

WARD: Bishopston & Ashley Down

SITE ADDRESS: The Memorial Stadium Filton Avenue Bristol BS7 0AG

APPLICATION NO: 23/03826/F Full Planning

DETERMINATION DEADLINE: 5 January 2024

**Replacement of the current South and South West Stands with a new improved facility to increase the number of seats within the Memorial Stadium, and new toilet facilities and concession stalls.**

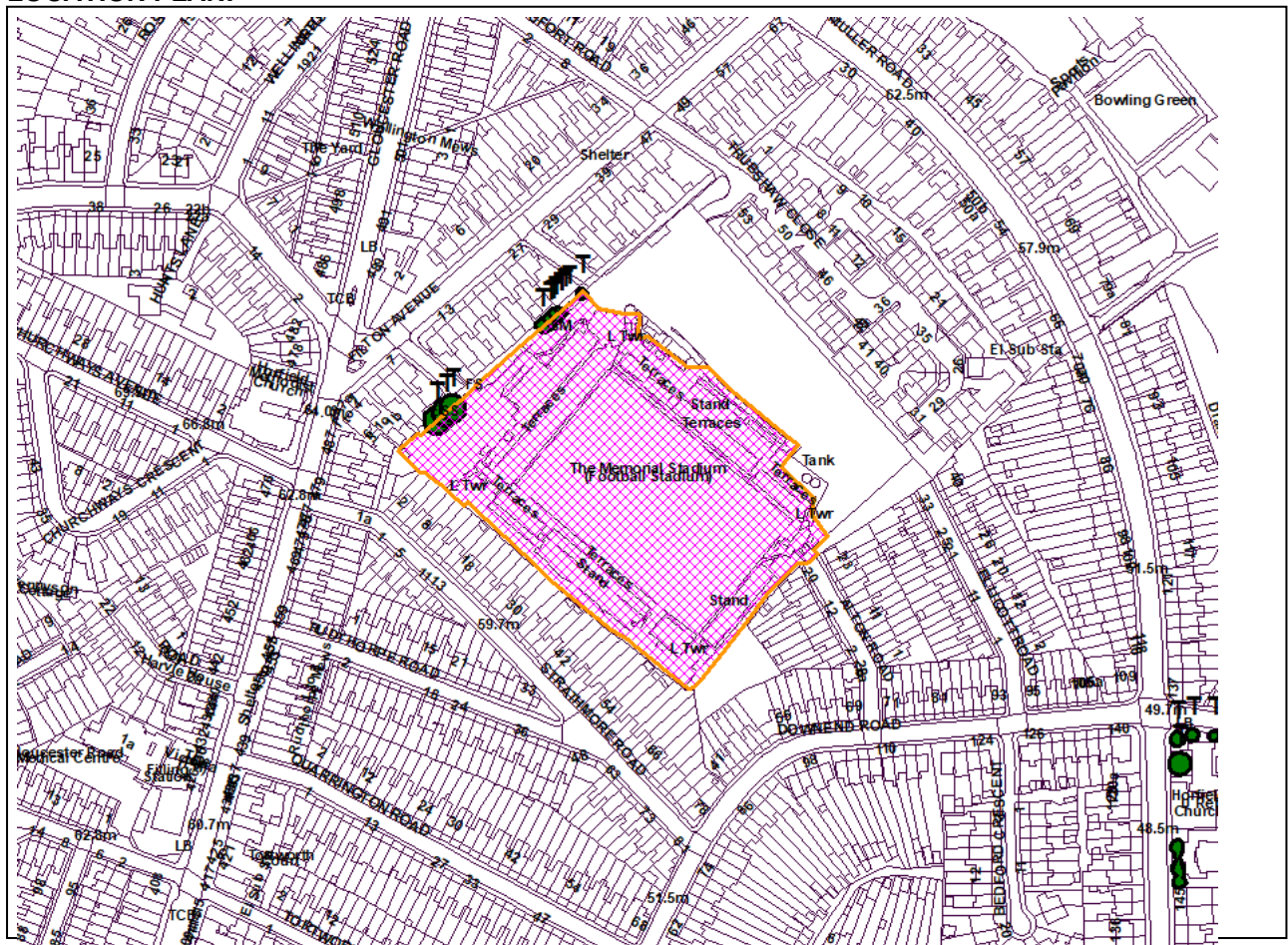
RECOMMENDATION: Subject to Tree Replacement or Contributions: Approve with Conditions

AGENT: BNP Paribas Real Estate  
Portwall Place  
Portwall Lane  
Redcliff  
Bristol  
BS1 6NA

APPLICANT: Bristol Rovers  
The Memorial Stadium Filton  
Avenue  
Horfield  
Bristol  
BS7 0BF

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

**LOCATION PLAN:**



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## RELEVANT POLICIES

National Planning Policy Framework – July 2021 Bristol Local Plan comprising of Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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

The application is brought Committee due to the number of objections received; To date a total of 169 objections received and 397 letters of support. Previous withdrawn application (23/01441/F) called in by Ward Councillor.

The objections will be covered later in the report however please note that work has commenced and has advanced on the proposal. Any unlawful development may be subject to enforcement action and follows a different process to the evaluation of this application. This should not affect the decision-making process as the proposed scheme is being considered on its own merits.

## BACKGROUND

The Memorial Stadium at Filton Avenue, Horfield, is the home of Bristol Rovers FC. The Stadium currently provides a capacity for 9347 spectators. The site is surrounded on all sides by residential properties.

The Memorial Stadium site is close to the junction of Filton Avenue and Muller Road in Horfield. It has an area of 3.3 hectares.

The edge of the site (at Strathmore Road) is approximately 325m from the edge of the Gloucester Road Town Centre.

The site is designated as being within Flood Zone 1 where there is low probability of flooding.

The site is not within a conservation area and is not designated as a site of special scientific interest (SSSI). There are trees in the northern part of the site which are the subject of a tree preservation order.

The gates to the site which are located at one of the access points to the site from Filton Avenue are Grade II listed.

## PROPOSAL

Replacement of the current South and South West Stands with a new improved facility to increase the number of seats within the Memorial Stadium, and new toilet facilities and concession stalls.

The capacity licensed capacity of the ground is currently 9,347. Prior to the approval of 18/05247/F the licensed capacity was 12,276 and after approval of that application the licensed capacity reduced to 11,818.

In September 2022 the licenced capacity reduced further to 10,787 due to a review of the capacity of the terraces, the exclusion of the pitchside walkway from the capacity calculations.

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The licensed capacity of the new stand will be 3,414 seats with the provision of 10no. new wheelchair specific positions and companion chairs to the front of the new South Stand.

The construction of the new stand will result in the closure of the far southern end of the East terrace due to obscured views, meaning that, on completion the licensed capacity of the ground will be 12,534. As such the licensed capacity will only be 285 higher than that which existed in 2018.

## HISTORY

23/01441/F Replacement of the current South and South West Stands with a new improved facility to increase the number of seats within the Memorial Stadium. Withdrawn.

18/05247/F Retrospective planning application for the erection of two spectator stands (one new and one replacement). GRANTED subject to condition(s) November 2018

12/02090/F Redevelopment of the site comprising the demolition of the stadium and all related structures, and erection of a foodstore with under-croft car parking, 65 residential units (houses and apartments) and community/commercial floorspace. Associated works comprising hard and soft landscaping, enlargement of vehicular access to Filton Avenue and the creation of a mini-roundabout on Filton Avenue, involving the demolition of nos. 29 and 31 Filton Avenue, and improvements to road junctions at Filton Avenue/Gloucester Road and Filton Avenue/Muller Road. (Major application). GRANTED subject to condition(s) June 2023

08/00061/F Amendments to regeneration of existing stadium to provide a new 18,000 seated (18,500 Capacity) stadium and ancillary accommodation, hotel (84 rooms), 99 student flats (546 rooms), restaurant, convenience store, offices, associated car, coach and cycle parking, landscaping and associated works. GRANTED subject to condition(s) November 2008

## PRE-APPLICATION CONSULTATION

A Statement of Community Involvement has been submitted.

The Club recognises that consultation with the local community should have taken place sooner. Notwithstanding, a number of actions have been taken to seek to address that situation and to ensure that a regular programme of community involvement is set up moving forward.

The activities undertaken can be summarised as follows:

### 1st public meeting

A public meeting for local residents was held by the club on 15 June 2023. Invites were hand delivered to residents in the streets immediately surrounding the Stadium. The session was used to brief residents on the South Stand application and included a Question-and-Answer session.

### 2nd public meeting

A second public meeting for residents was held by the club on 21 September 2023. Invites (a copy of which is provided at Appendix 1) were hand delivered to residents in the streets immediately surrounding the Stadium, including on: Alton Road, Strathmore Road (the houses that back on to the Stadium), Downend Road (the houses that back onto the Stadium), Filton Avenue (the houses that back onto the Stadium).

