

# List of planning applications and other proposals submitted under the planning acts to be determined by the director of environment and community services

**CIRCULATED SCHEDULE NO: 15/22**

**Date to Members: 13/04/2022**

**Member's Deadline: 21/04/2022 (5.00pm)**

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

**PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.**

## NOTES FOR COUNCILLORS

### – formal arrangements for referral to committee

**If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:**

- a) Be made in writing using the attached form by emailing [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk) identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

**The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:**

1) Any application submitted by, or jointly, or on behalf of the Council.

2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

3) Any application requiring a new planning agreement.

4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

### **Additional guidance for Members**

Always make your referral request by email to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk) (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

**A template for referral is set out below:**

## **Referral from Circulated Schedule to Development Management Committee**

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

**Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:**

**Date:**

To be emailed to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk)

Dates and officer deadlines for Circulated Schedule Easter Bank Holidays 2022

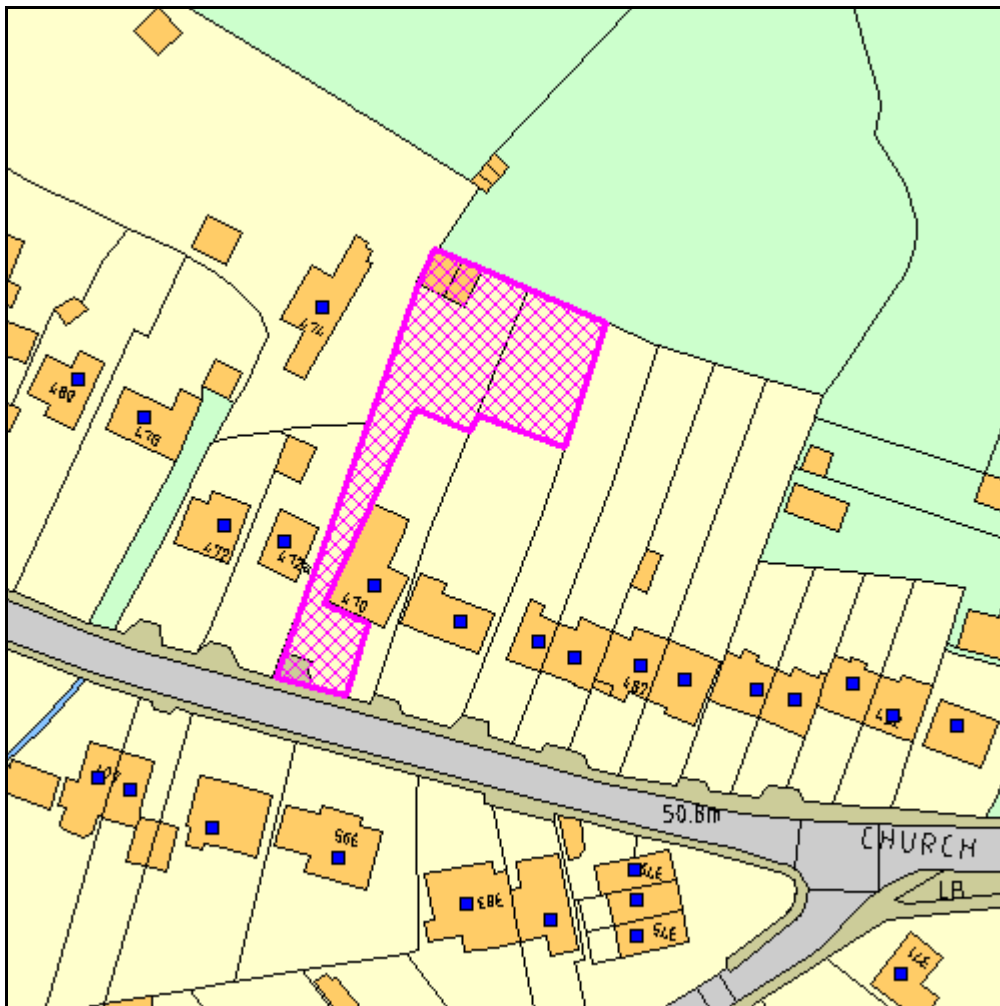
<b>Schedule Number</b>	<b>Officers Deadline reports to support</b>	<b>Date to Members</b>	<b>Members deadline</b>	<b>Decisions issued from</b>
13/22	5pm Wednesday 30 <sup>th</sup> March	9am Friday 1 <sup>st</sup> April	5pm Thursday 7 <sup>th</sup> April	Friday 8 <sup>th</sup> April
14/22	5pm Tuesday 5 <sup>th</sup> April	9am Thursday 7 <sup>th</sup> April	5pm Wednesday 13 <sup>th</sup> April	Thursday 14 <sup>th</sup> April
15/22	12noon Tuesday 12 <sup>th</sup> April	9am Wednesday 13 <sup>th</sup> April	5pm Thursday 21 <sup>st</sup> April	Friday 22 <sup>nd</sup> April

# CIRCULATED SCHEDULE - 13 April 2022

<b>ITEM NO.</b>	<b>APPLICATION NO.</b>	<b>RECOMMENDATION</b>	<b>LOCATION</b>	<b>WARD</b>	<b>PARISH</b>
1	<b>P21/02647/F</b>	Approve with Conditions	Land Rear Of 470 Church Road Frampton Cotterell South Gloucestershire BS36 2AH	Frampton Cotterell	Frampton Cotterell Parish Council
2	<b>P21/04349/RM</b>	Approve with Conditions	Land At Cribbs Causeway (Berwick Green) Almondsbury Bristol South Gloucestershire BS10 7TE	Charlton And Cribbs	Almondsbury Parish Council
3	<b>P22/00589/HH</b>	Approve with Conditions	1 Roycroft Road Filton South Gloucestershire BS34 7NL	Filton	Filton Town Council

**CIRCULATED SCHEDULE NO. 15/22 - 13th April 2022**

<b>App No.:</b>	P21/02647/F	<b>Applicant:</b>	Mr/s Hardie-Brown
<b>Site:</b>	Land Rear Of 470 Church Road Frampton Cotterell South Gloucestershire BS36 2AH	<b>Date Reg:</b>	17th May 2021
<b>Proposal:</b>	Erection of 1 no. dwelling, and reconstruction of existing barn to facilitate the conversion into habitable accommodation with other associated works.	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	366242 182090	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	9th July 2021



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 100023410, 2008. **N.T.S.** **P21/02647/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

## **REASON FOR APPEARING ON CIRCULATED SCHEDULE**

This application appears on the Council's Circulated Schedule procedure following the receipt of an objection from Frampton Cottrell Parish Council contrary to the officer recommendation within the report.

### **1. THE PROPOSAL**

- 1.1 This application is for the erection of 1 no. dwelling, and reconstruction of existing barn to facilitate the conversion into habitable accommodation with other associated works.
- 1.2 The site is partially within the settlement boundary, and partially within the Bristol/Bath Green Belt.
- 1.3 The proposal has been revised since the original permission to move the proposed dwelling out of the Green Belt and fully within the settlement boundary. The original proposal also included the change of use of orchard land to the rear to residential use, which has now been removed. The existing barn is now to be reconstructed, rather than converted, due to structural issues with the external walls. Full re-consultation has been undertaken.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS9	Managing Environment and Heritage

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP19	Wider Biodiversity



PSP20	Flood risk
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
 South Gloucestershire Design Checklist (Adopted) 2007  
 Residential Parking Standards SPS (Adopted) 2013  
 Residential Amenity TAN (Endorsed) 2016

### 3. **RELEVANT PLANNING HISTORY**

- 3.1 P20/21211/CLE - Continued use of land as residential amenity land (Class C3).  
 – Refused 02.12.2020

### 4. **CONSULTATION RESPONSES**

- 4.1 Frampton Cotterell Parish Council - *Object in principle due to the impact upon neighbours' residential amenity (PSP38)*  
*The Council had no issue with the previous submitted plans, in fact the Council preferred these as they did not affect the neighbours residential amenity. The Council did not have any concerns regarding the openness of the green belt and there is evidence the area had been previously built on. The neighbours also supported the previous plans. Council would prefer that the cladding be changed to reuse the local pennant stone which is in keeping with the Frampton Cotterell & Coalpit Heath Village Design Statement. The applicants and their neighbours attended the FCPC Planning Committee; the applicant stated he would be happy to make this alteration and the neighbour confirmed he would be happy with this change. The Council's preferred solution is for the previous plans to be considered and approved.*
- 4.2 Ecology – No objection subject to conditions relating to mitigation, lighting strategy and enhancements.
- 4.3 Highway Structures – No comment
- 4.4 Transportation DC – No objection subject to conditions relating to parking, cycle stores and electric charging points.
- 4.5 Archaeology – No comment
- 4.6 Drainage – No objection
- 4.7 Conservation – No objection
- 4.8 Arboricultural Officer – No objection

#### **Other Representations**

- 4.9 Local Residents  
 2no. objection comments have been received, summarised as:

- Barn should be retained
- Local pennant sandstone should be retained
- Barn roof should not be metal
- Shared accommodation on boundary
- Concerns regarding amenity and overlooking
- Dwelling should be removed back into site as per the original plans
- Noise pollution
- Rainwater pipe discharging over property
- Driveway access difficult
- Impact on value of property
- Could become HMO's

## 5. ANALYSIS OF PROPOSAL

### Principle of Development

- 5.1 The proposed dwelling itself lies within the existing urban area of the north fringe of Bristol where, under policy CS5, new development is directed. As such the principle of development in this location is acceptable.
- 5.2 Part of the proposal is sited within the Green Belt, where the fundamental aim is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. As per para 134 of the NPPF, the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
  - b) to prevent neighbouring towns merging into one another;*
  - c) to assist in safeguarding the countryside from encroachment;*
  - d) to preserve the setting and special character of historic towns; and*
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 5.3 The element of the proposal within the Green Belt is limited to the garden area to the east of the proposed dwelling, which forms part of the residential curtilage of existing properties. The development therefore does not constitute a change of use, and will cause no harm to the openness of the Green Belt over and above the existing situation. The proposal therefore does not conflict with the purposes of including land within it, and is considered to constitute appropriate development.

### Design and Heritage

- 5.4 444 Church Road, a Grade II listed building is located some 130m to the east of the site. The proposal also includes works to a traditional barn which is possibly a remnant of the larger dwelling previously sited on the land.
- 5.5 Given the location of the listed building, it is unlikely that the proposed development would affect the setting of 444 Church Road or the associated curtilage barns. If views are available between the buildings these are likely to be limited and the development is not considered to affect the significance of the buildings as the new house is located some distance away, with intervening

gardens and structures. The open land to the north/north west of 444 Church Road, and which contributes positively to the setting of the heritage assets, will not be affected. The rebuilding of the barn building, a no – designated heritage asset maintain the use of this traditional structure

- 5.6 During the course of the application it has been found that further reconstruction works will be required to the barn than previously anticipated. In addition, relocating the dwelling to be fully outside of the Green Belt has resulted in a more compact property, with the end portion of the barn to be demolished and forming the end portion of the property.
- 5.7 The portion of the barn that will remain, albeit reconstructed, will retain its form and roof-pitch, reusing the pennant stone for the external walls. Although the drawings state that the party wall will be rendered, the applicant has agreed for the gable end to also be faced in pennant stone. The roof is to be zinc standing seam, a more modern material but still with an agricultural feel.
- 5.8 Whilst the loss of a portion of the barn is regrettable, the overall scheme is more acceptable as a result. On balance, the positive elements of the scheme are considered to outweigh the harm.
- 5.9 The new portion of the property forms a large two storey detached property, common within the local area. A gable end would form the eastern portion of the property, with small dormer windows to the front and rear.
- 5.10 Materials are to be through coloured render in a neutral colour with a red brick plinth and vertical timber cladding to the upper floor, and oak framed balcony and porch. Given the varied pallet of materials in the local area, these are considered to be acceptable. The roof materials for the main dwelling are not clear, however brown roof tiles would be most appropriate in this location and a condition is proposed to this effect.
- 5.11 The proposal is in a backland location. Although development would have historically been in a ribbon form along Church Road, the proposal sits in place of an existing building, and is adjacent to existing development at 474. The proposals would therefore respect the existing pattern of development. Overall, the proposals are considered to be acceptable in terms of character and appearance.

#### Residential amenity

- 5.12 The proposed dwelling is located to the rear of 470 Church Road, and is within a portion of the land previously used as garden space by 468 and 470 Church Road.
- 5.13 The front of the property will face the rear of 470, with the window to window distance being approximately 32m. There is an existing window within the north-west elevation of the barn that is to be retained following construction. As the building will form part of a dwelling rather than an ancillary outbuilding, the intensity of use will increase and thus increase the potential for overlooking into the immediate amenity space and conservatory of 474. It is therefore

considered that this window should be obscurely glazed and non-opening. The front windows of the property are at an oblique angle to 474 and as such would not result in overlooking.

