

SITE ADDRESS: Land At Charlton Road And West Way Bristol South Gloucestershire

APPLICATION NO: 19/05823/K Other Consultations

DETERMINATION DEADLINE: 23 December 2019

Amendments to the existing highway and highway junction at Charlton Road and West Way.

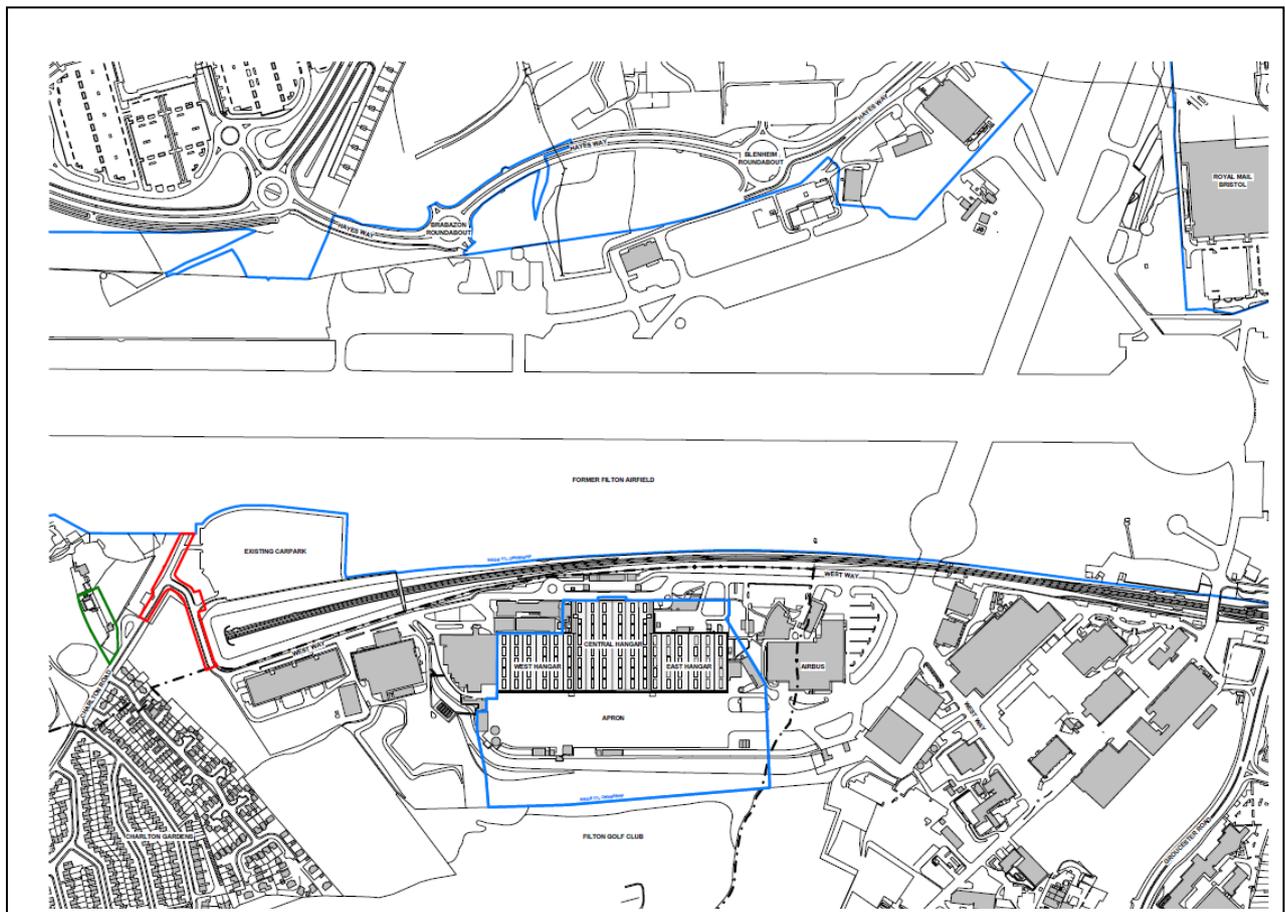
RECOMMENDATION: No Objection

AGENT: South Gloucestershire Council
Environment And Community
Services
PO Box 2081
Bristol
BS35 9BP

Planning Application No P19/16740/F

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

LOCATION PLAN:



Development Control Committee A – 4 March 2020**Application No. 19/05823/K : Land At Charlton Road And West Way Bristol South Gloucestershire**