- The event was attended by representatives from the club, including Tom Gorringe, CEO, as well as the Planning Consultant and Transport Consultant.

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- A presentation was given, explaining the design of the scheme and summarising the output of key technical reports on transport, noise impact, daylight & sunlight, ecology & trees and sustainability.
- A Question-and-Answer session then followed with all attendees given the opportunity to ask questions of the Club representatives and its advisors.
- Follow up discussions have continued with specific residents

Future Community Engagement is discussed further in the report in Paragraph K.

**RESPONSE TO PUBLICITY AND CONSULTATION**

Neighbouring properties have been consulted and letters of objection has been received with the following planning issues:

Neighbour amenity – Overshadowing and loss of light to neighbouring properties.

Increased noise impact on properties adjacent to the site.

Impact on Air pollution.

Increased risk of anti-social behavior and litter

Highway - Increase in traffic,

Parking issues.

Lack of sustainable transport planning

Suggestion of Matchday buses.

Design – Excessive height, design and colour out of keeping with streetscene.

Poor engagement with the local community

Structure being built without Planning Permission.

Impact on Ecology and Loss of Trees.

Concerns with ground reports are out of date.

The area of natural habitat is next to the stadium is landlocked; suggestion to open it the local community to improve its management and maintenance.

Loss of views

Documents missing regarding neighbour site lines.

Impact on property values.

Heritage and Conservations

No objections

Transport Development Management (TDM)

No objections subject to conditions and a Unilateral Undertaking for Highway contributions.

Contaminated Land

No objections subject to conditions.

Sustainable Cities

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Suggestions made for improvements; however, agree that proposal is policy compliant.  
No objections subject to conditions.

Environmental Protection  
No Objections subject to conditions.

Air pollution  
No objections

Tree Officer  
No objections subject to MOU will cover financial contributions or a Replacement Tree Planting Plan on site to be agreed as part of the determination of this application.  
In accordance with the Bristol City Council tree replacement calculation which is still be agreed.

Crime Prevention Officer  
No comments received.

Nature Conservation  
No objections subject to conditions.

Flood Risk Manager  
No objections subject to condition.

Building Bristol  
No objections subject to condition.

Ward Members  
No response received consultation period expired.

**KEY ISSUES**

**A. IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?**

The proposal is to provide a new stand at an existing and established Bristol sports venue. It will enable the removal of two dilapidated temporary stands and their replacement with a modern purpose designed structure that will enhance the spectator experience. The scheme will allow for the continued adaption and modernisation of the Memorial Stadium as an important community facility consistent with principles of policies BCS12, DM5 and paragraph 93 of the NPPF

That said, there is no specific policy directly relevant to the proposed development. However, given that the proposed new stand seeks to develop and modernize the existing sports stadium (a community facility), it is apparent that, as a matter of principle, such development is and should be acceptable.

**B. IS THE DESIGN OF THE PROPOSED DEVELOPMENT ACCEPTABLE?**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight."

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[48]. This is applicable here because there is harm to the listed building and conservation area caused by the proposals as set out below.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, Para.133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Finally, Para 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy BCS21 states that new development should be of high quality and should contribute positively to an area's character and identity.

Policy DM27 sets out that the layout and form of new development should contribute to the creation of quality urban design. The height, scale and massing of development should be appropriate to the immediate context.

The wider area around the stadium is predominantly residential with houses located in semi-detached or terraced form.

The design of the stands reflect those of the existing East and West stands, will be more visually appealing than the former temporary stands.

The new stand will have a traditional and permanent football ground aesthetic, thus moving away from the use of temporary demountable structures in this area of the stadium. The new facility will have significantly improved comfort, sightlines and wheelchair provision and provide more seamless access/egress arrangements, thus providing more flexibility in instances where the structure is to be split between home and away spectators.

The new stand is located some 155m from the listed gate piers and gates, with a number of existing structures intervening, including the clubhouse and Thatchers End stand. It is considered that the proposed development has no adverse impact on the on those elements which contribute to the special architectural or historic interest, including the settings of the listed structure.

The proposal is not considered to be harmful to the setting of the listed gates given it being part of the stadium. Heritage and Conservation have not objected.

The proposed scale mass and design is considered inkeeping with the character and appearance of the existing stadium. The proposal is considered an improvement over the previous stand and will provide a positive contribution to the existing stadium. However, given the size of the scale of the proposed stand it will be more prominent in the streetscene than the South West and West Stand it replaces. This would be particularly apparent from Alton Road and Parts of Strathmoore Road however the scale is no greater than the now expired re-development permission (12/02090/F). However, in terms of scale it is considered in keeping with the existing stadium. The proposed design is considered acceptable and not considered detrimental to the character of the wider streetscene.

The proposed use of steel in a blue colour on the stand is considered in keeping with the existing stadium and not considered detrimental to wider area.

In summary, the proposed development is considered to be acceptable in terms of design.

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Policy BCS21 states that new development should safeguard the amenity of existing development.

Policy DM29 states that new development should ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

While it is recognised that the new stand will be taller than the temporary stands which it replaces, the new stand will equally be seen in the context of the existing sports stadium and individual stands therein.

The new stand will have no rear windows meaning there can be no loss of privacy to the residences on Alton Road. Furthermore, Alton Road will not be used for access, meaning there is no additional utilisation of the road compared to the current position.

Objections have been raised regarding loss of views from neighbouring properties however loss of views over other people's land is not a material planning consideration.

Concerns were raised regarding missing documents relating to views however two plans referenced by the neighbour: S10581-PP-3 and S10581-PP-4, were submitted and are on the online planning register.

**Impact on Sunlight to gardens/Overshadowing**

The British Research Establishment Guidelines suggest that Sun Hours on Ground assessments should be undertaken on the Equinox (21st March and 21st September). Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

It is recommended that at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21st March or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).

Following a review of the site, the gardens of the Alton Street Properties are located to the South East of the development site, and the gardens of Strathmoore Road Properties are located to South West therefore the Proposed Development will not have a material effect on the sunlight received and no neighbouring garden will see a reduction in sunlight outside of BRE guidelines.

**Daylight and Sunlight Assessment to windows**

Vertical Sky Component – The VSC method of assessment is defined in the BRE Guidelines as the: "Ratio of that part of illuminance at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky"

**No Sky Line**

The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. The 'working plane' is a horizontal plane 0.85m above finished floor level for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room may be poor and supplementary electric lighting may be required.

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A technical Daylight and Sunlight assessment for the following adjacent residential properties has been undertaken;

- 18 Alton Road
- 20 Alton Road
- 23 Alton Road
- 25 Alton Road
- 48 Strathmore Road
- 50 Strathmore Road
- 52 Strathmore Road

The following adjacent properties experience no perceptible change in their daylight and sunlight amenity and will not be considered further;

- 18 Alton Road
- 48 Strathmore Road
- 50 Strathmore Road
- 52 Strathmore Road

Adjacent Properties that experience alterations outside of the BRE Guidelines are as followed;

20 Alton Road This residential property is located directly to the south of the site and given the topography of the area, is located below The Site, this makes it more sensitive to massing changes on The Site. Of the 10 windows assessed for Daylight, seven would remain BRE compliant for VSC. Two of the windows are located under an awning which means they have less than 1% VSC in the existing situation. This therefore results in a small actual change resulting in a large percentage change, In reality the reduction in daylight would be imperceptible to an occupant. The final window serves a bedroom on the first floor, and the reduction is only 23%, marginally above what is considered a perceptible change, this this therefore considered to be minor. It is also important to note that the BRE Guidelines consider daylight to bedrooms to be of a lower importance due to their primary use for sleeping. The property remains compliant for daylight distribution to the rooms (NSL) and for sunlight (APSH).

23 Alton Road Again this residential property is located directly to the south of the site and given the topography of the area, is located below The Site, this makes it more sensitive to massing changes on The Site. Of the nine windows assessed for VSC, eight would remain BRE Compliant. The final window serving a living room on the ground floor experiences a minor reduction in daylight of 24%, however the room this window serves, also has two further windows which are unaffected by the Proposed Development. The daylight within the room is therefore likely to be unaffected. The property remains compliant for daylight distribution to the rooms (NSL) and for sunlight (APSH).

25 Alton Road This residential property is located to the east of Alton Road and is currently adjacent to the undeveloped part of the Site. Of the six windows assessed for VSC, four would remain BRE Compliant. Two of the windows serving a living room on the ground floor experience minor reductions in daylight of 21% and 29%, however the room these window serves, also enjoy light from a further window which are unaffected by the Proposed Development. The daylight within the room is therefore likely to be unaffected.

A Daylight, Sunlight and Overshadowing Report has been prepared to assess the impact of these proposals on these matters. It provides a daylight and sunlight assessment for specific residential properties around the stadium. In relation to these it concludes:

“Due to The Site Topography, there are some minor reductions in daylight to a small number of windows in properties to the south of the site. The report consider the losses to be minor and therefore the level of effect is not considered to be material.”