- 5.14 Concerns have been raised regarding the proposed balcony to the rear of the property in regards to overlooking. The proposed dwelling is set back from its neighbour, and a 2m high opaque screening panel has been proposed. The balcony is set away from the boundary and whilst some overlooking may be possible to the north eastern corner of the garden of 474 (should the boundary vegetation be removed) this is not considered to cause significant harm to amenity given this area is not the immediate and most used area of the large garden available to 474 (approx. 550m<sup>2</sup>).
- 5.15 The proposed dwelling will benefit from over 200m<sup>2</sup> amenity space. 470 will retain over 200m<sup>3</sup>, with 468 retaining over 400m<sup>2</sup>, all of which far exceed that expected under PSP43.
- 5.16 Overall, the proposal is considered to be acceptable in terms of residential amenity.

### Ecology

- 5.17 A Preliminary Ecological Appraisal (Greenwood Ecology, December 2020) and an Ecology Addendum (Greenwood Ecology, July 2021) has been submitted. The site is not covered by any designated sites.
- 5.18 The existing barn has potential bat roosting opportunities, however two emergence/re-entry surveys found no bats emerging. Low levels of bat activity was recorded around the site. Mitigation has been recommended and enhancements have been proposed which is welcomed.
- 5.19 The site demonstrates some terrestrial habitat for GCN, however the nearest waterbody is approximately 220m from the site, and mitigation has been proposed which is acceptable.
- 5.20 Nesting bird habitat is present and appropriate mitigation has been recommended. Bird boxes have already been installed nearby.
- 5.21 There is potential for a low population of slow worms to be present, mitigation has been proposed and is acceptable.
- 5.22 No evidence of badgers were recorded, however it is likely that they will use the site. Mitigation has been proposed and is acceptable.
- 5.23 The report states that the site is of site value for invertebrates. The orchard adjacent to the site will provide quality habitat for invertebrates with the potential for noble chafer, however this area is to be retained and enhanced.
- 5.24 There is no ecological objection, subject to conditions relating to mitigation, sensitive lighting, and ecological enhancements.

## Trees

- 5.25 A tree survey has been carried out at the site, and found 4 B category trees and 6 C category trees. 3 individual C category trees and one group are to be removed to facilitate the development, to which the tree officer has raised no objection.
- 5.26 A very small conflict between the construction of the proposed parking bay and the off site moderate quality tree T1 beech RPA is noted. 3.8 square metres of the calculated RPA is to be affected on the western side of this tree, which equates to 1.7% of its total RPA. This very small RPA loss will not cause an adverse impact onto the health of T1. To ensure no net damage of RPA occurs from this conflict, additional usable rooting environment is to be protected to ensure a new area for future root growth is available to the tree. Other RPA potential damage can all be managed through the installation of tree protective fencing, as designed by an Arboriculturist, to ensure that no significant long term adverse impact will occur to any of the retained trees root system or associated soil structure.
- 5.27 Some minor branch reduction/branch lifting pruning work will be required to facilitate this proposed scheme as that detailed on the tree protection plan (Appendix 4). This work is to be carried out to the British Standard 3998:2010 tree work recommendations. Adhering to this standard will ensure no adverse impact onto the long term health or visual amenity of these trees will occur.
- 5.28 The development design has taken into account the tree constraints of the larger moderate value trees on or adjacent to this site to ensure they are suitably included in the design. This can be demonstrated by suitable separation distance between the retained trees and the dwelling being provided. Overall, the design has considered the size and value of the trees on this site to minimise any future pressures to heavily prune or fell the higher value retained trees.
- 5.29 There is no objection to the proposal in regards to trees, subject to conditions to ensure that the arboricultural method statement and tree protection are complied with.

## Transport and highways

- 5.30 The proposed dwelling is sited within the settlement boundary and thus within a sustainable location. The swept path of a fire tender has been provided to demonstrate that it would be able to access the building and turn on site should it be needed in the event of an emergency.
- 5.31 The carry distance to a bin collection area is well in excess of the recommended 25 - 30m. That in itself would not justify a refusal reason, but future residents should be advised that they will need to bring waste and recycling to Church Road for collection.
- 5.32 Car parking for the existing and proposed dwelling is proposed and would be in accordance with the Councils parking standards.

- 5.33 The site access is proposed to be moved slightly to improve visibility. The proposed visibility splays are consistent with distances set out in Manual for Streets for a 30mph speed road. It should be noted that a 2m set back is sufficient and this will extend the splay distances to the left and right to around the sight stopping distance of 43m for speeds of 30mph.
- 5.34 There is no objection to the scheme subject to conditions requiring the access and car parking to be implemented.
- 5.35 A condition has been requested relating to electric vehicle charging points. This has now been superseded by building control requirements.

#### Consideration of likely impact on Equalities

- 5.36 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application it is considered to have a neutral impact on equality.

## **6. CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

## **7. RECOMMENDATION**

- 7.1 It is recommended that planning permission is GRANTED.

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. Notwithstanding the approved plans, the re-built barn element shall be faced in reclaimed Pennant Stone, including the gable end.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. Prior to the commencement of construction of the external walls, details of the roofing (brown tiles for the main roof) and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the western elevation of the property.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

5. The glazing on the north-west elevation shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

6. Prior to occupation the proposed balcony screen shall be installed and retained in perpetuity.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

7. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Greenwood Ecology, December 2020) and an Ecology Addendum (Greenwood Ecology, July 2021).

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

8. Prior to the installation of external lighting, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

9. Prior to occupation ecological enhancements are to be installed. These include but are not limited to tree planting, hedgehog holes, bat and bird boxes.

Reason

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

10. Works shall be carried out in strict accordance with the Arboricultural Report (ArbTS - 4th May 2021), including the tree protection, which shall be erected in accordance with the Tree Protection Plan prior to the commencement of any works on site.

Reason

To ensure that trees and vegetation to be retained are not adversely affected by the development proposals in accordance with Policies PSP3 and PSP19 of the Policies Sites and Places DPD (Adopted) November 2017.

11. The dwelling shall not be occupied until the access and car parking areas have been provided in accordance with the submitted details (A01 Site location plan and proposed site plans).

Reason

In the interests highway safety and to accord with Policies PSP11 of the adopted South Gloucestershire Policies, Sites and Places DPD.

12. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:



19 Feb 2022	A01	A	SITE LOCATION PLAN AND PROPOSED SITE PLANS
19 Feb 2022	A02	A	EXISTING BARN PLANS, SECTION AND ELEVATIONS
19 Feb 2022	A04	A	PROPOSED NEW DWELLING PLANS, SECTIONS AND ELEVATIONS
19 Feb 2022	A05	A	AERIAL VIEWS AND SITE CROSS SECTION
19 Feb 2022	A06	A	SUPPORTING ILLUSTRATION - MAIN ELEVATION
19 Feb 2022	A07	A	TOPOGRAPHICAL SURVEY AND EXISTING TREES

Reason

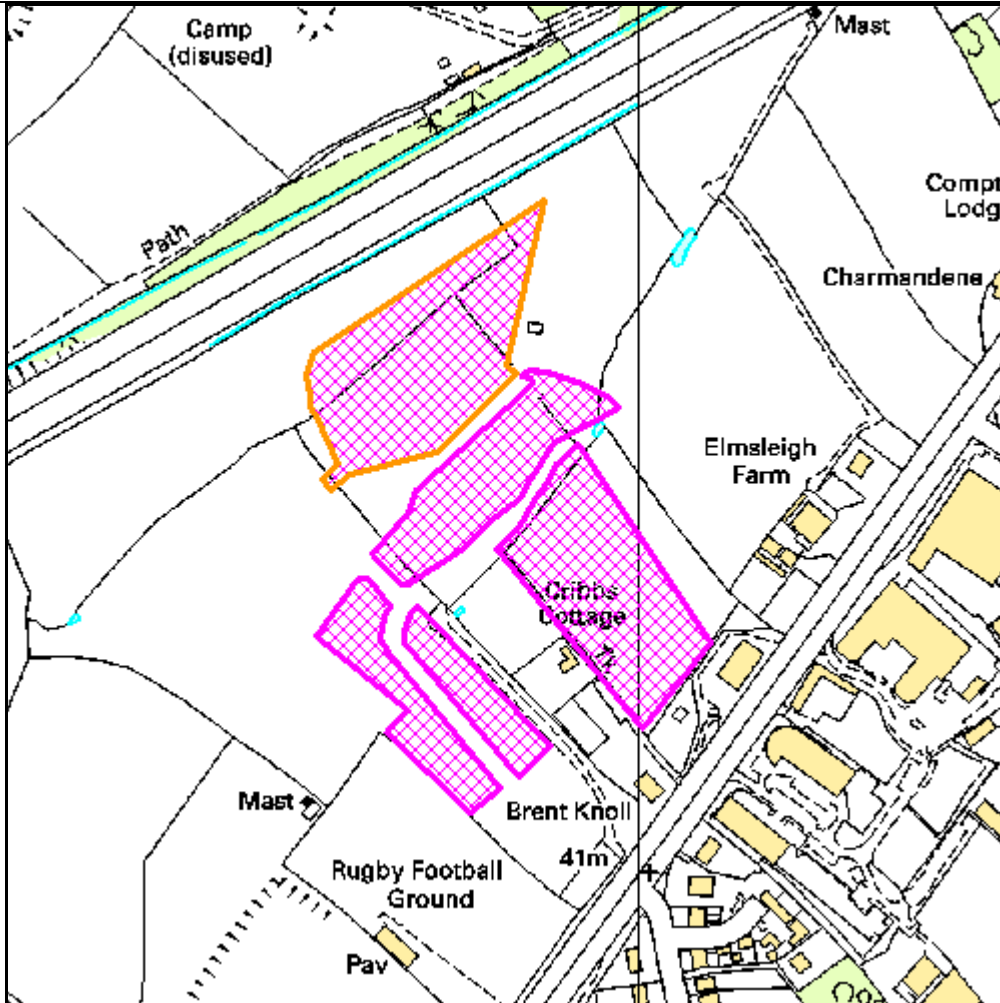
To define the terms and extent of the permission.

**Case Officer: Rae Mepham**

**Authorising Officer: Helen Ainsley**

**CIRCULATED SCHEDULE NO. 15/22 - 13th April 2022**

<b>App No.:</b>	P21/04349/RM	<b>Applicant:</b>	Bellway Homes (South West)
<b>Site:</b>	Land At Cribbs Causeway (Berwick Green) Almondsbury Bristol South Gloucestershire BS10 7TE	<b>Date Reg:</b>	5th July 2021
<b>Proposal:</b>	Erection of 256 dwellings with appearance, layout, scale and landscaping to be approved. Approval of reserved matters to be read in conjunction with outline permission PT14/0565/O - Mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (use class c3); an 86-bed extra care home (use class c2); a mixed use local centre including a food store up to 1,422sqm net internal sales area (use classes a1, a2, a3, a4, a5, b1, d1, d2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. outline application including access, with all other matters reserved.	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	356907 180534	<b>Ward:</b>	Charlton And Cribbs
<b>Application Category:</b>	Major	<b>Target Date:</b>	1st October 2021



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 100023410, 2008. N.T.S. P21/04349/RM

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

## **REASONS FOR REPORTING TO CIRCULATED SCHEDULE**

A representation has been made by the parish council, which is contrary to the findings of this report. Furthermore, the application has been subject to local representations contrary to the findings of this report; with three or more contrary representations made. Therefore under the current scheme of delegation, the application is required to be taken forward under the Circulated Schedule procedure.

