

Amendment Sheet
1 September 2021

Item 1: - Romney House Romney Avenue Bristol BS7 9TB

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	<p>Comments from South Gloucestershire:</p> <p>“Summary of comments and recommendation</p> <p>Affordable Housing is sought in line with National Planning Policy Guidance: Planning Obligations and other requirements under Policy CS18 of the Council’s adopted Core Strategy Development Plan Document.</p> <p>No Objection subject the affordable housing is provided in line with the following:</p> <ul style="list-style-type: none">- Plots 134 & 135 are provided as Affordable Housing on land within South Gloucestershire boundary- 2 x 3 bed 5 person 2 storey dwellings @ 93m2 for Social rent tenure- Plots 134 & 135 must be delivered in accordance with the Grampian condition attached to PK18/0989/O which requires affordable housing to be delivered as per the draft s106 agreement attached to PK18/0989/O. Housing Enabling welcome the opportunity to update or make any relevant changes to the draft s106 agreement in case there have been any material changes since it was drafted.- If a new legal agreement is to be drawn up South Gloucestershire council must be subject to the drafting of that agreement. <p>As previously advised and set out in the draft S106 agreement the affordable homes must be delivered in line with the following:</p> <ol style="list-style-type: none">1. Are ring-fenced for South Gloucestershire householders only2. Allocation of those for properties to be administered by South Gloucestershire Council’s Home Choice team and in line with the council’s home choice policy.”

Item 2: - 1 Milsom Street Bristol BS5 0SS

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	<p>Following a last minute withdrawal of application 21/02373/H, updates to the Committee Report relating to application 21/02372/H will be provided ASAP. An update on the Committee report and explanatory note will be provided on the morning of 1 September prior to the site visit of 1 Milsom Street.</p>

Item 3: - Land At Home Gardens Redland Hill Bristol BS6 6UR

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48	<p>The following advice was missed off the Committee Report and should be added:</p> <p>Restriction of parking permits – existing controlled parking zone/residents parking scheme</p> <p>Note that in deciding to grant permission, the Committee/Planning Service Director also decided to recommend to the Council's Executive in its capacity as Traffic Authority in the administration of the existing Controlled Parking Zone of which the development forms part, that the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.</p>

Item 4: - Land At Access 18 Access 18 Bristol BS11 8HT

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	<p>Following the completion of the report further comments have been received from the Environment Agency, specifically regarding the ASEA Ecology Mitigation and Flood Defence Project, as follows:</p> <p>'We have been working in partnership with BCC and SGC to deliver the ASEA Ecology Mitigation and Flood Defence Project. This £80m scheme provides 17km of flood defences to reduce flood risk to 2,500 homes and businesses as well as providing an appropriate standard of protection to facilitate new commercial development in the enterprise area. It provides improved protection against sea level rise and the predicted impacts of climate change. It is at an advanced stage with funding and consents secured, therefore confidence can be placed on its delivery. The application site benefits from the ASEA project.</p> <p>The Access 18 proposal is supported by an appropriate Flood Risk Assessment (FRA). It incorporates flood risk mitigation which will ensure it is safe when taking into account the predicted impacts of climate change over the lifetime of the development and any residual flood risk (e.g. breach or overtopping of defences). This includes raised finished floor levels and other flood resilience/resistance measures. We are satisfied the proposal will not increase flood risk elsewhere and note that the LLFA have raised no objection in respect of surface water drainage. As a result the proposal is fully compliant in respect of national planning policy and associated guidance in respect of flood risk. On this basis, the Environment Agency has no objections to the proposal.</p> <p>It is important to note the predominant flood risk to the site is tidal, which falls within the Agency's remit.'</p> <p>These comments support the recommendation in the main report, and no changes are proposed.</p>