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The proposal would extend along the top of Alton Road and would result in a level of enclosure give its mass and bulk. However, the proposed stand is not considered to result an unacceptable level of overbearing or loss of light that would be detrimental to living conditions of neighbouring residents due to its distance and orientation.

**NOISE IMPACT**

Policy DM35 seeks to prevent an unacceptable impact on environmental amenity or biodiversity by reason of noise. The first section of the policy concerns 'noise-generating development'. It goes on to confirm that "development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites."

The above policy is in line and supported by paragraph 185 of the NPPF. This confirms that planning decisions should "ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development." In relation to noise it confirms that development proposals should "mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life".

An independent Noise Impact Assessment has been carried out by Mach Acoustics to support the development proposals. The purpose of the assessment is to predict the change in level of noise from the new stand, and hence establish the likelihood of a noise disturbance for nearby residents.

The accompanying independent Noise Impact Assessment conclusion confirms that: "The results of the noise mapping show that the proposed changes to the stands will not result in any significant changes in noise level to the immediate residential properties. This is due to the solid metal cladding to the proposed stand that will provide additional acoustic screening.

The majority of dwellings to the south of the stadium are expected to benefit from a reduction in noise level from the proposed stand. This is because the increase in noise levels from the increased stand capacity will be minor (approximately 3-4dB overall) but that the acoustic benefits of the additional cladding/screening will negate any increase in noise and actually reduce noise levels at the properties. There will also be additional screening of noise from the rest of the stadium.

It is important to note, however, that the reflections from the cladding will increase noise levels to the north, predominantly on to the pitch, but also to the car park. A small number of properties adjacent to the car park (along Trubshaw Close) will experience a minor increase in noise levels of between 3-6dB.

Overall, it is seen that due to the cladding of the proposed stand, it will result in an overall improvement in noise levels to the surrounding area."

Noise impacts associated with construction can be controlled through a Construction Management Plan which has been conditioned.

Environmental Protection raised a query regarding the potential for supporters to bang on the back wall of a South Stand given its steel construction. The agent has responded with the following measures:

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1. If such instances did occur, the Club would look to address that through active stewarding. This action would be included in the match day brief to stewards working in the stand.
2. If such actions did persist it could be considered as anti-social behaviour, which would then be dealt with accordingly.
3. The Club also noted that more boisterous supporters are likely to occupy the terrace rather than the stand, meaning this issue wouldn't arise.
4. Mach confirmed that they did not directly assess the potential for banging on the back wall.
5. The seating will be set away from the back wall by between 0.5m - 1.5m (depending on the location in the stand) which will mean that the ability for fans to knock on the back wall would be diminished. The above measures suggested, and points raised are considered sufficient to address any concerns of additional noise impact from supporters banging on the stand.

Environmental protection has raised no concerns following the assessment of the submitted noise report.

The development proposals can be considered to adhere to Policy DM35 of the Bristol Local Plan and will actually deliver an overall improvement to noise levels in the surrounding area.

**D. WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

The applicants have submitted an updated Framework Travel Plan. At this time, only a Framework Travel Plan can be agreed, as there is no sufficient baseline information on which to base a Full Travel Plan.

It is not anticipated that the presence of a new stand will immediately increase regular attendance to a significant level, other than for larger events, which will need to be managed separately through Events Management Plans.

It is therefore agreed that a Framework Travel Plan will be adequate for this season, allowing the Club to gather evidence and create a bespoke, Full Travel Plan prior to the start of the next season. This gives an opportunity for the Club to undertake surveys and be fully informed of the needs of fans and residents, and put in place appropriate, proportional actions to minimise car use and maximise alternative travel options.

**ACCESS, HIGHWAY SAFETY AND TRAFFIC MANAGEMENT**

Policy BCS10 states that developments should be designed and located to ensure the provision of safe streets.

The existing vehicular access remains unchanged and is considered acceptable.

The Club have also committed to a payment or the Council to process a Traffic Regulation Order to allow the implementation of temporary localised road closures where necessary, where closures are marshalled and access granted to selected users (including residents and public transport). This would be administered and stewarded by the Club with no ongoing revenue commitment from the Council.

The applicants have agreed a £6310 financial contribution for the Council to implement TRO for matchday road closures, to enable the Council to create a Traffic Regulation Order to enable appropriate road closures associated with larger matches and events, to support the Events Management Plans to be put in place.

For larger events and larger matches over with over 10,000 attending the Club have indicated that a

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review of highway safety measures (temporary closures etc) associated with matchdays will be undertaken, along with relevant stakeholders.

As outlined above, it is not anticipated that there will be a significant immediate increase in movements instantly in association with general matches, as the stadium is generally not at its agreed capacity on general matchdays.

However, there is an increase in capacity that this will allow an increase in attendees, particularly to, for example, Cup Matches and other non-football events, such as any concerts. Any such larger events will have to be managed appropriately, through Event Management Planning.

The above measures are considered to improve highway safety and improvement of access over the existing arrangements even with the increase of capacity of the stadium.

**i) PARKING**

Policy DM23 states that parking must be safe, secure, accessible and usable.

The existing vehicular parking on site will remain unchanged.

The Framework Travel Plan includes an Action Plan, which includes undertaking surveys which will review current travel behaviour, and identify barriers to more active and sustainable modes of travel. It is anticipated that surveys will take place on a matchday with a reasonably high attendance rate (the first currently anticipated to be the BRFC / Cheltenham game in December 2023). Parking surveys will also be undertaken on the same days, as well as comparative non-matchday parking surveys. These details will be agreed with the Council prior to the surveys being undertaken, as outlined in the Action Plan.

The applicants have agreed a 25k financial contribution for the Council to design and implement a scheme of waiting restrictions to address inconsiderate and obstructive parking in local streets. This will be used to ensure that any obstructive parking can be addressed. These measures will be subject to future design and statutory consultation by the Council.

One of the main issues currently is local parking in the area on match days, the above measures should improve the situation.

**ii) SUSTAINABLE MODES OF TRANSPORT**

A full Travel Plan secured by condition will facilitate the club to install internal measures to support active and sustainable travel, including secure cycle and scooter parking, installation of travel information screens (which could include Real Time Information feeds). They will also improve travel planning website material, and regular Travel Plan progress meetings with relevant stakeholders including residents and the Council. These have been secured through the Action Plan which will be secured through the Framework Travel Plan condition. A suggested condition to secure the display boards is included below, as the commitment in the Action Plan is less firm.

The applicants have agreed a 4k financial contribution for the Council to design and implement a pedestrian signing scheme between Ashley Down Station and Stadium - this will allow fans to easily use the local rail facilities once the Station is in use.

The applicants have agreed 12k financial contributions for the Council to facilitate bus stop improvements Filton Avenue stop – install feeder pillar, RTI unit, new pole and associated civils works, to allow fans to more easily access bus transport with improved information.

A large events management plan has been conditioned for events with over 10,000 in attendance. This allows for the provision of appropriate additional transport facilities, such as additional buses,

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coach drop off, park and ride facilities,

With the above measures the proposal is considered to improve sustainable modes of transport.

**CONCLUSION**

It is therefore agreed that the applicants have demonstrated that the impact on the highway can be mitigated to a reasonable standard, in the appropriate timeframes and the impact of the additional capacity can be suitably mitigated to a level appropriate to the scale and nature of the development, in line with the CIL Regulations, subject to the following conditions: travel plan framework, full travel plan, large events management plan and display of public transport information.

**E. DOES THE PROPOSED DEVELOPMENT ADEQUATELY MEET OBJECTIVES OF SUSTAINABILITY AND CLIMATE CHANGE?**

The Bristol Core Strategy requires that new development is sustainable and contributes to both mitigating and adapting to climate change. The requirements in respect of new development are set out in policies BCS13, BCS14, BCS15 and BCS16.

The proposed stand includes an array of 15 PV panels.

Sustainability report sets out measures incorporated to conserve water. Sustainable Cities have made suggestions for Rainwater Harvesting. However, the agent has confirmed that Rainwater harvesting was not considered as part of the design of the stand and cannot be incorporated at this stage, but nor it a policy requirement.

Sustainable cities have made suggestions for additional PV, battery storage, and a Green Roof but are they beyond the policy requirement and the agent cannot accommodate the suggestions in this case. The Sustainable Cities team recognise the proposal makes provision for BNG gain which demonstrates amply that the application “incorporates measures to enhance the biodiversity value” in accordance with BCS15. Further, the policy does not, as suggested in the response, require that all greening opportunities be taken where feasible, it requires that opportunities be taken to incorporate measures which enhance biodiversity value – as noted above, the application achieves that requirement.

Sustainable Cities team have confirmed that the application achieves the policy requirement, by including renewable energy generation to reduce emissions by at least 20%.

The proposed development is therefore considered acceptable and would make a positive contribution towards reducing energy consumption and carbon emissions.