### **1. THE PROPOSAL**

- 1.1 This is a reserved matters submission for the erection of 256 dwellings on land at Cribbs Causeway, Almondsbury, submitted under outline planning permission reference PT14/0565/O for a mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (use class c3); an 86-bed extra care home (use class c2); a mixed use local centre including a food store up to 1,422sqm net internal sales area (use classes a1, a2, a3, a4, a5, b1, d1, d2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Access was agreed at outline stage. Outline permission was granted on 26<sup>th</sup> January 2021 with associated Site-Specific Legal Agreement.
- 1.2 This reserved matters covers parcels 8, 11, 12 and 13 of the Land North of Cribbs (also referred to as Berwick Green, or Haw Wood) development. The four parcels sit centrally within the wider site; with parcels 8 and 11 to the south-east, and parcels 12 and 13 to the north-west.
- 1.3 The Haw Wood site (as named in the Council's Development Plan) is allocated as a mixed-use development within the South Gloucestershire Local Plan: Core Strategy (December 2013). Policy CS26 of the Core Strategy relates to the Cribbs/Patchway New Neighbourhood (CPNN), with the Haw Wood site forming part of the wider neighbourhood. The Cribbs/Patchway New Neighbourhood Development Framework SPD (Adopted) 2014 builds on CS26 and sets out the overall infrastructure requirements of the Cribbs/Patchway New Neighbourhood, together with high level design principles that planning applications should adhere to. The development of the site is also subject to compliance with a wider Framework legal Agreement which covers the whole of CPNN, as well as a Site-Specific s106 legal Agreement associated with the outline permission.
- 1.4 In terms of context, the wider Haw Wood site lies between the M5 motorway and the A4018 (Cribbs Causeway). Prior to any works at the site, it contained mainly open pasture land, rugby pitches, a small number of dwellings and other small structures. The site consists of two adjoining elements:

- The Main Site bounded by Haw Wood and Clifton Rugby Club pitches to the south west, M5 to the northwest, existing residential properties and hotel to the north-east, and the A4018 to the south-east. Most of the dwellings are to be provided in this element of the site along with the majority of public open space and a primary school.
  - The Triangle Site, which lies between the A4018 (Wyck Beck Road) to the east and Station Road to the west. The Avonmouth railway line lies immediately adjacent to the southern boundary of the Triangle. In this smaller part of the site, it is proposed that as well as some residential development, a retail element will be provided.
- 1.5 In terms of parcels 8, 11, 12 and 13 to which this application relates, these previously comprised sloping Grade 3 agricultural land, made up of pasture land and horse grazing paddocks. The land falls from west to east from its highest point in the south-western corner of the site, adjacent to the motorway. To the south of the Main Site lies Haw Wood, an area of ancient woodland, and Clifton Rugby Club. However following the granting of planning permission for the undertaking of various enabling and initial infrastructure works at the site in December 2017 (application ref. PT17/2562/F), initial works have commenced at the site with the appearance of the site now altered as a consequence.
- 1.6 Over the course of the reserved matters, various amendments to the scheme have been secured. As a result, two further full rounds of consultation were carried out, following the original consultation. Additional, more focused consultations were also carried out with relevant officers subsequently in the application process. Summaries of the responses received during consultations are set out in section 4 of this report, with full copies of comments available on the Council website. A summary of the revisions agreed over the course of the application is provided below:
- Amendments to design of residential dwellings and apartment buildings across all four parcels.
  - Changes to materials throughout residential parcels.
  - Removal of two units from proposals.
  - Changes to unit and garden layouts.
  - Changes to levels across development parcels.
  - Changes to road design to improve usability and safety.
  - Improvements to landscaping across parcel.
  - Amendments to affordable housing arrangement and specific design.
  - Updating of drainage details.
  - Amendments to sustainable energy strategy.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework July 2021

National Planning Policy Guidance (2014)

## 2.2 Development Plans

### South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS24	Green Infrastructure, Sport and Recreation Standards
CS26	Cribbs/Patchway New Neighbourhood
CS29	Communities of the North Fringe of Bristol Urban Area

### South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Managing the Environment and Heritage
PSP19	Wider Biodiversity
PSP20	Flood Risk
PSP21	Environmental Pollution and Impacts
PSP43	Private Amenity Space Standards
PSP44	Open Space, Sport and Recreation

## 2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

Cribbs/Patchway New Neighbourhood Development Framework SPD (Adopted) 2014

Waste Collection: Guidance for new developments SPD (Adopted) January 2015.

Revised Landscape Character Assessment SPD (Adopted 2014)

Renewables SPD (Adopted 2014)

CIL Charging Schedule and the CIL and S106 SPD (Adopted 2015)

Green Infrastructure SPD (Adopted 2021)

Sustainable Drainage Systems (SUDS) SPD (Adopted 2021)

Trees and Development Sites SPD (Adopted 2021)

Affordable Housing and Extra Care SPD (Adopted 2021)

## 3. RELEVANT PLANNING HISTORY

### 3.1 **PT14/0565/O**

Mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); an 86-bed Extra Care Home (Use Class C2): a mixed use local centre including a food store up to 1,422sqm net internal sales area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application including access, with all other matters reserved.

Approved & s106 Signed: 26.01.2021

### 3.2 **PT17/2562/F**

Creation of new highway, drainage and associated infrastructure. Full application to facilitate development of outline application PT14/0565/O (Mixed use development of 51.49 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); a 36-bed Extra Care Home (Use Class C2): a mixed use local centre including a food store up to 2000 sq.m. gross floor area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application including access, with all other matters reserved).

Approved: 18.12.2017

### 3.3 **PT18/5195/F**

Creation of new highway, drainage and associated infrastructure to facilitate development of outline application PT14/0565/O.

Status: Pending Decision

### 3.4 **P21/04748/RM**

Erection of 244 no. dwellings with appearance, landscaping, layout and scale be determined with associated works (Approval of Reserved Matters to be read in conjunction with outline permission PT14/0565/O).

Status: Pending Decision

### 3.5 **P21/07073/RM**

Provision of site wide landscaping and laying out of public open space including play areas and allotments, erection of 1no. building to form rugby club changing rooms with appearance, landscaping, layout and scale be determined and

associated works (Approval of Reserved Matters to be read in conjunction with outline permission PT14/0565/O).

Status: Pending Decision

#### 4. **CONSULTATION RESPONSES**

##### 4.1 **Almondsbury Parish Council**

Objection on following grounds:

- Concerns that development not sufficiently future proofed.
- Query why heating for properties is gas system, which may require replacement within a few years.
- Query why other forms of eco friendly power such as solar panels are not included.
- Query whether EV charging is available for all properties.
- Lighting scheme seems poor. Concern already expressed about dark areas on-site.
- More eco-friendly, green approach would be preferable.
- Feel that documents presented are insufficiently precise.
- Issues raised by consultees previously, including Almondsbury Parish Council, have not been satisfactorily addressed.

##### 4.2 **Internal Consultees**

Archaeology Officer

No comment

Conservation Officer

No comment

Community Infrastructure

No comment

Ecology Officer

No objection overall. In terms of location of bat features, no concerns with location of hibernation box and maternity box provided sports pitches to west and south are not lit; and no concerns with location of bat tubes provided Holdout Land Parcel (H3) will remain dark area of open space.

Education

No comment

Environment and Climate Change Team

Improvements have been made to scheme. Some outstanding recommendations remain, however in context of current Local Plan policies, appreciate there is planning balance to be made on sustainability issues. No overall objection subject to conditions relating to energy statement, PV panels and air permeability.

#### Environmental Protection

No comment

#### Highway Structures

No comment

#### Housing Enabling

Several issues raised with originally submitted proposals. However following submission of revised information and further clarification and justification made by applicant over course of application process, no objection.

#### Landscape Officer

Initial concerns raised relating to type and extent of landscaping within residential parcel. However following changes made to scheme through several iterations of plans, no objection.

#### Lead Local Flood Authority

Following submission of further drainage details, no objection.

#### Lighting Engineer

No objection however will need to ensure that street light positions do not conflict with landscaping. Any minor outstanding issues can be picked up at Technical Approval stage.

#### Planning Enforcement

No comment

#### Property Services

No comment

#### Public Art Officer

No objection subject to condition requiring public art plan for a site-specific scheme of Public Art to support the unique character and identity of the site being submitted to and approved by Local Planning Authority.

#### Public Open Space

Majority of issues raised have been addressed through several iterations of revised plans. Still some minor outstanding points so would suggest that final detail of POS adoption plan and landscape plan be agreed by condition.

#### Public Health

No comment

#### Self-Build Officer

No comment

#### Sustainable Transport

Although not all the concerns were able to be addressed due to conflicting requirements, the layout as now proposed is satisfactory and does not raise any severe highway safety concerns. As such there is no objection to this proposal. Furthermore details submitted in order to discharge outline conditions



are also acceptable from highway perspective – and also consider that adequate access through to hold-out land will be provided.

Tree Officer

No comment

Urban Design Officer

Following several rounds of negotiations and following various amendments to proposals, no objection. All recommendations made over course of application have been adhered to and incorporated into scheme.

Waste Engineer

No comment

#### **4.3 External Consultees**

Avon Fire and Rescue

The additional residential and commercial developments will require 13no. additional hydrants to be installed and appropriately-sized water mains to be provided for fire-fighting purposes. This additional infrastructure is required as a direct result of the developments and so the costs will need to be borne by developer.

Avon Gardens Trust

No comment

Avon Wildlife Trust

No comment

BAE Systems

No comment

Bristol City Council

No comment

Coal Authority

No comment

Crime Prevention Officer

Acknowledge that applicant has made changes to scheme to address certain issues and these have been welcomed. However some outstanding issues remain in relation to general parking around the site, apartment car park lighting, private drives and play areas. That said am mindful that applicant does not wish to incur additional expense with provision of certain features, and that the role of the LPA is to balance out all comments and responses before reaching a decision.

Environment Agency

No comments

HSE

No objection

National Grid

No comment

National Highways

No objection

National Planning Casework Unit

No comment

Natural England

No comment

Network Rail

No objection – however any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3 months notice before works start.

NHS

No comment

Severn Power Distribution

No comment

Sport England

No objection providing ball strike mitigation for adjacent sports pitch is subject to an independent risk assessment, provided by the developer as required and maintained in perpetuity by the developer. Also raise concern that future need for new sport and recreation to serve the new population will need to be addressed. The evidence base for sport has been prepared by the Council and adopted.

Wessex Water

No comment

Western Power Distribution

No comment

#### **4.4 Other Representations**

Local Residents

A total of 20 representations were made over the course of the application. These comprised 14 objection comments (made by 12 separate contributors), 1 support comment, and 5 general comments regarding the application (made by 4 separate contributors). The main concerns raised within objection comments are summarised below. Full copies of comments are available to view on the Council website:

- Concerns regarding congestion on A4018. Already major congestion issues and additional housing will add to this.
- New access roads into site will add to congestion.
- Query alternative traffic arrangements for Cribbs Causeway.
- Additional congestion will lead to greater levels of air pollution and noise for local residents.
- Insufficient infrastructure, schools and doctor's surgeries to accommodate new development.
- Awaiting new train station but unlikely to come forwards soon.
- Alternative locations in South Gloucestershire more suitable for new housing.
- Proposals will lead to loss of beautiful green fields for use by local residents.
- Would ask that tree planting and rewilding be encouraged with wildflower meadows and ponds from important part of development to reduce environmental impact.
- Proposed development leading to loss of valuable habitats.
- Flooding issues in area.
- Too late to receive letter inviting comments when earthworks and tree felling already commenced.
- Plans are ambiguous and unclear whether access into adjacent hold-out land will be provided. Some plans appear to show hedgerow retained. Concerns that ransom strip will be retained.
- LPA should attach conditions to secure unfettered access through site to adjacent land at early stage.

The main points raised within the support comment are set out below. Full copies of comments are available to view on the Council website:

- Support development of new homes which is much needed.
- However given new NPPF guidelines, more should be done to ensure quality of development matches what Council expects.
- Would prefer to pay more council tax than separate 'tax' to management company.

The main points raised within the general comments are summarised below. Full copies of comments are available to view on the Council website:

- Ask that traffic signalling and general traffic flow be reviewed as part of proposal.
- Would ask that cycleway laid out in planning application be made available for equestrian use.
- Ensure that equestrian path is implemented to enable horse riders to leave the road for part of the trip between Blaise/Henbury and Hollywood Lane.

## **5. ANALYSIS OF PROPOSAL**

### **Principle of Development**

- 5.1 This application seeks consent only for those matters that were reserved by reason of conditions 1 and 2 of outline planning permission PT14/0565/O; specifically matters relating to appearance, landscaping, layout and scale. The principle of the development is acceptable by virtue of outline application PT14/0565/O previously approved.
- 5.2 Through the submission of the reserved matters, the applicant has also submitted site-specific information relating to several other conditions attached to the outline consent. These matters are covered in a later section of the report.

### **Design**

- 5.3 The Parameter Plans approved at outline stage provide the structural design framework for the Design Code. The Parameter Plans comprise the Land-use Plan, Density Plan, Building Heights Plan and Green Infrastructure Plan.
- 5.4 The location of the proposed residential units as presented through this reserved matters is consistent with the Land-use Plan. Furthermore, the proposals are also compliant with the Density Plan, which allows for up to 80 dwellings per hectare over the majority of the application site, with this reduced to 45 dwellings per hectare at the north-western part of the site (parcel 12). The application site comprises 4.87 hectares, and with 258 units proposed, the density therefore equates to 53dph across the parcels. However it should be noted that the application only includes residential units, and as such the density of this part of the development would be lower, when calculated together with associated green infrastructure.
- 5.5 The proposals are also consistent with the Building Heights Plan, with the majority of units being no more than three storeys, and the four storey apartment buildings all located within the areas designated for such landmark buildings on the plan. Whilst the proposals only relate to residential development and incidental green infrastructure, the proposals are considered not to conflict with the Green Infrastructure Plan.
- 5.6 The proposals have also been reviewed against the Masterplan approved at outline stage. It is noted that the general layout of development is broadly consistent with the approved Masterplan; and as such this reserved matters is considered to be compliant in this regard. Overall officers are satisfied that the proposals comply with the key Parameter Plans and Masterplan approved at outline stage.
- 5.7 The Design Code for the wider Haw Wood development (with the exception of the 'Triangle Site'), was approved on 8<sup>th</sup> February 2022, through application DOC21/00147. The approved code seeks to deliver three distinct yet cohesive character areas:

- Urban Core - A mixed-use area in the flatter, lower parts of the site. Its street layout is largely orthogonal, and the area comprises a higher density of dwellings, including apartments, together with a primary school.
- Central Slopes - A residential area along the site's distinctive central park. Consistent frontages of buildings with a more contemporary feel define the open space with a lighter materials palette to offset the landscape setting.
- Woodland Ridge - Lining the northern part of the site, adjacent to the proposed woodland edge, this area is characterised by a more rural approach to built form and landscape with traditional treatments.