Recommendation for Bristol City Council's response to request for comment on an application submitted to South Gloucestershire District Council at land at Charlton Road and West Way, Bristol, South Gloucestershire for amendments to the existing highway junction at Charlton Road and West Way (LPA REF P19/16740/F)

Reason for referral

1.1 The application forms one of four applications submitted to redevelop an area of land to provide a new arena complex, as follows:

- Hybrid outline application for the change of use, refurbishment and external alterations to the Brabazon Hangar building together with associated demolition and alterations, and car parking (submitted to Bristol City Council) (Application A);
- Amendments to the existing highway and highway junction at Charlton Road and West Way (submitted to South Gloucestershire District Council) (Application B);
- Application for temporary planning permission for up to 2,000 vehicles along with car and taxi drop off areas, bus stopping areas on the eastern end of the former Filton Airfield and associated uses (submitted to South Gloucestershire District Council) (Application C – this application);
- Application for the construction of a new pedestrian bridge linking the former Filton Airfield and the Brabazon Hangar site over the Henbury Loop railway line, including earthworks and associated development (submitted to Bristol City Council and South Gloucestershire District Council) (Application D).

1.2 The area to be redeveloped as a whole falls within the administrative boundaries of Bristol City Council (BCC) and South Gloucestershire District Council (SGC): this application falls entirely within SGC's administrative boundary and BCC is invited to comment on the application as a neighbouring authority.

1.3 The response to this application is brought to committee due to its linkage with major application reference 19/05500/P for the arena complex proposal and its associated impacts, the scale of development proposed and the level of public interest shown in the scheme. There has been no member referral.

1. Details of Application

The proposed description of development is as follows:

Amendments to the existing highway and highway junction at Charlton Road and West Way.

The application red line covers a small area of land around the junction of Charlton Road and West Way and abuts the western edge of the red line for Application A (main arena, LPA Ref. 19/05500/P). The West Way access is controlled and is currently used by Airbus who have a right of access to their complex, and YTL approved visitors to the hangars. Charlton Road provides access to a number of residential properties. YTL has recently constructed a piece of additional highway to the north of the junction which will form part of the future north-south route running through the former Filton airfield development site to connect with the San Andreas roundabout at Cribbs Causeway.

The amendments to this junction will enable access to Application Site A from the north only in order to enable servicing and access for blue badge holders, an element of staff parking, disabled users and VIP visitors. The current use for Airbus staff / deliveries to access its complex from the south (Charlton Road) will be retained. The bus gate on Charlton Road at the West Way junction, and as shown in the outline masterplan for the airfield, will only allow public transport to travel between Charlton Road in the south and the airfield in the north. Another bus gate at San Andreas roundabout at the northern end of the north-south link will also allow access by selected Arena servicing HGVs and larger exceptional loads in addition to public transport. An appropriate management regime is being devised between YTL and South Gloucestershire Council.

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- 1.4 As above, the four applications form the delivery of the arena complex (the Project), which cumulatively, are supported by an Environmental Statement (ES). Further details and a summary of this document are set out in the committee report for Application A (main arena).
- 1.5 The timely delivery of the outline permission is a key priority for South Gloucestershire District Council and it is important that the wider plans for the arena, including the current application for temporary car parking, do not jeopardise the development of the former Filton Airfield site. Any necessary mitigation and/ or contributions should be secured by condition or a S106 planning agreement.
- 1.6 A S106 agreement will be required to ensure that there is an appropriate linkage between the four applications: BCC application ref. 19/05500/P, SGC application refs. P19/16741/F and P19/16740/F, and a cross boundary application for a pedestrian bridge, BCC Ref 19/05514/F and SGC Ref. P19/16742/F).
- 1.7 The wider arena project, including the application for works to Charlton Road and West Way, has the potential to generate substantial traffic impacts and BCC have encouraged the applicant to secure a package of sustainable transport measures that will make public transport, park and ride, walking, and cycling the easiest way to access the development. These should be secured by a S106 planning agreement, details of which are set out in the committee report for the arena complex (LPA Ref. 19/05500/P).

2. Recommendation

- 1.8 The proposed works to West Way and Charlton Road form an integral part of the transport strategy for the arena which is assessed under Key Issue G of the committee report for application 19/05500/P and the addendum to that report. It considers the transport measures proposed to support the arena proposal and its impacts and required mitigation. Based on the range of transport measures proposed and its role within the overall package to enable access to the proposed arena complex, it is recommended that BCC submits a response to SGC confirming no objection to this application, subject to satisfactory resolution of transport matters, as set out in committee report 19/05500/P and the addendum to that report.