**F. CONTAMINATED LAND**

Policy DM34 of the Development Management Policies states that new development should address any existing contamination via appropriate mitigation and ensure that there is no unacceptable risk of pollution within the site or the surrounding area.

From a contamination perspective BCC main concern is around the depth of made ground at this end of the stadium. It is not clear in the submission whether or not the consultants have not had access to complete copies of the historic reports. However further assessment has been conditioned prior to use. Subject to this being undertaken the proposal is considered acceptable.

**G. DRAINAGE**

West of England Sustainable Drainage Developer Guide 2015 states Sustainable Drainage mitigates

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the impact of new development on flood risk, provides opportunities to remove pollutants opportunities to combine water management with green space with benefits for amenity, recreation and wildlife.

The site is designated as being within Flood Zone 1 where there is low probability of flooding.

There is no increase in surface water run off from these proposals. The current flow rate entering the existing site drainage system will be maintained. This subsequently means no increase in the surrounding network which is deemed acceptable by Wessex Water. The flood risk on site and to any third parties, or downstream receptors therefore remains the same. The constraints on site restrict the opportunities to make any further improvements, including incorporating SuDS measures within these plans. The drainage plans proposed are therefore acceptable overall with no real change to the existing drainage regime.

#### H. TREES

Policy DM17 of the Development Management Policies refers to the integration of existing trees into development. It states that where tree loss is accepted, replacement provision in line with the Bristol Tree Replacement Standard (BTRS) should be provided.

The proposals require the removal of 2 trees – T2 a cherry and T7 and small Elder. As well as Part of G3 and G4. The trees are not visible from the public realm.

The arb report discusses the Bristol tree Replacement Scheme, however no calculations or suggested planting has been provided. The number of stems removed from G3 and G4 needs to be assessed and the total number of tree replacements needed under BTRS calculated. Once this is done, either a simple landscape plan should be produced to show the location of proposed trees or, if this is not possible a financial contribution calculated for a Unilateral Undertaking.

This needs to be resolved as part of the determination of the application prior to a decision being issued.

#### I. NATURE CONSERVATION

Policy BCS9 of the Core Strategy states that sites of biological and geological conservation importance will be protected. Policy DM19 of the Development Management Policies states that development should avoid harm to identified habitats, species and features of importance.

The metric results demonstrate that enhancement measures to offsite habitat which is within the client's ownership are adequate to deliver the desired biodiversity outcomes, therefore further off-site mitigation through an offset provider is not necessary for this development site.

The site has now been subject to a Preliminary Ecological Appraisal (PEAR) (Wardell Armstrong November 2023). The PEAR appropriately describes the ecological features of the site and mitigation required. Ecological enhancements are proposed which are supported and conditioned below, as well as invasive species management and a precautionary method of working in the offsite woodland.

A Biodiversity Net Gain Assessment that assesses the level of enhancement is also included with this application. This shows a 10.15% increase in habitat gains following completion of the development. This is supported, and a 30-year Landscape and Ecological Management Plan (LEMP) is conditioned for the enhancement of the off-site woodland to moderate condition.

In conclusion, it is considered that there are no significant ecological constraints to the development. The ecological receptors identified in this report are unlikely to be adversely affected by the development proposals. The proposal is considered acceptable subject to conditions.

**Development Control Committee A – 15 November 2023****Application No. 23/03826/F : The Memorial Stadium Filton Avenue Bristol BS7 0AG****J. CRIME PREVENTION**

The Crime prevention officer has not commented on the application.

Concerns have been raised that the increase in capacity would result in instances of anti-social behaviour and litter. The site should be managed better particularly for larger events with a greater presence of stewarding. The Statement for Community Involvement has set out for the club to engage with the local community by providing six monthly updates, this would allow community members to relay any concerns relating to Anti-Social Behaviour or litter.

**K. FUTURE COMMUNITY ENGAGEMENT**

The Club have agreed to make arrangements for matches which are expected to have more than 5000 attendees, but this will need to be refined in liaison with residents, the Local Authority and transport providers.

The Club have also committed to a payment or the Council to process a Traffic Regulation Order to allow the implementation of temporary localised road closures where necessary, where closures are marshalled, and access granted to selected users (including residents and public transport). This would be administered and stewarded by the Club with no ongoing revenue commitment from the Council. This has been conditioned.

As outlined in the statement of Community Involvement the club has also committed to holding a regular 6-monthly meeting with local residents to keep lines of communication open. Details of that event will be shared by means of email / hard copy invites and through liaison with the ward councillors. There have been suggestions through the consultation process that local residents should have access to the area of natural interest to South of the stand. This has been discussed with the club who need to give this further consideration. If this was achieved it would allow for greater community engagement with the club. However, it would be beyond the scope of the application to secure access though condition. However, it is suggested this could be a topic for discussion at the 6-monthly meeting.

**L. LOCAL EMPLOYMENT**

Due to the build at The Memorial Stadium being almost complete, Building Bristol has deemed it is unnecessary to add in the Employment and Skills pre-commencement condition for the construction, and there will be no requirement for the S106 contribution fee as detailed in Para.26 of the Building Bristol guidance document however this may be sought if a further development phase comes forward at a future application.

However, an end User Phase Employment & Skills Plan (ESP) has been conditioned. The ESP is to be in conformity with the Building Bristol Guidance [www.buildingbristol.com](http://www.buildingbristol.com) and will aim to maximise training and employment opportunities for local residents available during the End User phase of the development.

**M. AIR QUALITY**

The proposed stand is to be located approximately 200 m from the Gloucester Road section of the Bristol Air Quality Management Area (AQMA). As such, this application is accompanied by an Air Quality Statement. This confirms that:

“It is judged that the relevant screening thresholds will not be exceeded and there is no requirement for a detailed assessment of road traffic impacts at existing receptors; it can be concluded that the proposed development will not have a significant impact on local roadside air quality.”

**Development Control Committee A – 15 November 2023****Application No. 23/03826/F : The Memorial Stadium Filton Avenue Bristol BS7 0AG**

As such, it is considered that the development proposals are in line with Policy BCS23 (Pollution) and Policy DM33 (Pollution Control, Air Quality and Water Quality) of the Bristol Local Plan.

**N. OTHER ISSUES**

An objection has been raised that the proposal will impact on local property values however that is not a material planning consideration.

**EQUALITY ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equality 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. The proposed stand will provide x10 disabled seats with friends seats alongside which provide a means of offering support to the wider community. The proposal provides an opportunity to improve on the services provided at the Memorial Ground to better serve the local community having positive implications on wider community groups providing an inclusive development. Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010.

**CONCLUSION**

The partial redevelopment of the Memorial Ground provides an opportunity to retain and improve on the services provided to better serve the local community. The new stand results in an improved design, with enhanced accessibility and spectator experience, which in turn could boost the local economy, helping to retain both employment in the area and at the Stadium. The facilities will be improved and the new stand will provide better provision for disabled spectators. The proposed design is considered in keeping with the existing stadium and not detrimental to wider area. The proposal meets sustainability targets. There will be minor impacts from noise to some local residents, but the noise impact will be reduced for closer local residents. There may some minor impact to residential amenity but not to the extent that would be detrimental to living conditions. The highway situated should mitigate some existing issues with improved Travel Plans and TROs. The proposed positive aspects of the proposal far outweigh any negatives. Therefore, on balance, officers recommend approval subject addressing the Tree replacement/contributions.

**RECOMMENDED** – Following delegated authority for officers to resolve Tree replacement/contributions to GRANT planning permission 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 a Unilateral Undertaking, entered into by the applicant to cover the following matters:

- i. A financial contribution of £25,000 to design and implement a scheme of waiting restrictions
- ii. Design and implement pedestrian signing £4,000
- iii. Bus Stop improvements £12,000
- iv. Travel Plan monitoring and Audit Fee £5693
- v. TRO for matchday closures £6310
- vi. Tree replacement contributions TBC

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

**Development Control Committee A – 15 November 2023****Application No. 23/03826/F : The Memorial Stadium Filton Avenue Bristol BS7 0AG**

C. That on completion of the Unilateral Undertaking, planning permission be granted, subject to the following conditions:

**RECOMMENDED** GRANT subject to Planning Agreement

**Pre commencement condition(s)**

## 1. Condition: Contaminated Land

No use of the development can take place until the following components have been undertaken and completed:

Section A Site characterisation:

With consideration to human health, controlled waters and wider environmental factors, the following documents must be completed (as required) to characterise potential risk to sensitive receptors and submitted to the LPA for approval: 1) Preliminary Risk Assessment (PRA or Desk Study); 2) Generic Quantitative Risk Assessment (GQRA) informed by Intrusive Investigation; 3) Detailed Quantitative Risk Assessment (DQRA); 4) Remedial Options Appraisal. Submission of a PRA is the minimum requirement. DQRA only to be submitted if GQRA findings require it.