5.8 This reserved matters seeks detailed approval for residential parcels 8, 11, 12 and 13 of the wider Haw Wood development. In terms of character areas, parcels 8 and 11, situated towards the south-eastern boundary of the wider site, fall within the Urban Core character area. Parcel 13, situated slightly further to the north, straddles both the Urban Core and Central Slopes character areas. Parcel 12, situated further to the north still and towards the north-western boundary of the wider site, straddles the Central Slopes and Woodland Ridge character areas.

5.9 Site-Wide Design Matters

The four residential parcels included within the reserved matters application cover all three character areas. Compliance of each part of the development with the relevant character area principles (as set out within the Design Code) is assessed in more detail below. However a number of site-wide, detailed design matters have been identified over the course of the application and discussed with the applicant; with a number of amendments made to the scheme as a result.

5.10 A key concern raised by the urban design officer was the lack of traffic calming features and landscaping within the tertiary streets and shared spaces across the development parcels; most notably within parcel 12. This design principle is set out within the Design Code for these areas. Plans were subsequently amended with block paving introduced into the areas, and additional street trees added. Another cross-parcel concern related to proposed parking courts. As originally submitted, a number of issues relating to materials within courts, unclear entrance thresholds, lack of trees and the use of inappropriate boundary treatments were raised. Amendments were subsequently made to plans with a greater combination of materials introduced, clear entrance thresholds added, and additional tree planting and brick walling provided to all court yards. The amendments made to the parking courts are considered to bring the proposals in line with the Design Code in this regard.

5.11 A further issue identified across the proposed parcels was the potential for conflict between drainage infrastructure and trees. Different plans showed conflicting details, and it was made clear to the applicant that trees, drainage runs and streetlights must be designed together to avoid conflicts, and the

possibility of trees being removed at the construction stage. Amended plans were subsequently submitted following co-ordination between the applicant's engineers and landscapers, and the areas of conflict have been resolved. A further identified issue related to the height of fencing for certain gardens, and breaches to the requirements set out within the Code. Amendments were subsequently made with fence heights clarified to achieve compliance.

#### 5.12 Urban Core

The majority of units proposed through this reserved matters sit within the Urban Core character area. Parcels 8 and 11 sit entirely within the character area, with the southern row of units within parcel 13 falling within the Urban Core area. Within the Design Code, the character area is itself split into various sub-character areas; three of which fall within the current application site boundary. For reference, the sub-character areas, together with the relevant page of the Design Code and relevant plots, are set out below:

- **U1 - Primary Route** – (Pg114-115) - plots 1-15, 23-40, 68-93, 147-164
- **U5 – Key Frontage** – (Pg 122-123) - plots 41-48 & 94-102
- **U3 – Non-Key Frontage** – (Pg 118-119) - plots 126-146 & 167-190

5.13 Within the Code, the Urban Core area is described as a mixed-use area along the site's less contoured parts. The street layout is largely orthogonal, featuring shared surfaces and a tighter grain. The area comprises a higher density of dwellings, including apartments. In terms of the general design and layout of the development, the reserved matters proposals are considered to reflect this vision. Apartment buildings provide a gateway feature into the site, with four-storey buildings also used at key corners to create landmark structures. The overall arrangement of residential units is tighter than at other parts of the site.

5.14 Concerns were raised by the urban design officer regarding the form of residential units along the primary route (sub-areas U1 & U5); with numerous semi-detached units proposed which failed to provide the 'strong and continuous building line' as required under the Code. Following several rounds of discussion, amendments were subsequently made to the proposals, with features such as carports and brick stores incorporated between units to create a stronger building line. Whilst in certain areas the layout and form fails to achieve the more robust 'short terraces' as referred to in the code, the amendments made are considered to create a sufficiently strong building line as to add the required level of distinction.

5.15 In terms of the focal buildings proposed, these take the form of apartment buildings primarily proposed within parcels 8 and 13. The structures are typically located along the primary route running through the development parcels. The locations of focal buildings are consistent with that detailed within the Code. However upon original submission, a number of concerns regarding detailed design were raised by officers. It was highlighted focal building blocks should appear as stand-out pieces of architecture, as opposed to recycled or re-elevated mediocre standard products; with higher quality characterful bricks and overall finishes required. Following several rounds of discussion, various changes were made to the detailed design of apartment buildings to create a

- higher quality and more distinctive finish. These changes are acceptable, and are considered to bring the overall design of the focal buildings in line with the Code.
- 5.16 Beyond the notable amendments made to units along the primary route and apartment buildings, no major amendments to other parts of the 'Urban Core' proposals were considered necessary. Minor changes were requested in relation to public realm in front of apartment blocks C, D, H & I, with clarification of boundary treatments and some minor changes to elevational treatments also requested. All suggestions made by officers in relation to the Urban Core units were adhered to by the applicant, and overall the final design of units is considered to comply with the requirements of the Code.
- 5.17 Central Slopes  
The northern row of units within parcel 13, together with all units in parcel 12 (with the exception of the most northerly row of properties which fall within the Woodland Ridge character area), fall within the Central Slopes character area. Central Slopes is also split into a number of sub-character areas; with three of these sub-areas being relevant to this reserved matters. For reference, the sub-character areas, together with the relevant page of the Design Code and relevant plots, are set out below:
- **C4 – Key Frontage** - (Pg94-95) – plots 50-62
  - **C6 – Key Frontage** - (Pg98 - 99) – plots 191-201 & 209-218
  - **C5 – Internal Streets northern block** - (Pg96-97) – plots 202-208, 219-224, 235-238 & 251-258
- 5.18 Within the Code, the Central Slopes area is defined as a residential area along the site's distinctive central park, with long and linear streets stepping down the hill with consistent frontages. A lighter materials palette is to be used to offset the landscape setting. In terms of the 'Central Slopes' units proposed, these are predominantly set to the north (parcel 12) and south (parcel 13) of the central park area running through the site. The units are arranged in a linear fashion, with gentle curves introduced to follow the rhythm of the adjacent open space. The layout and form of units is considered to accord with the principles set out within the Code.
- 5.19 In terms of detailed design matters, the main area of concern raised upon original submission related to area C5, and the design of internal streets within the northern block of units. The overall design approach resulted in a long stretch of tarmacked highway, which was not considered appropriate for a relatively narrow private drive serving a high number of units. Amendments were subsequently made, with a number traffic calming measures such as build-out planting and changes to surfacing introduced. Overall the changes are acceptable and create a notably safer and more appropriate public realm at this part of the site.
- 5.20 Beyond the issues raised regarding the northern internal streets, the only further concerns raised by the urban design officer related mainly to the elevational treatment of two apartment buildings (blocks 62-67 & 197 – 201); in

that the buildings provided focal points within the development and therefore required a higher quality and more carefully considered detailed design. Recommendations such as the use of more characterful brick, different chimney types and floating bays were suggested; with all recommendations incorporated by the applicant through amendments. Minor improvements to the detailed appearance of particular dwellings were also agreed. The overall design of the 'Central Slopes' units as proposed is considered to accord with the Code.

#### 5.21 Woodland Ridge

The northern row of residential units within parcel 12 fall within the Woodland Ridge character area. This is the smallest character area within the Haw Wood development, and only covers the units facing towards the woodland edge at the northern site boundary. The character area is split into two sub-areas (W1 & W2 key frontages), however the design principles for both areas are the same. The design principles are set out on Pg74 of the Code, with this relating to plots 225-249 of parcel 12.

5.22 Within the Code, the Woodland Ridge area is described as the highest part of the site along the northern boundary, which is to be defined by the new woodland edge. Housing fronting onto this edge will contribute to creating a distinctive rural character. This will be achieved through plot layout and arrangement, building detailing and materials, building types and boundary treatments. The code states that units will be predominantly detached with occasional semi-detached, with an irregular building frontage created through variation in plot widths and gaps between dwellings. A more traditional design and finish is to be incorporated compared to other character areas.

5.23 In terms of the general layout and form of the Woodland Ridge units proposed, this is considered to accord with the Code. However upon original submission issues were raised regarding the degree of repetition in unit types; with the Code outlining that repetition is to be avoided. A detailed re-design of all buildings was subsequently undertaken by the applicant, and officers are now satisfied that the levels of variety envisioned within the Code have now been incorporated. A lack of variety in roofscape was also identified by the urban design officer, however this matter was resolved by the applicant through the introduction of gable-fronted roof forms to certain units and varied eaves heights.

5.24 Concerns were also raised regarding the detailed finish of units, with the proposed brick choice originally proposed considered to lack the 'rustic' character required through the code. Brick types were subsequently altered and more stone introduced to enhance the rustic/traditional character. Concerns were also raised regarding the relatively standardised design of units 246-250 and 225-228; as due to their visually prominent location the units would appear as focal buildings. Amendments were subsequently made in line with officer recommendations, with a more distinctive design proposed for these units through alterations to materials, and the introduction of additional architectural detailing such as contrasting chimneys and oriel windows. Following the amendments, the overall design of the Woodland Ridge units proposed through this application is considered acceptable.



- 5.25 One minor point relating to the character of the street itself was also raised by the urban design officer, with the access lane running to the north of properties considered to lack the sinuosity and block transition zones and pinch points stipulated within the Code. The proposals were subsequently altered with a more sinuous alignment created through narrowing the road, and pinch points created through build-outs and parking spaces. Following the amendments made by the applicant which have accounted for all officer recommendations made, this portion of the development is considered to accord with the accord with the Code.
- 5.26 Crime Prevention  
It is noted that a number of concerns have been raised over the course of the application by the crime prevention design advisor commenting on behalf of Avon and Somerset Constabulary. Whilst a number of issues originally raised have been addressed through amendments, some remain outstanding. These relate to lighting in parking areas and along private drives and tandem parking.
- 5.27 With regards to lighting, the design advisor has highlighted a number of instances where parking areas between properties do not appear to be lit. Furthermore instances where private drives are not lit and apartment parking courts do not appear to be lit have also been noted.
- 5.28 In response, the applicant has advised that properties are to be fitted with front and rear sensor lighting. This would not only provide additional lighting, but also highlight any suspicious movement in and around properties. Units have also been designed and orientated to promote active frontage, and provide natural surveillance to external areas. The applicant has however indicated that they would consider and investigate additional security lighting in certain locations in response to comments, including on residential garages and within apartment parking; however this does not appear to have been shown in revised plans. As such, a condition is recommended requiring a lighting strategy in relation to security to be submitted post-determination.
- 5.29 Concerns have also been raised regarding the provision of tandem parking spaces across the residential parcels; and that this can lead to vehicles parking in inappropriate and unsafe locations. However the applicant has advised that in order to comply with the minimum parking standards as set out within the Local Plan, tandem parking spaces are required. Officers are mindful of the concerns raised, but also that the overall parking layout has been accepted by the transport officer. As such whilst tandem parking is acknowledged to be less than optimal, it is accepted that the arrangement is necessary in order to meet numerical parking standards; with the issue in terms of safety outweighed by the merits of the parking space numbers and layout in terms of highway safety and efficient use of land.
- 5.30 On the basis of the above, whilst some minor residual issues in relation to security remain, it is considered that these matters can be investigated further post-consent and it is recommended that this is controlled by condition. Through several rounds of positive engagement with the applicant, various detailed issues have been addressed and improvements to the scheme

secured. Overall, the final proposals are considered to comply with the outline permission, the approved Design Code, and the Council's main design policies CS1 and PSP1. The proposals are therefore considered to be acceptable in design terms.

## **Transportation**

- 5.31 In terms of vehicular access, a high number of the units proposed are to be served directly off the primary route running through the wider development site. This primary route runs in a shallow 'U' shape, and connects to the A4018 at two points; thus providing the vehicular access points into the wider site. A network of secondary streets, tertiary streets/shared surfaces and private drives provide vehicular access to the remainder of residential units.
- 5.32 It should be noted that the primary route, together with several sections of the secondary routes, have already been consented under the extant infrastructure permission, and are currently under construction. In terms of roads, this submission only includes one portion of a secondary route to the south of parcel 12, with tertiary routes proposed within parcels 8, 11 and 12. Private drives are also proposed to serve a number of units in parcels 12 and 13. It should however be noted that areas of pavement connecting to the primary route running through the parcels are included within the application site boundary, and therefore as part of these proposals.
- 5.33 The overall road layout and hierarchy are considered to be consistent with the outline approval and the requirements of the Design Code. Furthermore, no significant issues regarding road layout or highway safety were raised by highway officers during consultation. In terms of parking provision, overall this is considered to be acceptable and in accordance with the Council's minimum parking standards. Residential units would be served by an adequate number of accessible parking spaces, to discourage on-street parking. An adequate number of visitor parking spaces would also be provided across the development parcels. Dwelling units would also be fitted with electric vehicle charging points; an approach which is considered to be acceptable.
- 5.34 However, a number of more detailed issues were raised over the course of the application process. The highway officer raised concerns with the length of proposed driveways for certain plots (examples 77-78 and 212-213), and outlined that a number of driveways were slightly too long, which could promote additional parking on the end of driveways with vehicles projecting onto the footway. It was suggested that parking spaces be slightly reduced in length to discourage this.
- 5.35 However the applicant advised that reducing parking space length by pulling garages forwards would remove the possibility of providing an external access into rear gardens. The spaces had also been designed in such a way as to avoid vehicles projecting beyond building lines, thus improving the appearance of the streetscene. Overall, whilst the concerns of the highways officer are acknowledged, the rationale provided by the applicant is acceptable. Therefore the provision of an adequate number of safe, on-site parking spaces will help to

discourage unsafe or inconsiderate parking on footways, and the overall parking arrangement is considered to be acceptable.

