement and include cost of a CHP, specialist maintenance requirements, customers being tied into single energy suppliers and that viability of this approach relies on consistent sales of heat.

Details of the Ground Source Heat Pumps are provided. This approach is considered to be consistent with the energy hierarchy as set out in BCS14 and is acceptable.

The provisions of the submitted statement will be required by condition.

However BCS14 also requires a 20% saving of CO2 emissions above baseline from renewables and this is not included. In other similar circumstances this has been achieved by the installation of PV panels.

A condition will be recommended to secure details of renewable energy technology within the scheme to secure the 20% saving.

The statement also covers matters such as refuse collection, provenance of materials and water conservation.

A Broadband Statement setting out the intention to take a fibre connection to each property is included. This will be conditioned.

CONDITIONS

An update on the recommended list of conditions that would be added in the event that Members are minded to grant permission for this application, will be provided at the Committee Meeting.

CONCLUSION

The principle of this site being developed for housing has been established by virtue of the outline planning permission (Planning Permission Reference 18/02055/P).

The key issues relevant to the determination of this reserved matters application all point to a proposals that can be supported.

The design of the proposal is considered to be acceptable and complies with relevant design codes. The hard and soft landscaping is acceptable.

IS THE DEVELOPMENT CIL LIABLE?

The CIL liability for this development is £2,008,293.75.

RECOMMENDED Approve details of Reserved Matters

Supporting Documents

1. Hartcliffe Campus, Hawkfield Road, Bristol, BS13 0RL

1. Building heights
2. Layout
3. Street elevations



Street Elevation A



Street Elevation B



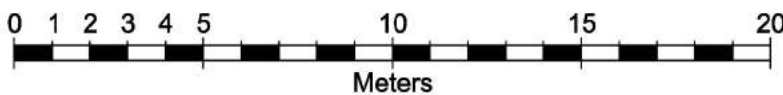
Street Elevation C



Street Elevation D



Street Elevation E



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Rev. Date Description

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