Section B: Remediation and Validation Strategy: As determined by the findings of Section A above, a Remediation (if required) and Validation Strategy shall be submitted in writing to and agreed with the LPA. The strategy must detail the proposed remediation measures and how works will be verified.

The actions required in Sections A and B above shall be completed in accordance with the following guidance: LCRM (Environment Agency, 2023); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

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.

## 9. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the development 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. Prior to the use of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
- a. a scaled plan showing vegetation to be retained and trees and plants to be planted (in line with Policy DM17):
  - b. proposed hardstanding and boundary treatment:
  - c. a schedule detailing sizes and numbers of all proposed trees/plants



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- d. Maintenance schedule to ensure successful establishment and survival of new planting, including watering quantities and schedule.
- e. A table illustrating the following details:
  - a. The soil volume available for each tree.
  - b. The soil volume required for each tree, when fully grown / mature.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of completion shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

13. Prior to use of the development hereby approved, the applicant shall submit a 30-year Landscape and Ecological Management Plan (LEMP). This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The LEMP should set out management compartments, objectives, and prescriptions for all new proposed soft landscaping/planting to demonstrate how all habitats will be managed to their target condition (as specified in the BNGA). It should also show how management of the site will be resourced and monitored.

Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2021). The NPPF states in paragraph 174 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...". And, the Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity.

14. Prior to use of the development hereby approved, a Method Statement for the removal of invasive, non-native plant species (specifically catered to Yellow Archangel as identified in the PEAR, Wardell Armstrong November 2023) shall be prepared by a suitably qualified ecological consultant and submitted to and approved in writing by Bristol City Council. The development shall be carried out in full accordance with the details submitted or any amendments approved in writing by the Council.

Reason: To comply with the 1981 Wildlife & Countryside Act (as amended) and the Natural Environment and Rural Communities Act (NERC) 2006.

16. Prior to the use of the development hereby approved the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of 3No bird boxes on the new built structures, 4No bat boxes and 2No hedgehog\* boxes in the off-site woodland. The bird boxes must include bricks or tiles for swift and house sparrow. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council.

Reason: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA '... in exercising its functions, [to] have regard, so far as is consistent with the

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proper exercise of those functions, to the purpose of conserving biodiversity'. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2021) which states (in paragraph 174) that 'Planning policies and decisions should contribute to and enhance the natural and local environment...'.  
 \* Hedgehog is a Priority Species in the Bristol Biodiversity Action Plan

## Post occupation management

## 2. Construction Management Plan - approved

The construction management plan hereby approved statement shall be adhered to throughout the demolition/construction period.

Reason: In the interests of safety on the site and on the surrounding highway network and neighbour amenity.

## 3. The approved Framework Travel Plan (v06) shall be implemented, monitored and reviewed in accordance with the agreed Action Plan, to the satisfaction of Local Planning Authority unless agreed in writing by 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.

## 4. Prior to first game of the 2024/25 season, a full travel plan, which shall include a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the framework travel plan hereby approved, shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

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

## 5. Large Events Management Plan

Prior to any Large Event defined as expected attendance in excess of 10,000, a Framework Events Management Plan is submitted and approved in writing by the Local Planning Authority including, without limitation, the following initiatives and measures, according to scale of the event:

- . setting up a working party including affected parties to be consulted
- . Identifying relevant stakeholders to agree each subsequent events plan
- . measures indicating appropriate road closures, marshalling and permit arrangements,
- . traffic and public transport diversion proposals and temporary road signing arrangements
- . provision of appropriate additional transport facilities, such as additional buses, coordination of coach meeting points and drop off, park and ride facilities.
- . means of reviewing and updating the Plan,
- . means of communicating with affected parties,

Prior to each Large Event an individual Events Management plan based on the Framework Travel Plan shall be subsequently agreed by the relevant stakeholders and monitored and adjusted to their satisfaction, unless otherwise agreed by the Local Planning Authority.

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Reason In the interests of public safety and effective management of the surrounding highway network.

6. Prior to first game of the 2024/25 season, Digital Display Panels for display of display travel information shall be installed and maintained for the lifetime of the development and shall be used to provide regular travel updates for the duration of the event, and arrivals and departures.

Reason - to provide reliable information for attendees to support a reduction in car borne trips in the interests of safety and air quality"

7. Within 6 months of the this decision a Framework Events Management Plan to make arrangements for matches which are expected to have more than 5000 attendees, but this will need to be refined in liaison with residents, the Local Authority and transport providers and submitted and approved in writing by the Local Planning Authority and thereafter operated in accordance with the agreed details unless otherwise agreed by the LPA.

Reason In the interests of public safety and effective management of the surrounding highway network.

8. Within 6-months of grant of planning permission an End User Phase Employment & Skills Plan (ESP) shall be submitted to and approved by the Local Planning Authority. The ESP is to be in conformity with the Building Bristol Guidance [www.buildingbristol.com](http://www.buildingbristol.com) and will aim to maximise training and employment opportunities for local residents available during the End User phase of the development. The approved plan shall be implemented in accordance with an agreed timetable.

Reason: In recognition of the employment opportunities offered by the end user phase of the development.

10. Within 6 months of the approval of the development hereby approved there should be submitted and approved in writing by the Local Planning Authority a detailed layout of the PV panels to the roofs. This should be approved by an MCS, (Microgeneration Certification Scheme), accredited installer to ensure analysis of and shading is taken into account. The submitted details shall demonstrate how the PV panels will contribute to the achievement of a minimum 20% reduction in residual CO2 emissions through the application of renewable energy technologies in line with the approved energy statement.

Reason- To address the need to reduce CO2 emissions through the use of renewable energy.

11. No further construction work of any kind shall take place on the site until the protective barriers have been erected around the retained trees, in the position and to the specification shown on Drawing No: BR10304-001 A. Once installed photos should be electronically sent to the Local Authority Case Officer, to be verified in writing by the Tree Officer. 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

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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.

Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.

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 in line with Policy DM17.

15. If works are proposed within the nesting bird period (March to August inclusive), nesting bird checks shall be completed by a suitably qualified ecological consultant to ensure that no breeding birds would be adversely affected including by disturbance by the works. Where checks for nesting birds are required, they shall be undertaken no more than 48 hours prior to the removal of vegetation. If nesting birds are found, a 5m buffer zone shall be implemented and works shall not be carried out in that area until the chicks have fledged.

Reason: To ensure that wild birds, building or using their nests are protected, to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended).

## List of approved plans

Daylight, sunlight and overshadowing report, received  
 Employment skills statement, received  
 Foul and drainage statement, received  
 Noise impact assessment, received  
 Statement of community involvement, received  
 Transport statement, received  
 Travel plan v06, received  
 Planning statement, received  
 Sustainability statement, received  
 Design and access statement, received  
 1663.P.01 Location plan, received  
 1663.P.02 Existing site plan, received  
 1663.P.03 Existing floor plan, received  
 1663.P.04 Existing site elevations 1, received  
 1663.P.05 Existing site elevations 2, received  
 1663.P.06 Existing stand elevations 1, received  
 1663.P.07 Existing stand elevations 2, received  
 1663.P.11 Proposed site plan, received  
 1663.P.12 Proposed ground floor, received  
 1663.P.13 Proposed first floor, received  
 1663.P.14 Proposed site elevations 1, received  
 1663.P.15 Proposed site elevations 2, received  
 1663.P.16 Proposed stand elevations 1, received  
 1663.P.17 Proposed stand elevations 2, received  
 1663.P.18 Proposed section 1, received  
 1663.P.19 Proposed section 2, received  
 1663.P.20 GEA calculation, received  
 S10581-PP-1 Isometric View, received

**Development Control Committee A – 15 November 2023****Application No. 23/03826/F : The Memorial Stadium Filton Avenue Bristol BS7 0AG**

S10581-PP-2 Isometric view, received  
 S10581-PP-3 Front and rear view, received  
 S10581-PP-4 East and West, received  
 Air quality assessment, received  
 Arboricultural Assessment, received  
 Bio diversity calculation 4.0, received  
 Bio diversity net gain V3.0, received  
 BR10304 -003,  
 BR10304 -003B,  
 BR10304 -004  
 BR10304 -004B  
 Broadband assessment, received  
 Contaminated land, received  
 Preliminary Ecology Appraisal (Nov 2023),  
 Arena Group CMP,  
 30760-HYD-XX-XX-RP-GE-1000-P3 Geo Report

All validated on the 7/11/2023.

Reason: For the avoidance of doubt.