- 5.36 Some concerns were also raised regarding the serviceability and suitability of private drives across the residential parcels; particularly in relation to those to the front of plots 50 -67 and plots 225 – 234. The applicant has however responded outlining that the private streets have been designed in accordance with the Design Code, and the construction will be sufficient to withstand the largest likely vehicle (refuse vehicle). It is acknowledged that the proposed approach is in accordance with the Design Code, and is therefore considered to be acceptable.
- 5.37 Further minor issues relating to areas of private drive which should be adoptable highway, refuse tracking details and turning head sizes and alignments were also raised by highways officers; with recommendations made to the applicant. All recommendations made in this respect have been accounted for in the final set of revised plans.
- 5.38 Having reviewed the proposals, highways officers have also raised no concerns in respect of pedestrian routes and cycle routes through the parcels, or cycle storage facilities proposed for the residential units. Furthermore, no concerns with the proposed safe routes to school have been raised. On the basis of the assessment set out above and subject to conditions securing parking facilities and EV charging points, there are no significant concerns with the proposals from a transportation perspective.

### **Landscaping and Trees**

- 5.39 In terms of the existing site, it is acknowledged that this formerly comprised open pasture intersected by hedgerows. However, the context of the site has since changed following earthworks undertaken pursuant to the outline consent and subsequent infrastructure consent at the site. As such, whilst it is acknowledged that the character of the landscape has already been altered significantly and would be further altered by the residential development, the principle of re-developing the site for residential purposes including the approved earthworks strategy has already been established.
- 5.40 As such, the scope of the landscape assessment for this reserved matters is limited to the reserved detail alone. It should also be noted that this reserved matters relates solely to residential parcels and not large landscaped areas or areas of public open space; which are subject to a separate reserved matters application, although the connectivity of the proposed parcels to the wider Green Infrastructure and Masterplan has been considered in full.
- 5.41 Upon original submission, significant concerns were raised by the landscape officer regarding the lack of trees proposed within the residential parcels; particularly given the extent of vegetation removal previously agreed. Additional trees were subsequently provided through revisions to the scheme, both in public areas and in rear gardens. The final landscape plans are considered to show an acceptable level of tree cover within the residential parcels, which will help to mitigate the loss of existing vegetation and improve the overall quality of

- the environment. Concerns were also raised regarding the species of trees selected, specifically the small growing species proposed, which would be relatively short-lived. Some improvements were subsequently made to the landscape proposals with trees of greater stature incorporated.
- 5.42 Concerns were also raised regarding potential areas of conflict between tree positions and lighting columns. However, amendments were made to the scheme and these conflicts were removed. Further recommendations relating to garden boundary treatments, root barriers and tree pit details, wildflower areas and the use of subsoil were also made by the landscape officer. All recommendations were taken into account and incorporated into the scheme, and officers are satisfied that the main issues raised from a landscape perspective have now been resolved through amendments.
- 5.43 On the basis of the above, it is acknowledged that the site landscaping has been significantly improved over the course of the application process. Furthermore, officers are satisfied that the landscaping features proposed within each character area are consistent with the landscape principles set out within the Design Code. As such the final submission is considered acceptable from a landscaping and arboricultural perspective.

### **Public Open Space**

- 5.44 No significant areas of public open space are proposed as part of this reserved matters. The main areas of public open space across the wider development are to come forwards as part of the wider landscape proposals. As such the main consideration is ensuring that any incidental areas of public open space, verges and landscaping features across the parcels are appropriately designed, and that the design of the residential parcels is compatible with any adjacent areas of open space.
- 5.45 As originally submitted, concerns were raised by the public open space (POS) officer regarding the overall relationship between the residential parcels, and the proposed adjacent areas of public open space. These largely related to the levels shown on engineering plans at the boundaries between the residential parcels and POS, and how the residential parcels would connect into areas of open space. Concerns were presented to the applicant regarding the differences in ground levels at the boundaries between the central area of POS running through the development site, and parcel 12 to the north and parcel 13 to the south. Whilst the detailed design of the POS is subject to separate reserved matters, the design of the POS would in part be dictated by the ground levels immediately to the north and south. As proposed, the difference in level between the two residential parcels would have resulted in a steeply sloping and largely inaccessible area of POS.
- 5.46 The applicant subsequently re-considered the levels within the development parcels, with the ground level to the north reduced and the level to the south increased. It was also demonstrated that a retaining wall could be utilised at the southern boundary between the POS and parcel 13 to further raise levels. As a result, it was demonstrated that a significantly less sloped and more accessible area of POS could be provided. The detailed design of the POS and features

such as retaining walls will be considered through the landscaping reserved matters. The design of any retaining wall and the relationship with the residential parcel to the south will be carefully considered as part of this process. Following the changes made by the applicant the overall site levels are considered to be acceptable.

- 5.47 Other minor recommendations relating to the provision of alternative boundary treatments in order to discourage parking on areas of POS, the location of certain landscaping features, and the adoption of small stubs of footpath as POS rather than highway, were also raised by the POS officer. These recommendations were taken into account by the applicant and plans were amended accordingly.
- 5.48 The only outstanding matter relates to the proposed planting of trees within the highway verge along the primary avenue. A cellular soil confinement system is currently proposed, and the POS officer has highlighted that the highway authority will not at present adopt these features; as such conflicting with the submitted adoption plan.
- 5.49 It has not been possible to reach a resolution on this matter as part of the application process, and further discussions between the developer, POS officers and highway officers will be required at technical approval stage in the development process, post planning approval. The applicant will bear the risk if the technical design is unacceptable, as they will need to revise their scheme through the planning process if they fail their subsequent road safety audit. As such, conditions are recommended requiring final versions of the adoption plan and landscaping plans to be agreed post-determination, the scope of which will relate to the issue of verges.
- 5.50 On the basis of the above, subject to the agreement of final details by condition, the public open space proposals presented with the reserved matters are considered acceptable.

### **Residential Amenity**

- 5.51 In terms of the impact of the proposals on any existing residences, given the greenfield nature of the development site, the proposed units are set away from populated areas as to avoid any direct impact on existing amenity. The only properties located within 21m of the proposed units are Brent Knoll House and Brent Knoll Bungalow; both of which sit within the hold-out land situated between parcels 8 and 11 of the reserved matters. Notwithstanding that the land containing these units is included in the wider outline Masterplan, an assessment on amenity has been undertaken.
- 5.52 Given the degree of separation between Brent Knoll House and the proposed units, it is not considered that the development would result in any unacceptable impacts on amenity. The proposed units would sit closer to Brent Knoll Bungalow; however the existing property would remain separated from proposed units by an access lane and boundary vegetation. Furthermore, Brent Knoll Bungalow sits within a generously sized plot. As such, whilst the development of surrounding land would impact upon the setting of the property,

this matter has already been considered at outline stage, with no specific areas of concern identified through this reserved matters.

- 5.53 With regards to the impacts of the development on amenity in terms of the construction and occupation of the site, these matters have already been considered and accepted through the outline approval; with residential development at the site agreed as a matter of principle. In terms of the wider impacts of construction, these will be managed through the Construction Environment Management Plans associated with both the outline and infrastructure consents, with hours of construction also restricted by condition attached to the outline approval.
- 5.54 Turning to the amenity of future occupants, the proposed units comply with the nationally described space standards in terms of their internal size. As such it is considered that an acceptable internal living environment would be provided for future occupants, with cramped living conditions avoided. In terms of the general layout of units and back-to-back distances, the majority of units achieve the 20m minimum detailed within the South Gloucestershire Council Technical Advice Note: Assessing Residential Amenity (June 2016). Some units situated within the north-western section of parcel 12 were found to fall below the standard, however plans were subsequently altered with units pushed forwards and a greater separation distance achieved. As such the proposals are acceptable in this regard.
- 5.55 In terms of private gardens, when applied as an average across the four development parcels, the proposed areas of private external amenity space notably exceed the minimum standards set out within policy PSP43 of the Policies Sites and Places Plan. Approximately 80% of the proposed units would be provided with external amenity space in accordance with the size guide set out within PSP43. A thorough review of gardens falling below the recommended size standards has been carried out, to ensure that an acceptable living environment has been provided. Through this review, particular gardens were identified which were considered to be of lower quality. However these issues have been addressed through amendments to the plans; most notably within parcel 11 where two units were removed, in order to increase numerous garden sizes and improve the relationship between rear gardens and immediately adjacent units. Following amendments, the proposed areas of external amenity space serving residential dwellings are considered acceptable.
- 5.56 Whilst it remains that not all gardens comply with the recommended size standards in PSP43, it should be noted that the majority of smaller gardens are located within the Urban Core character area. This is intended as a higher density residential area within the Design Code; and therefore in order to provide residential units at an appropriate density together with sufficient levels of off-street parking, smaller rear gardens are required in certain locations. Having undertaken a detailed review of proposed gardens, with a particular focus on those falling below the recommended size standard, the proposed garden arrangement is considered acceptable, with an adequate level of usable and accessible outside space to be provided for future occupants.

- 5.57 To add to the above, it is acknowledged that all residential apartments contained within the various blocks across residential parcels are to be provided with balconies; thus providing an important private external area for occupants of the apartments. The balconies have also largely been designed into the principal elevation of the buildings, as to avoid overlooking onto adjacent rear gardens. The majority of apartment buildings are also provided with areas of incidental external space around each building, which would also add amenity value for residents.
- 5.58 It is noted that three residential units (plots 39, 76 and 204), provide undercroft parking or drive-through areas to parking courts (FOG units). As such the units are not provided with dedicated external amenity space. Whilst this situation is not optimal, it is acknowledged that these property types would function more as apartments than dwellinghouses, with living accommodation arranged on one floor. Furthermore, the occupants of the units would have access to high quality areas of public open space in the form of the central park proposed to run through the development; with all units located within 100m walking distance of the POS. As such, given that the provision of this property type is limited and is required in order to provide sufficient levels of off-street parking at certain parts of the site, this is not considered to sustain a reason for objection.
- 5.59 Overall, there are no significant concerns in relation to residential amenity, and it is considered that an acceptable living environment would be afforded to future occupants of the residential units.

### **Affordable Housing**

- 5.60 In respect of affordable housing, the Haw Wood site is bound by both the Framework Agreement for CPNN as well as the Site-Specific Agreement (SSA) relating to the site itself. Through the SSA, a reduced affordable housing provision of 25.5% was agreed on grounds of viability. This is set out within the Affordable Housing Obligations section of the Agreement, with Paragraph 1.2 of Schedule 3 of confirming that 25.5% of the residential units on site shall be affordable housing.
- 5.61 This reserved matters for 256 dwellings proposes 64 affordable homes. This equates to an affordable housing provision of 25%. It is acknowledged that this falls slightly below the agreed provision of 25.5%, and the deficit will need to be made up in a later phase of the development. In terms of tenure, enabling officers have confirmed that the affordable housing proposals largely comply with the agreed tenure mix of 73% social rent, 5% affordable rent and 22% intermediate housing. It has also been confirmed that the property types within each tenure category comply with the requirements of the SSA, and that all affordable house types comply with the required sizes as secured within the Agreement.
- 5.62 In terms of design standards, the applicant has confirmed the affordable units will comply with the relevant standards as set out in the SSA; with the exception of homes being built to meet M4(2) Building Control as opposed to Lifetime Homes standard. This matter is noted, but can be considered further by the Council at a later stage.

- 5.63 In terms of the overall quantum, tenure, type and design standard of the proposed affordable housing, on the basis of the above this is considered to comply with the SSA and is acceptable. Several concerns relating to more detailed matters have however been raised by enabling officers over the course of the application; some of which have not been fully resolved.
- 5.64 One such issue relates to the internal layout and configuration of flats 197, 199 and 201 in Block M, which are not considered optimal. Furthermore, the main access to flats 147, 148 and 149 in Block K is proposed via the living room. It has also been outlined that Registered Providers (RP's) prefer shared ownership properties to be sited next to one another, and this is not the case for plots 213,208,185 & 171. Another concern raised is that RP's generally expect flats within a single apartment block to be single tenure, and this is not the case for Block K which proposes 2 shared ownership flats and 7 social rent flats.
- 5.65 The above issues are noted and have been discussed with the applicant over the course of the application process. However the applicant has confirmed that the arrangements proposed do not differ from those approved at other similar sites, and they have had no issues with RP's in the past on the above matters. As such it has not been possible to secure changes to the scheme to address the above issues.
- 5.66 That said, the above issues are considered to be relatively minor, and relate only to RP preferences. The applicant is confident that the arrangements will be accepted by RP's and have been agreed on other schemes.
- 5.67 Other concerns relating to the lack of affordable units within parcel 13, as well as the grouping of three wheelchair units next to one another, were also raised over the course of the application. However, the developer has provided justification that parcel 13 is unsuitable for affordable units in terms of Design Code requirements, with the units therefore distributed across parcels 8, 11 and 12. The applicant has also outlined that in their view, grouping wheelchair units together will be of social benefit to future occupiers and will provide social support.
- 5.68 On the matter of Target Funding as raised within housing enabling comments, officers are satisfied that this matter is adequately addressed through the SSA, and the applicant is therefore bound to the requirements notwithstanding of this reserved matters.
- 5.69 Whilst some minor concerns remain outstanding and have not been addressed through amendments, the applicant has provided considerable justification for the approach taken, and has also highlighted other schemes whereby similar approaches have been approved and accepted by RP's. The applicant's justification has been considered by housing enabling officers, and overall the outstanding issues are not considered to be of such harm or consequence as to sustain an objection to the proposals.
- 5.70 Given that a compliant quantum and tenure/type mix is to be provided, the affordable housing provision is considered to be acceptable.



