

Amendment Sheet
15 November 2023

Item 1: - The Memorial Stadium Filton Avenue Bristol BS7 0AG

Page no.	Amendment/additional information
2	Paragraph in the wrong place "RELEVANT POLICIES" should be moved to page 5 before the following paragraph "KEY ISSUES".
2	Under RELEVANT POLICIES: National Planning Policy Framework has been updated to September 2023.
5	<p>Additional consultation comments:</p> <p>Tree Officer Retention of existing Cherry Tree has been secured with BTRS agreed (£4,591.26) which needs securing via Unilateral Undertaking.</p> <p>Bristol Tree Forum The site where offsite habitat creation and enhancement are proposed is currently landlocked. We have proposed that it be made accessible to the local community and designated an Asset of Community Value. Suggestion that this could be done by a Conservation Covenant as now required under Part 7 of the Environment Act 2021 (EA 21). Concerns in variations of BNG calculation and suggestions made to improve net gain. Concerns that no BTRS calculation was provided. Concerns regarding versions of documents uploaded. Concerns comments of Nature Conservation and Arboricultural officers not uploaded. Unilateral Undertaking has not included the amount which will be required to prefund the proposed 30-year LEMP in condition 13.</p>
6	Under KEY ISSUE B: National Planning Policy Framework has been updated to September 2023.
13	<p>Amendments to section: H. TREES; with the following added:</p> <p>Following a meeting with the Tree Officers they have calculated the tree loss in line with BTRS. The following methodology has been suggested "As G3 and G4 contain multi-stemmed trees with small stem diameters, we recommend halving the required tree planting for trees which fall under '0-1' – 1 tree applied to half the number of stems in the multi-stem tree".</p> <p>The BTRS under policy DM17 therefore requires the following tree planting/financial contribution:</p> <ul style="list-style-type: none"> • T2 – 170mm – 1 tree • T7 – 100mm – 1 tree • G3 – 100,120mm - 1 tree • G4 – 9 x 80mm – 4 trees • Total: 7 trees - £5,356.47 ((at £765.21)– trees in hard landscaping)

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13	<p>Following Consultation with the Tree officer the preferred scenario would be to retain T2 the Cherry tree in the corner (see attached picture from the 27/10/23). This would involve moving the toilet block around 2 metres away from the corner and applying protective fencing around during construction. Financial contributions would be sought for the remaining trees in the UU.</p> <p>The following calculations would therefore apply:</p> <ul style="list-style-type: none"> • T2 – 170mm – Retained (Cherry Tree) • T7 – 100mm – financial contribution • G3 – 100,120 - financial contribution • G4 – 4 trees – financial contribution • Total: 6 trees as financial contribution: £ 4,591.26 ((at £765.21)– trees in hard landscaping). <p>The above contribution has been agreed and included in the Unilateral Undertaking. It is considered that 6 trees can be lost given their low value and limited contribution to the public and that their replacement can be secured offsite with the agreed BTRS standard in accordance with Policy DM17.</p> <p>Amendments to section: I. NATURE CONSERVATION; with the following added:</p> <p>It has been suggested to allow public access to the habitat area. It could have an impact on the condition assessment proposed by the applicant and downgrade it. The area is being used for natural habitat uplift and biodiversity benefits and, in this case, public access may conflict with that. However, public access to contribute to the management/maintenance of the habitat, this could be supported, but again is the decision/responsibility of the applicant and landowner. It would be unreasonable to condition public access to the woodland. This could be a topic of discussion between the club and locals. 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. This has been added as an informative.</p> <p>Suggestions have been made to secure public access through a Conservation Covenant as now required under Part 7 of the Environment Act 2021 (EA 21). A Conservation covenant is not currently feasible because to do that the Secretary of State needs to designate “responsible bodies” (LPAs, NGOs, and others) to enter into them with the developer. Bristol City Council have neither been designated as one, nor applied to be one.</p> <p>The LEMP relates to land within the applicant’s ownership but is off-site as it falls within the blue line. As the LEMP relates to future off-site management, the management must form part of the Unilateral Undertaking alongside the condition. It has been suggested that a legal agreement should secure financial contributions for the LEMP. This is considered unreasonable as it will not be managed by a body and financially will be the responsibility of the landowner.</p> <p>The figure quoted for BNG is a recalculated figure following an updated BNG assessment. The Bristol Tree Forum has made suggestions to improve the BNG figure. We understand that the figure could be improved however this would be betterment and unreasonable to ask for an increase in the amount of BNG proposed.</p>

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15	<p>Amendments to section: N. OTHER ISSUES; with the following added:</p> <p>Concerns have been raised that some drawings, reports have not been uploaded. Concerns that some consultee comments have not been uploaded. These should now all be available following updating and prior to Committee.</p>
15-16	<p>Updated Recommendation:</p> <p>RECOMMENDED – GRANT planning permission subject to Planning Agreement.</p> <p>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:</p> <ul style="list-style-type: none"> 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 £4,591.26 <p>B. That the Head of Legal Services be authorised to conclude the Planning Agreement to cover matters in recommendation (A).</p> <p>C. That on completion of the Unilateral Undertaking, planning permission be granted, subject to the following conditions:</p>
16	<p>Delete: Condition 12 (Not required as no replacement Tree Planting is proposed).</p>
17	<p>Amendment to: Condition 13:</p> <p>Within 6 months of this decision (to replace: Prior to use of the development hereby approved).</p>
17	<p>Amendment to: Condition 14:</p> <p>Within 6 months of this decision (to replace: Prior to use of the development hereby approved).</p>
17	<p>Amendment to: Condition 16:</p> <p>Within 6 months of this decision (to replace: Prior to use of the development hereby approved).</p>