## Advices

## 1 Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at [traffic@bristol.gov.uk](mailto:traffic@bristol.gov.uk) before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

## 2 The following British Standards should be referred to:

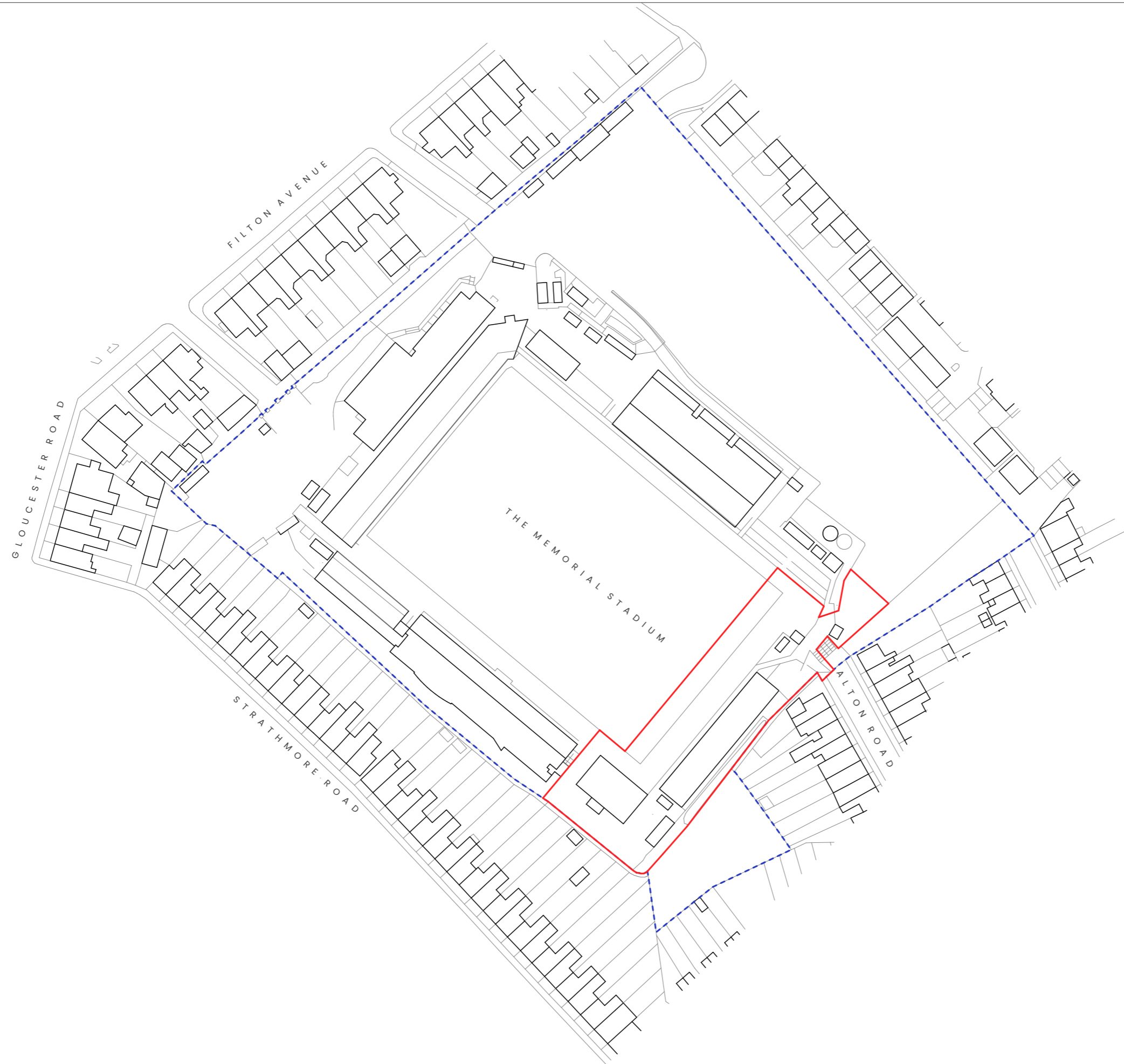
- a. BS: 3882:2015 Specification for topsoil
- b. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c. BS: 3998:2010 Tree work - Recommendations
- d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e. BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h. BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- i. BS: 8601:2013 Specification for subsoil and requirements for use

## 3 As outlined in the statement of Community Involvement the club has also committed to holding a regular 6-monthly meeting with local residents to keep lines of communication open. Details of that event will be shared by means of email / hard copy invites and through liaison with the ward councillors.

## **Supporting Documents**

### **1. The Memorial Stadium Filton Avenue Bristol BS7 0AG**

1. Location Plan
2. Existing Site Plan
3. Proposed Site Plan
4. Proposed side Elevations
5. Proposed Front and Rear Elevations
6. Existing side Elevations
7. Existing Front and Rear Elevations



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**Key**

- Application Boundary: 3,317 m<sup>2</sup>
- - - Other Land in Applicant's Ownership

First issue	KA	SC	02/10	-
Notes	DR	CH	Date	Rev

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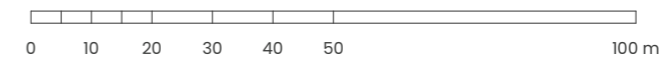
**Project**  
Memorial Stadium

**Drawing**  
Location Plan

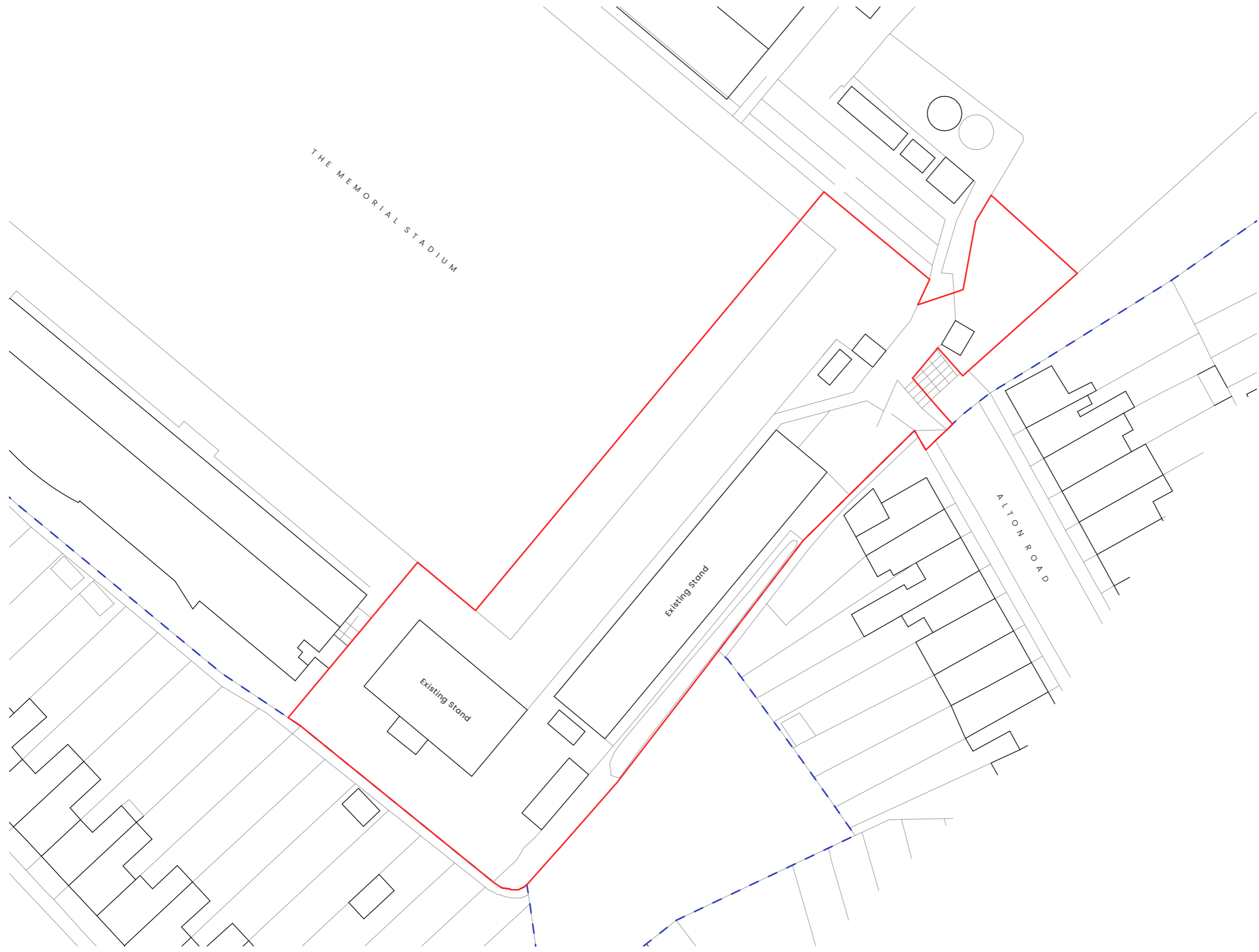
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**Revision number**  
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THE MEMORIAL STADIUM