## Historic and Natural Environment

- 5.71 In terms of any heritage impact, the proposals have been reviewed by the conservation officer. Overall it is not considered that the proposals would have an impact on any designated or non-designated heritage assets; above and beyond any impact identified at outline stage. The archaeology officer has also reviewed the proposals, and is satisfied that any matters of archaeological interest have been adequately considered through the discharge of outline conditions and the associated infrastructure consent. As such it is not considered that the reserved matters proposals would have any significant impact from a heritage perspective.
- 5.72 In terms of biodiversity, the ecology officer has reviewed the proposals, together with the submitted ecological features plan, landscape management plan and lighting plan, and raises no significant objection to the reserved matters details. Given that the reserved matters relates only to residential parcels and not significant areas of landscaping or vegetation (which are subject to a separate reserved matters application), the ecological significance of the site is reduced; with the majority of ecological considerations to be picked as part of the site-wide green infrastructure proposals.
- 5.73 However the ecology officer has suggested that whilst the proposed location of bat hibernation boxes, maternity boxes and bat tubes are acceptable, they would have reservations in the event that the sports pitches to the west and south of the site are illuminated, and if the hold-out land parcel H3 were to be developed. Notwithstanding that the illumination of the sports pitches and consideration of future development outside this reserved matters site do not form part of this reserved matters, it is anticipated that the pitches will be illuminated. Furthermore, there is also potential for the hold-out land parcel H3 to come forwards for development in the future, although this is outside the Council's control. On this basis, a condition is recommended, requiring the final location of bat hibernation boxes, maternity boxes and bat tubes to be agreed post-approval, to allow for further consideration. Subject to this condition, the proposals are considered acceptable in ecological terms.
- 5.74 In respect of drainage, several issues were raised by the Council's drainage engineers upon the original submission of the reserved matters. Revised plans were subsequently submitted and consulted upon in November 2021, and drainage engineers confirmed that the revised plans and further clarification provided by the applicant addressed any outstanding concerns and answered any queries. As such, officers are satisfied that the proposals are acceptable from a drainage perspective, subject to a standard planning condition requiring the development to proceed in accordance with the approved plans.
- 5.75 No issues relating to contamination, or any other matters relevant to environmental protection were raised by specialist officers over the course of the reserved matters application. Overall officers are satisfied that such matters were sufficiently considered and dealt with at outline stage, and there are no concerns in this regard.

## Sustainability

- 5.76 The approved Design Code contains an 'Energy Efficiency and Sustainable Construction' section. This confirms that as part of each future reserved matters, consideration will be given to building design, passive solar design and energy efficiency site-layouts in order to reduce carbon output. It also states that the wider development will aim to reach a 20% reduction in residual regulated and unregulated CO2 emissions as defined by Part L1A of the Building Regulations 2013, through low carbon or renewable energy systems, in accordance with Local Plan Policy PSP6; and that once applicable, the development will comply with future regulations following transitional arrangements required by national regulations.
- 5.77 A Sustainable Energy Statement has been submitted in support of the application (a requirement of condition 12 of the outline approval). Several iterations of the statement have been reviewed by the Council's environmental policy officer.
- 5.78 As originally submitted, a number of concerns with the Energy Statement were raised by officers. Firstly it was not considered that the Statement sufficiently demonstrated how the residential units at the greenfield site would reduce residual emissions by 20%; a requirement of Policy PSP6. Concerns were also raised regarding the proposed heating and hot water strategy, with gas combination boilers specified for units as opposed to a more renewable heat source. This has been questioned given the forthcoming ban on gas boilers in new homes in 2025. Upon initial review of the energy statement, further clarification was also sought regarding the applicant's proposals for PV panels, electric vehicular charging and the resilience of the scheme to overheating over its lifetime.
- 5.79 In respect of the 20% reduction in residual emissions, the Statement has been amended and it has now been demonstrated how the required reduction will be achieved. On the matter of electric vehicular charging, further details of the electric charging strategy have been provided by the applicant, with all residential units fitted with an electric vehicle charging point. This provision is appropriate, with the overall strategy being accepted by both environmental policy and highways officers. In terms of PV panels, indicative calculations for energy output have been provided within the Energy Statement. However the detailed PV system for the development has not yet been finalised; and as such a condition is recommended, to require details of the final strategy to be submitted to and agreed with the Local Planning Authority.
- 5.80 With regards to the resilience of the scheme to overheating over its lifetime, it was recommended by environmental policy officers that the resilience of this scheme to changes in the local climate including increases in average and peak summer temperatures be demonstrated using dynamic thermal modelling. However this was not undertaken, with the applicant instead highlighting the details of climate change adaptation within the Energy Statement. Whilst it would have been preferable for modelling to be undertaken, this is not a requirement under local or national policy at this time. In this instance the details of adaptation presented by the applicant are considered sufficient, and

the failure to provide dynamic thermal modelling is not considered grounds for objection.

- 5.81 In terms of the provision of gas boilers, the concerns and potential issues regarding this approach were highlighted to the applicant over the course of the application. To this end, a number of renewable energy sources have been appraised within the Energy Statement; concluding that solar thermal and solar photovoltaic systems represent the most feasible and preferred renewable energy sources for residential units. Due to issues regarding borehole drilling and size requirements, ground source heat pumps and biomass heating systems were not considered practical energy sources for this development. This position is accepted by the Council. However, the appraisal found air source heat pumps to be technically feasible, but not a preferred option at this time due to being powered by grid-sourced electricity and therefore potentially resulting in increased energy bills for occupants.
- 5.82 Following discussions with the applicant, and in the context of the proposed ban on gas boilers and increasing gas prices, it was strongly recommended that a position be agreed whereby purchasers be offered the option to upgrade to air source heat pumps at the point of purchase. However, the applicant has outlined that this approach is not feasible, as properties within the first phase of construction are to be registered to current Building Regulations, and therefore all internal specification of homes will be under tender and contract to meet the 2013 Building Regulations. The applicant's position is that it would not be possible to provide this option to homeowners on a retrospective basis. After numerous prompts, the applicant did not expand on the reasons why they considered providing an option for air source heat pumps at point of sale not to be feasible. As such the submission must be considered as submitted.
- 5.83 It is acknowledged that with regard to renewable energy, the proposals comply with Local Plan Policy PSP6, which requires major greenfield developments to reduce CO2 emissions further by at least 20% via the use of renewable and/or low carbon energy generation sources on or near the site providing this is practical and viable, which is the requirement of policy PSP6. This has been demonstrated by the applicant through the usage of solar heating and PV systems. Therefore the applicant is accordant with Policy PSP6. Furthermore, the proposals are not in conflict with any requirements of national policy. The proposals also comply with current Building Regulations; however it is acknowledged that new Building Regulations are due to come into effect in June 2022. As such, with regards to overall energy efficiency, the construction will be required to comply with the most up to date regulations. The applicant will bear the risk of having to potentially amend the approved planning scheme in the future to bring the proposals in line with amended Building Regulations.
- 5.84 As such, whilst the provision of gas boilers is not a preferred approach with regards to sustainability, Policy PSP6 as worded does not support a reason for refusal.
- 5.85 Notwithstanding the above, it is considered that any gas combination boilers fitted should at least meet or exceed the standard defined by the UK Government's Boiler Plus scheme. This has been agreed with the applicant,

and requirements to this effect are included within the Energy Statement. The Energy Statement also outlines that all parts of the installed heating systems including pipework and emitters will be sized to allow for heat pumps to be fitted in the future and to run at optimum efficiency.

- 5.86 Furthermore, at the request of the Council, the applicant has also highlighted within the Energy Statement that prospective purchasers will be provided with various details on heat pump systems, together with a link to the MCS (Microgeneration Certification Scheme) Installer Register. A condition is recommended requiring the development to be implemented in full accordance with the details set out in the Statement. To add to this, an informative note is recommended for the decision notice, highlighting to purchasers the proposed ban on the sale of new gas boilers in 2035.
- 5.87 A further condition requiring the submission of evidence to show that each dwelling has achieved an air permeability standard of 5.01m<sup>3</sup>/hr.m<sup>2</sup> @50Pa or better, is also recommended for any decision notice.
- 5.88 On the basis of the above, the improvements made to the overall energy strategy as detailed within the Sustainable Energy Statement through discussions with the applicant are noted. The concerns raised by the parish council have also been given due consideration, with a number of these matters addressed above. Whilst gas boilers are still proposed to be installed within properties, given the current policy position, this is not considered to substantiate a reason for refusal. It is considered that in the short-term, the position with regards to gas boilers will be primarily progressed through amendments to Building Regulations. Overall, subject to the conditions set out above, the proposals are considered to accord with the Design Code and requirements of Policy PSP6.

### **Waste Collection and Storage**

- 5.89 The proposals have been reviewed by the Council's waste management team, and the waste storage and collection arrangements are considered to be appropriate, and in accordance with the approved Design Code. The proposed layout allows for bins associated with dwellinghouses to be stored in rear gardens away from public view, with communal bin stores provided for apartment buildings. Overall the proposed arrangements are considered acceptable.

### **Other Matters**

- 5.90 Some points raised within consultation responses are not covered in the main body of the report. These are discussed below.
- 5.91 A number of the representations received by local residents highlight traffic issues along the A4018, which have resulted from highway works associated with the wider development. Concerns have also been raised that the provision of additional housing at the Haw Wood site will place additional strain on the local transportation network. However, the impact of the wider development on the local transportation network has already been considered through both the

approved outline and infrastructure applications. This reserved matters seeks only to approve the details reserved for consideration as listed in Paragraph 5.1 above following outline approval; the principle of development for up to 1000 dwellings (and other community infrastructure) and the associated highways, traffic and transportation impacts, as well as impacts on existing local community infrastructure and services has already been established. As such, whilst the concerns raised by residents are valid planning considerations, these matters have already been considered and as such no significant weight has been afforded to them.

- 5.92 Similarly, the concerns raised relating to loss of greenspace, landscaping features and habitats have also been considered. However the principle of re-developing the site to provide residential development, and undertaking the necessary earthworks required to develop the site for residential development has already been established; and a landscaping, open space and wildlife strategy to compensate for the loss of any existing features has been agreed through the outline approval. As discussed throughout this report, the main elements of landscaping and public open space will be considered and secured through a separate reserved matters application; and once delivered these areas will be available to all local residents, as opposed to just occupants of the development. The green infrastructure will be delivered in phase with residential parcels as they come forward in line with the approved phasing plan under condition 5 of the original outline approval PT14/0565/O.
- 5.93 Concerns raised regarding drainage have been considered, however the drainage proposals have reviewed and are considered acceptable.
- 5.94 In terms of concerns raised regarding air pollution caused by the development and additional traffic associated with the proposals, the wider impacts of the development in this regard have already been considered at outline stage through Environmental Impact Assessment. In respect of the comments made regarding a possible equestrian route running through the site, the main pedestrian route running along the northern boundary of the wider site falls outside of this reserved matters site boundary. The equestrian route was secured through the outline consent and the detail will come forward through reserved matters submission. The comments made regarding future management companies at the site have been considered, however this is not a material factor in the assessment of these reserved matters.
- 5.95 The representations made regarding access to adjacent hold-out land have been considered. In terms of the position of a hedgerow at the boundary between the access point to the southern end of parcel 11 and the adjacent area of hold-out land, it is noted that some engineering and external works plans show an existing hedgerow at this location. However 'Planning Layout' drawing (dwg no. 0708-102 D) shows the road at this location connecting right up to the application site boundary, with the retained area of hedgerow shown on the opposite side of the boundary within the adjacent site.
- 5.96 Further, the adoption plan shows adoptable highway up to the application site boundary; and this is also the case for the two other points of connection into the adjacent site. The site specific s106 agreement for PT14/0565/O includes a

clause to ensure no ransom of access land between land and this accords with the requirement for comprehensively planned development under Policy CS26 of the adopted Core Strategy.

- 5.97 The representation received on behalf of the adjacent landowner also sets out a number of recommended conditions; suggesting that the roads to the east and west of the hold-out land be completed to adoptable standards prior to the occupation of dwellings within the residential parcels, and adopted as public highway as soon as practicable. It is also suggested that once physically provided but prior to being adopted, public access over the roads shall be provided by the developer; and that once adopted the roads shall be retained in perpetuity and the developer shall allow the general public to pass and repass over the Safeguarded Access Land.
- 5.98 It is important in line with the requirements for comprehensively planned development under Policy CS26 that the LPA ensures that all land is developable without ransom as indicated above, but beyond this, the timing of delivery is a private interest to which no significant weight is afforded.
- 5.99 The comments made by Sport England regarding ball-strike mitigation between residential units within parcel 8 and the proposed and existing pitches to the south-west of the parcel have been considered. The landscaping reserved matters, which will include the sports pitches referred to, represents the most appropriate means of addressing this issue. The Sport England comments relating to the wider sports strategy for the development have been considered in detail through the outline approval and SSA; and will be considered further through the landscape reserved matters and construction of the replacement third pitch as secured through the SSA.
- 5.100 The comments made by Avon Fire and Rescue regarding fire hydrant provision have been considered. In respect of the provision of fire hydrants, a condition is recommended requiring hydrants to be provided in accordance with the locations identified by Avon and Fire Rescue, prior to the occupation of dwellings. However any contribution to the future maintenance of hydrants falls outside of the scope of this reserved matters, which is considering matters relating to scale, layout, appearance and landscaping.

### **Relevant Outline Conditions**

- 5.101 Through the details submitted in support of this reserved matters, the applicant is also seeking to discharge a number of conditions attached to the outline consent (PT14/0565/O). This relates to conditions 8 (Compliance Statement), 12 (Sustainable Energy Statement), 13 (Hard & Soft Landscaping), 15 (5 Year Landscape Maintenance & Management Plan), 17 (Existing Trees), 23 (Waste Audit), 25 (Ecological Features Plan), 32 (Drainage Strategy), 40 (Construction Compound and Wheelwashing) and 45 (Waste Management and Recycling Strategy).
- 5.102 In terms of conditions 8 and 12, both Compliance and Sustainable Energy Statements have been submitted in support of the application. In respect of conditions 13, 15, 17 and 25 details to this effect have been submitted in

support of the application. The details have been reviewed by landscape, tree and ecology officers, with no significant concerns raised subject to conditions. Drainage details were submitted in support of the application and have been accepted by drainage officers, and as such condition 32 can be considered discharged in respect of the four residential parcels. In terms of conditions 23, 40 and 45, no issues regarding the details submitted in support of the application have been raised by highways or waste officers. The conditions listed in paragraph 5.101 above are therefore discharged insofar as they relate to this reserved matters red edge site only.

## **Equality Act 2010**

- 5.103 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.104 With regards to the above this planning application is considered to have a neutral impact on equality.

## **Conclusion**

- 5.105 This reserved matters relates to an outline planning permission, and is acceptable in principle. Following considerable negotiations with the applicant, revisions and additional information have been received which have resulted in considerable improvements.
- 5.106 The considerable benefits of the scheme are also acknowledged by officers; in that the granting of reserved matters approval will allow for the delivery of 256 residential units, of which 64 units would be affordable. Significant weight is attached to this.
- 5.107 It has not been possible to reach an agreeable position on all points, and certain issues are considered to remain. These relate to tandem parking arrangements, the provision, design and layout of affordable housing units, and the installation of non-renewable energy sources within properties. Moderate weight has been attached to the harm arising from outstanding issues.
- 5.108 Overall, it is not considered that the moderate cumulative harm arising from the residual issues identified in the main body of the report would outweigh the clear and significant benefits of the development. Therefore, the application is considered to be acceptable and in accordance with the outline approval and the policies cited in paragraphs 2.1, 2.2 and 2.3, subject to conditions. As such,

taking all matters into account, this reserved matters is recommended for **approval**, subject to the conditions listed.

## **6. CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** reserved matters approval has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

## **7. RECOMMENDATION**

- 7.1 That the Reserved Matters be **APPROVED** subject to the conditions included on the decision notice.

## **CONDITIONS**

### 1. Plans

The development shall be implemented in accordance with the approved plans and documents, as below:

Topographical Survey - Ref.0708-100  
Location Plan - Ref.0708-101  
Planning Layout - Ref.0708-102 Rev D  
Street Scenes Sheet 1 of 2 - Ref.0708-103-1 Rev C  
Street Scenes Sheet 2 of 2 - Ref.0708-103-2 Rev C  
Street Scenes Woodland Ridge - Ref.0708-103-3 Rev B  
1 Boundary Treatment Plan - Ref.0708-104-1 Rev D  
2 Boundary Treatment Plan - Ref.0708-104-2 Rev D  
3 Boundary Treatment Plan - Ref.0708-104-3 Rev D  
4 Boundary Treatment Plan - Ref.0708-104-4 Rev D  
5 Boundary Treatment Plan - Ref.0708-104-5 Rev C  
6 Boundary Treatment Plan - Ref.0708-104-6 Rev C  
Vehicle Tracking Layout - Ref.0708-105 Rev D  
External Detailing - Ref.0708-106 Rev B  
Adoptions Plan - Ref.0708-107 Rev D  
Materials Layout - Ref.0708-108 Rev D  
Garages-A2L - Ref.0708-109 Rev B  
Car Ports and Garden Stores-A1L - Ref.0708-109-2 Rev A  
Regulatory Compliance Plan (Sheet 1 of 2) - Ref.0708-110-1 Rev D  
Regulatory Compliance Plan (Sheet 2 of 2) - Ref.0708-110-2 Rev D  
Bin and Cycle Store - Ref.0708-114 Rev B  
Affordable Housing Layout - Ref.0708-115 Rev D  
Refuse Strategy Layout - Ref.0708-116 Rev D



Refuse Strategy Layout - Ref.0708-116-2 Rev C  
Connectivity Layout - Ref.0708-117 Rev D  
Block A and B-A2L - Ref.0708-120-1  
Block A and B-A2L - Ref.0708-120-2  
Block A and B-A2L - Ref.0708-120-3  
Block A and B-A2L - Ref.0708-120-4  
Block A and B-A2L - Ref.0708-120-5  
Electric Vehicle Charging Point Plan - Ref.0708-121 Rev C  
Plot 221-Wheelchair Unit - Ref.0708-118-1  
Plot 222-Wheelchair Unit - Ref.0708-118-2  
Plot 223-Wheelchair Unit - Ref.0708-118-3  
Housetype Booklet Issue 5 - Ref.0708-HTB Issue 5  
Parking Matrix Issue 4 - Ref. 0708-102 B  
Garden Areas Schedule Issue 5  
General Engineering - Ref. 539-P-100 Rev G  
Detailed Engineering Sheet 1 - Ref. 539-P-150-01 Rev F  
Detailed Engineering Sheet 2 - Ref. 539-P-150-02 Rev F  
Detailed Engineering Sheet 3 - Ref. 539-P-150-03 Rev G  
Detailed Engineering Sheet 4 - Ref. 539-P-150-04 Rev G  
Road and Sewer Long Sections - Ref.539-P-200 Rev B  
Drainage Strategy - Ref.539-P-500 Rev G  
Impermeable Areas Plan - Ref.539-P-505 Rev D  
Isopachyte Drawing - Ref.539-P-750 Rev B  
Site Sections - Ref.539-P-205 Rev D  
SW Network issue 3-6  
Landscape Maintenance and Management Plan (LMMP v6) - Ref.21064  
Extent of Management - Ref.21064 121 Rev D  
Soft Landscaping Plan Sheet 1 of 5 Ref.21064.101 Rev H  
Soft Landscaping Plan Sheet 2 of 5 - Ref.21064.102 Rev H  
Soft Landscaping Plan Sheet 3 of 5 - Ref.21064.103 Rev H  
Soft Landscaping Plan Sheet 4 of 5 - Ref.21064.104 Rev H  
Soft Landscaping Plan Sheet 5 of 5 - Ref.21064.105 Rev H  
Lighting Strategy - Ref.HLS-817 Rev J  
Lighting Calculations (sheets 1 and 2) - Ref.HLS-817 Rev J  
Close Coupled Sub-Station with Integral OSCP Unit General Arrangement - Ref.GTC-E-SS-0023  
Ecological Features Plan - Ref. edp7087\_d001Rev D  
Waste Management and Recycling Strategy - Ref.BELZ3029  
Condition 23 Discharge: Waste Audit - Haw Wood Cribbs Causeway - June 2021

(As received by Local Planning Authority on 6th April 2022)

#### Reason

For the avoidance of doubt and to ensure that the scheme is implemented in full accordance with the plans submitted and assessed.

#### 2. Landscape Plan - Verges

Notwithstanding the approved landscape plans (dwg no's. 21064.101, 21064.102, 21064.103, 21064.104 & 21064.105 Rev H), prior to the construction of highway verges, a scheme for the construction of highway verges along the primary avenue,

shall be submitted to the Local Authority for approval in writing. The development shall thereafter be carried out in accordance with agreed details.

Following approval of the final details, all planting, seeding or turfing comprised in the approved highway verge details shall be carried out no later than the first planting and seeding season following the occupation of the 200th unit within this reserved matters, and any trees or plants (retained or planted) which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting seasons with others of the same size and species unless an alternative is agreed in writing by the Local Planning Authority.

#### Reason

To ensure that the design of any landscaped verges as well as site-wide landscaping proposals are acceptable, in the interests of visual amenity and highway safety, and to accord with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

### 3. Adoption Plan - Verges

Notwithstanding the details contained within the approved Adoption Plan (0708-107 Rev D), a final Adoption Plan showing the future maintenance and management of highway verges along the primary avenue, shall be submitted to the Local Authority for approval in writing. The details shall be agreed prior to the construction of highway verges, and the development shall thereafter be carried out in accordance with agreed details.

#### Reason

To ensure that any landscaped verges are appropriately managed and maintained in the long-term, in the interests of visual amenity and highway safety and to accord with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

### 4. Earthworks/Retaining Wall

No units numbered 49 - 61, 191 - 201 and 209 - 218 inclusive on the approved Planning Layout (dwg no. 0708-102 Rev D) shall be occupied until the earthworks necessary to provide the area of public open space (central park situated between residential parcels 12 and 13) including retaining wall structure on the southern boundary of the POS area have been completed. For clarity the necessary earthworks can exclude all hard surfacing (eg paths, benches, street lighting) and any planting and soft landscaping.

#### Reason

To ensure collaboration and coordination between different landowners, and ensure that the site is developed in a comprehensive and co-ordinated manner, to accord with Policies CS1 and CS26 of South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the Cribbs/Patchway New Neighbourhood Development Framework SPD (Adopted) 2014.

## 5. Public Art Scheme

Prior to the commencement of building above damp proof course level, a public art plan for a site-specific scheme of Public Art to support the unique character and identity of the site (including but not limited to artist brief, commissioning plan (including longlist of artists if appropriate), budget and timetable) to be implemented within the development site shall be submitted to the Local Planning Authority for approval in writing. Thereafter, outline and detailed designs shall be submitted for approval by the Local Planning Authority in line with the appropriate timetable identified in the plan. The Artwork shall be installed in accordance with the details and timescales so agreed. For the avoidance of doubt, the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note and in the agreed Design Code.

### Reason

To protect and enhance the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policies CS1 and CS23 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and to deliver public art as identified in the Land North of Cribbs Causeway (Berwick Green) Design Code: February 2022.

## 6. Ecology - Bat Mitigation

Prior to the occupation of dwellings hereby approved and notwithstanding the details contained within the approved Ecological Features Plan (dwg no. edp7087\_d001Rev D), final details of proposed bat mitigation features (to include but not restricted to hibernation boxes, maternity boxes and bat tubes) shall be submitted to the Local Planning Authority for approval in writing. The mitigation features shall then be installed in accordance with an agreed timeline, to be submitted as part of the final details; and shall thereafter be retained as such.

### Reason

To protect the wildlife and the ecological interests of the site, and to accord with Policy CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

## 7. Lighting Strategy - Security

Prior to the occupation of dwellings hereby approved, a lighting strategy relating to site security shall be submitted to the Local Planning Authority for approval in writing. The lighting strategy shall then be implemented in accordance with the agreed details for each residential parcel, prior to the full occupation of the respective parcel.

### Reason

In the interests of overall site security and crime prevention across the development, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the provisions of the National Planning Policy Framework.

## 8. Parking

The off-street parking facilities for all vehicles, including cycles, shall be carried out in accordance with approved plans, and shall be provided for the plot to which they relate before the respective building is first occupied, and thereafter retained for that purpose. The full provision of visitor spaces as shown on approved plans shall be provided prior to the full occupation of the development, with a minimum of 50% of the spaces provided prior to the occupation of 128 dwellings. Once provided, the visitor spaces shall thereafter be retained for that purpose.

### Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

## 9. Electric Vehicle Charging

Electric Vehicle (EV) charging points shall be provided in accordance with the details shown on the approved Electric Vehicle Charging Point Plan (dwg no. 0708-121 Rev C), and shall be installed and made available for use prior to the occupation of each connected dwelling.

### Reason

To promote sustainable travel choices and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

## 10. Bin Storage

The bin storage facilities approved within the Bin and Cycle Store Plan (dwg no. 0708-114 Rev B), shall be provided prior to the occupation of the corresponding dwellinghouse to which the bin storage relates.