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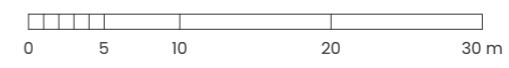
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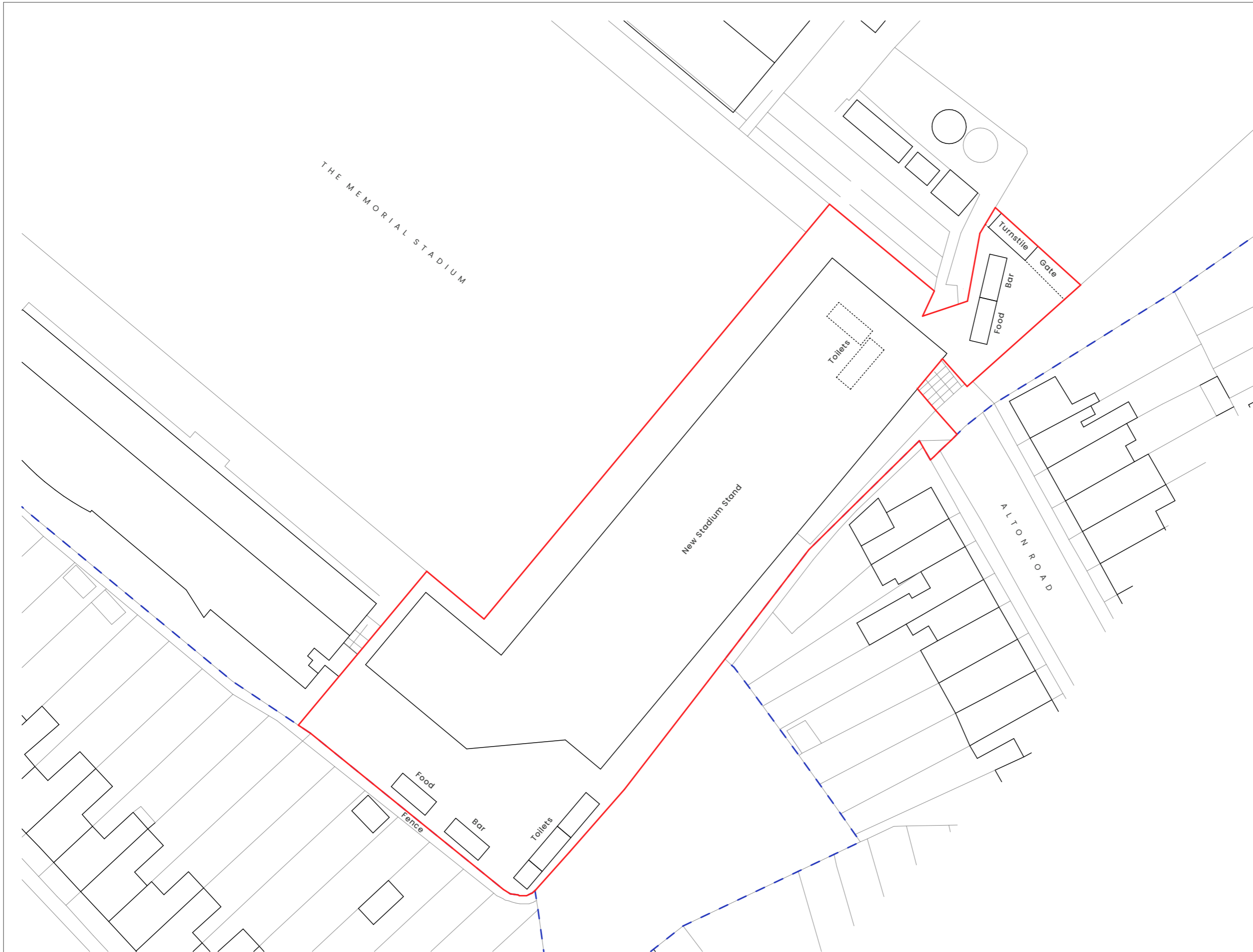
**Revision number**  
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1663.P.02 Existing Site Plan 1:500@A3



Original drawing size A3





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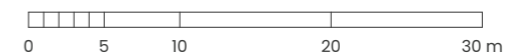
**Project**  
Memorial Stadium

**Drawing**  
Proposed Site Plan

**Drawing number**  
1663.P.11

**Scale**  
1:500 @ A3

**Revision number**  
-



**NOTES**

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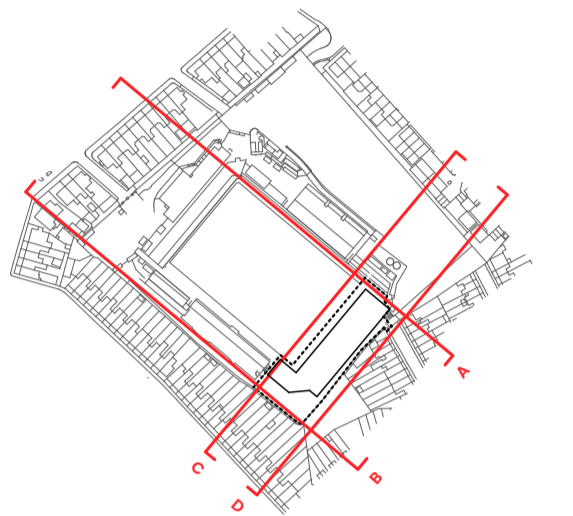
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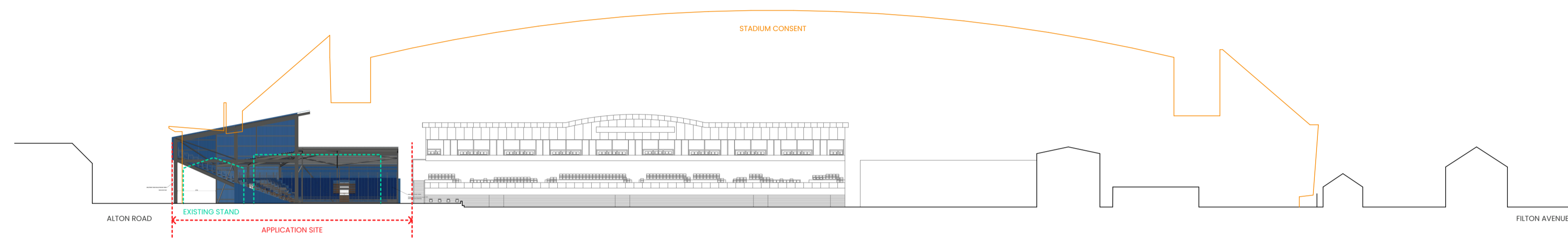
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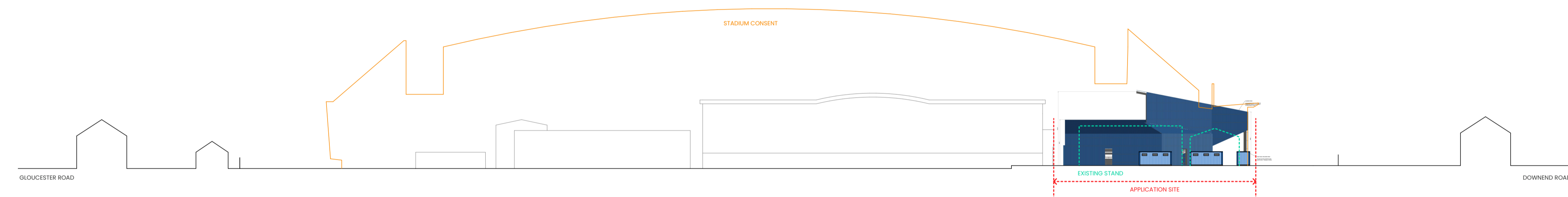
All areas are approximate and are subject to change during brief and design development. Areas are based on information provided and assumed to be accurate (land registry information if provided, OS CAD data and/or survey information). Areas are based on standard construction and building tolerances.



N.B.: Elevation information estimated, not surveyed



Existing Site Elevation A 1:500@A1



Existing Site Elevation B 1:500@A1

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**Project**

Memorial Stadium

**Drawing**

Proposed Site Elevations 1

**Drawing number**

1663.P.14

**Scale**

1:500 @ A1

**Revision number**



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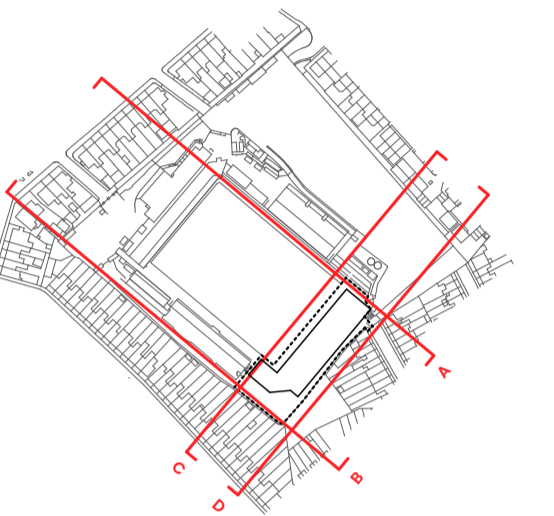
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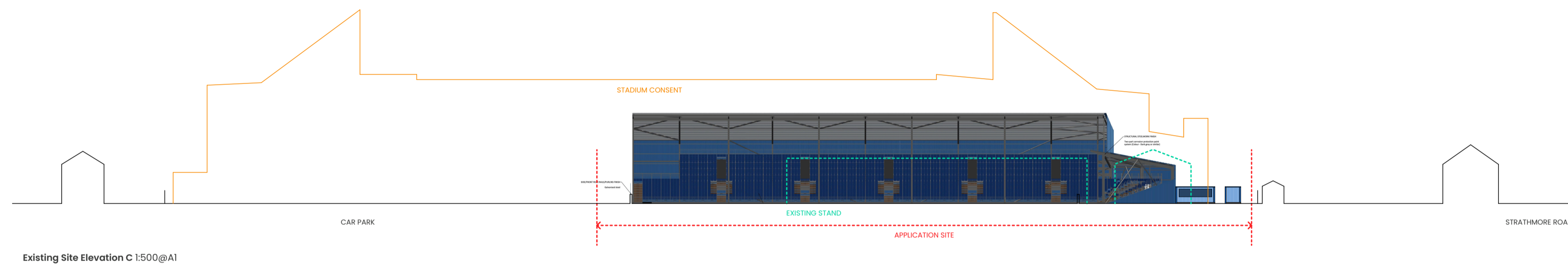
All construction information should be taken from figured dimensions only.

All omissions and discrepancies to be reported to Keep immediately.

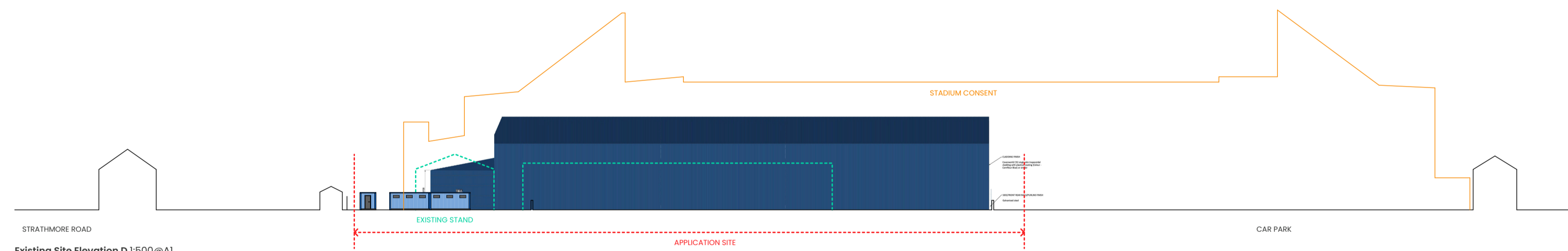
All areas are approximate and are subject to change during brief and design development. Areas are based on information provided and assumed to be accurate (land registry information if provided, OS CAD data and/or survey information). Areas are based on standard construction and building tolerances.



N.B.: Elevation information estimated, not surveyed



Existing Site Elevation C 1:500@A1



Existing Site Elevation D 1:500@A1

First Issue	KA	SC	02/10	-
Notes	DR	CH	Date	Rev

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**Project**

Memorial Stadium

**Drawing**

Proposed Site Elevations 2

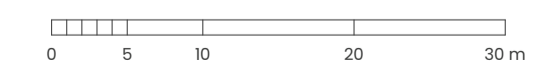
**Drawing number**

1663.P.15

**Scale**

1:500 @ A1

**Revision number**



**NOTES**

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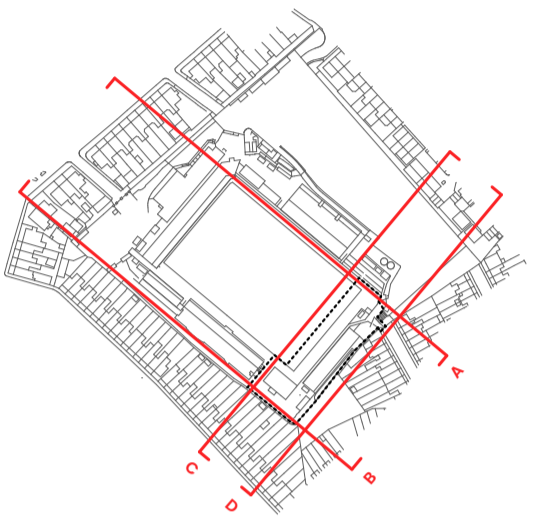
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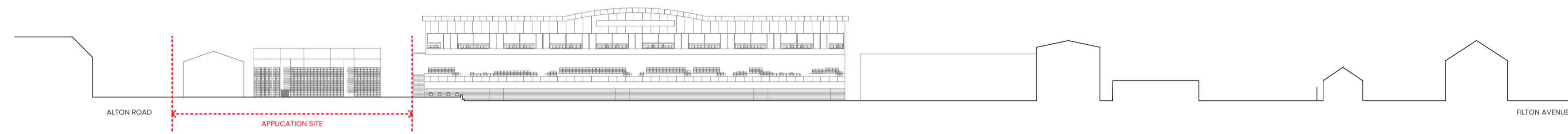
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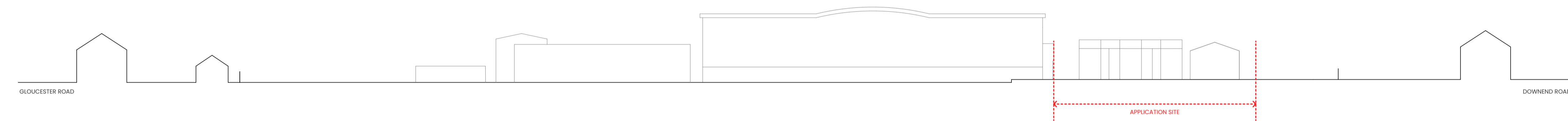
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N.B.: Elevation information estimated, not surveyed



Existing Site Elevation A 1:500@A1



Existing Site Elevation B 1:500@A1

First Issue	KA	SC	02/10	-
Notes	DR	CH	Date	Rev

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**Project**

Memorial Stadium

**Drawing**

Existing Site Elevations 1

**Drawing number**

1663.P.04

**Scale**

1:500 @ A1

**Revision number**

Original drawing size A1



**NOTES**

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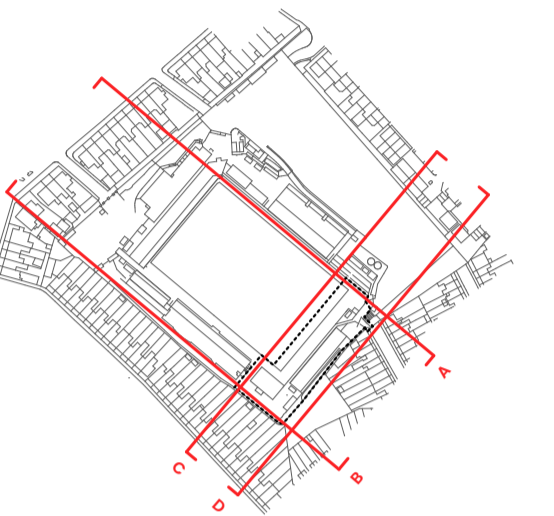
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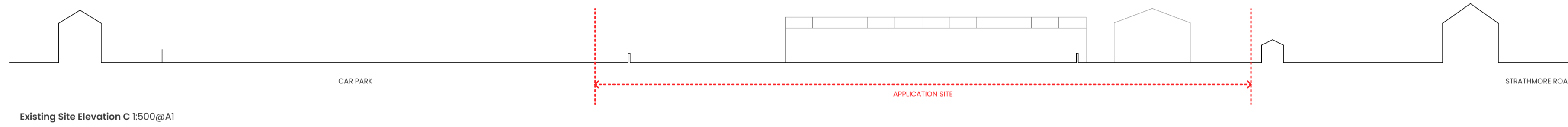
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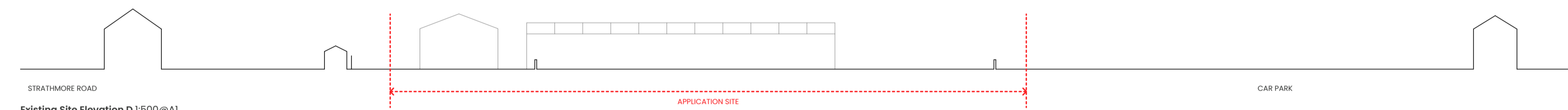
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N.B.: Elevation information estimated, not surveyed



Existing Site Elevation C 1:500@A1



Existing Site Elevation D 1:500@A1

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**Project**

Memorial Stadium

**Drawing**

Existing Site Elevations 2

**Drawing number**

1663.P.05

**Scale**

1:500 @ A1

**Revision number**