### Reason

In the interests of the amenities of the area and to accord with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

## 11. Sustainability - Energy Statement

The development hereby approved shall be carried out in accordance with the Sustainable Energy Statement (Haw Wood Parcel RM1, Cribbs Causeway Bellway Homes South West Energy and Sustainability Statement AES Sustainability Consultants Ltd May 2021, Rev 4 06-04-2022), and shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development, in full accordance with the Statement.

Reason

To ensure that the development incorporates measures which will minimise CO2 emissions, and can adapt to a changing climate, in accordance with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

12. Sustainability - Agree PV Strategy

Prior to the installation of any PV panels on dwellings hereby approved, details of the proposed PV system including location, dimensions, design/technical specification together with calculation of annual energy generation (kWh/annum) and associated reduction in residual CO2 emissions shall be provided to the Local Planning Authority for approval.

Reason

To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions in accordance with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

13. Sustainability - Implement PV Strategy

The approved PV system shall be implemented in accordance with the details agreed under Condition 13. For each residential parcel, evidence that the PV system has been installed including exact location, technical specification and projected annual energy yield (kWh/year) such as a copy of the MCS installer's certificate, as well as a calculation showing that the projected annual yield of the installed system is sufficient to reduce residual (regulated and unregulated) CO2 emissions by at least 20%, shall be provided to and approved by the Local Planning Authority in writing prior to the occupation of dwellings within each respective parcel.

The projected annual yield and technical details of the installed system shall be provided by the Micro-generation Certification Scheme (MCS) approved installer. The impact of shading on the annual yield of the installed PV system (the Shading Factor) should be calculated by an MCS approved installer using the Standard Estimation Method presented in the MCS guidance.

Reason

To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions in accordance with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

14. Sustainability - Air Permeability

Prior to the first occupation of batches of units comprising the 50th, 100th, 150th, 200th and 256th units, evidence shall be provided to the Local Planning Authority for approval in writing to show that each dwelling within the batch has achieved an air

permeability standard of 5.01m<sup>3</sup>/hr.m<sup>2</sup> @50Pa or better. Suitable evidence would be a copy of the air permeability testing certificate for each dwelling. No dwellings within any subsequent batch shall be occupied until the air permeability for all dwellings within the batch in question have been agreed in writing with the Local Planning Authority.

**Reason**

To provide assurance that the scheme has achieved the air permeability standard specified in the approved Energy Statement and will contribute to reducing CO<sub>2</sub> emissions in accordance Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

**15. Fire Hydrants**

No dwelling shall be occupied until fire hydrants have been installed at the site in accordance with the locations indicated by the Avon Fire and Rescue response received on 29th July 2021 unless otherwise agreed in writing by the Local Planning Authority.

**Reason**

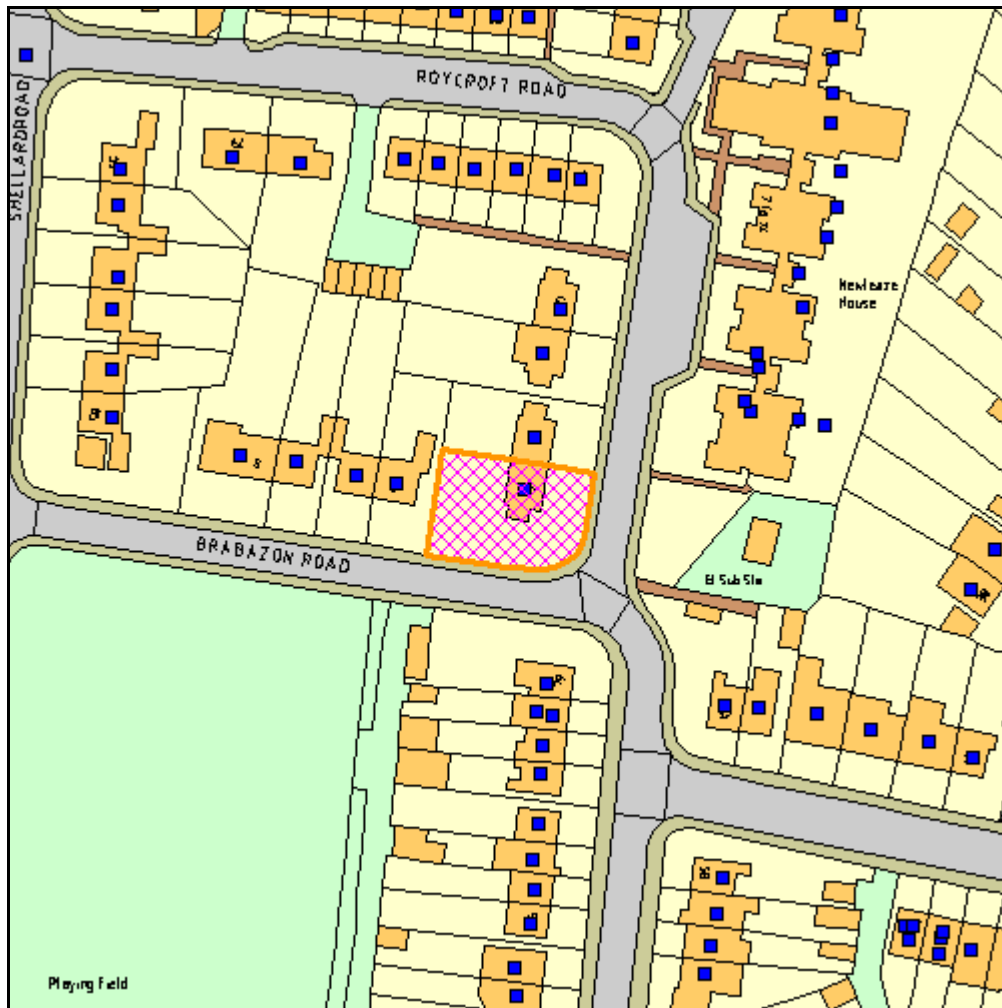
To ensure a satisfactory provision of fire hydrants in the interests of safety, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework.

**Case Officer: Patrick Jackson**

**Authorising Officer: Sean Herbert**

**CIRCULATED SCHEDULE NO. 15/22 - 13th April 2022**

<b>App No.:</b>	P22/00589/HH	<b>Applicant:</b>	Mr & Mrs Alan & Beverley Pryce Bright Star Living
<b>Site:</b>	1 Roycroft Road Filton South Gloucestershire BS34 7NL	<b>Date Reg:</b>	4th February 2022
<b>Proposal:</b>	Erection of single rear extension to provide additional living accommodation (retrospective).	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360603 178721	<b>Ward:</b>	Filton
<b>Application Category:</b>	Householder	<b>Target Date:</b>	30th March 2022



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 100023410, 2008. **N.T.S.** **P22/00589/HH**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

In accordance with the Council's Scheme of Delegation (Constitution) this application is referred to the Circulated Schedule as comments from a Parish or Town Council have been received which could be construed as contrary to the officer recommendation.

## **1. THE PROPOSAL**

- 1.1 This application seeks retrospective planning permission for the erection of single rear extension to provide additional living accommodation at 1 Roycroft Road, Filton.
- 1.2 The application site is situated within the northern Bristol Urban Area settlement boundary and comprises a two-storey semi-detached dwellinghouse.
- 1.3 During the course of the application revised plans were received clarifying the proposed floor plans and elevations following comments from Officers and the Town Council. This has not affected the scope of assessment and as such, no further public consultation has been conducted. The case officer is satisfied this does not disadvantage the public interest.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework (July 2021)  
National Planning Policy Guidance

### **2.2 Development Plans**

#### South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility

#### South Gloucestershire Local Plan: Policies, Sites, and Places Plan (Adopted November 2017)

PSP1 Local Distinctiveness  
PSP3 Trees and Woodland  
PSP8 Residential Amenity  
PSP11 Transport Impact Management  
PSP16 Parking Standards  
PSP38 Development within Existing Residential Curtilages  
PSP43 Private Amenity Space Standards

### **2.3 Supplementary Planning Guidance**

South Gloucestershire Design Checklist (Adopted August 2007)  
Residential Parking Standards (Adopted December 2013)



### 3. **RELEVANT PLANNING HISTORY**

3.1 None.

### 4. **CONSULTATION RESPONSES**

#### 4.1 Filton Parish Council

Objection:

Already 6 bed HMO at 3 + 5 Roycroft Rd and 2-6 Brabazon Rd Overdevelopment The proposal for a HMO (house in multiple occupation) of 6 beds has been found to be contrary to the recently adopted supplementary planning document which states that in localities where known HMO properties already represent more than 10% of households the introduction of additional HMOs will be unacceptable. This area of Filton has a 11.2% concentration of HMOs and as such the change of use into a large HMO fails to meet adopted Policy CS17 of the South Gloucestershire Local Plan: Cores Strategy (Adopted) 2013 and PSP39 of the Policy Sites and Places Plan (Adopted) 2017 and the adopted SPD Houses in Multiple Occupation (Adopted) 2021.

*Officer Note:*

*The proposal solely seeks permission for the erection of a rear extension. The original floor plans whilst detailing 6 bedrooms have been superseded by revised floor plans showing the current and proposed layout. Notwithstanding, planning permission is not required for a 6-bedroom HMO.*

#### 4.2 Sustainable Transport

No transportation objection raised.

The applicant is requested to gain the separate permission of the Development Implementations Team for the new vehicular crossover. All driveways to have a permeable bound surface and be satisfactorily maintained as such.

#### 4.3 Tree Team

The applicants have submitted an arboricultural report for the proposal which shows that the proposed extension is within the root protection area of the existing trees. The Arboricultural report is confident that the roots of the trees will have been restricted via the pollarding that has been undertaken. Whilst this is possible it is likely that following pollarding there will be a halted growth for a short period of time then the root regrowth is prolific as the tree recovers and roots and crown grow at similar rates. Whilst I do not necessarily agree with the statement within the report it is true to say that Willow responds well following disturbance to their roots. Therefore, the most important aspect of this proposal will be the foundation depth and testing of the soil to ascertain whether or not this is a shrinkable clay soil. In order to prevent the possibility of future subsidence to the add on build.

#### 4.4 Local Residents

None received.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

The application site is situated within the northern Bristol Urban Area settlement boundary and is currently utilised as a C3 dwellinghouse.

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

### 5.2 Design and Visual Amenity

Policies CS1, PSP38 and the SGC Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

5.3 The proposal introduces a single storey rear extension to provide additional living accommodation. The proposal has a pitched roof that contains 2.no rooflights. It extends beyond the side elevation and hips around to join the original side projection. External materials are facing brick and Redland tiles to match the existing.

5.4 The proposal appears subservient when compared to the main building. It adheres to the Household Design Guidance SPD in terms of length near the boundary and sets the ridge below the first-floor windowsills. Whilst the extension does extend beyond the side wall of the host building it will be concealed behind the original side projection. Overall, the proposed development would not detract from the appearance of the building or negatively impact the visual amenity of the street scene or character of the area. Accordingly, the development complies with policies CS1 and PSP38.

### 5.6 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

5.7 The proposal is sited near the boundary with No.3 Roycroft Road. The extension is of a reasonable scale as to not give rise to any concerns regarding overbearing or overlooking impacts on neighbouring occupiers. Based on the above, the proposal complies with PSP8.

- Private Amenity Space
- 5.8 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. The proposal adds additional living space but does not increase the number of bedrooms. The site has a modest rear and side garden that post development still provides over 70m<sup>2</sup> of private amenity space, therefore the proposal complies with PSP43.
- 5.9 Transport (Access and Parking)  
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed increases the living space of the property but does not increase the number of bedrooms, as such no change in parking provision is required. The submitted parking plan confirms the site can provide 4.no off-road parking spaces. The proposal therefore accords with the above policy.
- 5.10 Trees  
The site contains 2.no Weeping Willow Trees that are not subject to Tree Preservation Orders. An Arboricultural Report has also been submitted and considered by the Council's Tree Team. Whilst the Tree Officer did not necessarily agree with the statement within the report, a condition will be added to any permission to ensure the recommendations are followed.
- 5.11 Consideration of likely impact on Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above, this planning application is considered to have a neutral impact on equality.

## **6. CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

## 7. **RECOMMENDATION**

- 7.1 That the application be **approved** subject to the conditions included on the decision notice.

### **CONDITIONS**

1. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Location plan

Block Plan

Existing elevations 001

Existing ground floor plan 002

Existing first floor plan 003

Proposed parking plan GA007

(above plans received 02/02/2022)

Arboricultural report by Silverback arboricultural consultancy ltd dated March 2022

(above received 22/03/2022)

Proposed elevations 004 Rev B

Proposed ground floor plan 005 Rev B

Proposed first floor plan 006 Rev C

(above plans received 06/04/2022)

Reason

To define the terms and extent of the permission.

2. The development hereby approved shall be carried out in strict accordance with the protection measures contained within the submitted Arboricultural Report (dated March 2022) and BS:5837:2012.

Reason

To protect the long term health of the trees and the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

3. The parking area/driveway shall surfaced with permeable bound surface material and maintained as such thereafter.

Reason

In the interests of highway safety and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy.

**Case Officer: Charlie Morris**

**Authorising Officer: Marie Bath**