

# South Gloucestershire Council New Local Plan Site Submission Form



## GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the South Gloucestershire Local Plan 2020. Previously submitted sites are available to view on an online map at: [www.southglos.gov.uk/callforsites](http://www.southglos.gov.uk/callforsites)

**For each site please complete a separate form and provide a map that clearly and accurately identifies the site boundary.**

**Please note that your submission including any supporting information will be published. We will undertake a redaction process to ensure that sensitive information is removed, however if you are aware of any sensitive information in your supporting documents please do make us aware.**

Completed forms and site location plans should be emailed to: [policy.consultation@southglos.gov.uk](mailto:policy.consultation@southglos.gov.uk).

**Identifying a potential site does not infer that the council in any way supports the development of the site. Sites will be assessed through the plan making process and will be subject to normal planning procedures.**

The information collected as part this consultation will also be used by the council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data is: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

The purpose for holding your personal information is to assist in preparing development plan documents and supporting supplementary planning guidance and advice; and to contact you, if necessary, regarding the planning consultation process relating to their preparation. In order to provide the above service we may share your information with the following:

- Other South Gloucestershire Council departments
- External consultants working on behalf of South Gloucestershire Council
- Other Local Planning Authorities (LPAs)
- Other groups preparing statutory development plans relevant to South Gloucestershire

Please follow the link to our [Privacy Policy](#) and [Data Protection Policy](#) to find out more.

## 1. HAS THE SITE PREVIOUSLY BEEN SUBMITTED TO THE COUNCIL?

Previously submitted sites are available to view on the online map accessible from: [www.southglos.gov.uk/callforsites](http://www.southglos.gov.uk/callforsites) (Click on the site to see the site reference number and information previously submitted).

		Please enter the relevant Site Reference number from <a href="http://www.southglos.gov.uk/callforsites">www.southglos.gov.uk/callforsites</a>
Has this site previously been submitted?	No	

If the site has already been submitted, how does the information provided in this form change the information you have previously provided to us?

## 2. YOUR DETAILS

Name

Company/Organisation  
(if applicable)

Address

Telephone

Email

Status (please tick all that apply)

Owner of (all or part of) the site ☐ Land Agent ☐  
Planning Consultant ☒ Developer ☐  
Amenity/ Community Group ☐ Local Resident ☐  
Registered Social Housing Provider ☐  
Other (please specify) ☐

If acting on behalf of  
Landowner / developer  
please provide client name  
and address details:

I (or my client)...

Is sole owner of the site ☒ Owns part of the site ☐  
Do not own (or hold any legal interest in) the site whatsoever ☐

If Owner/Part Owner, have  
you attached a title plan and  
deeds with this form?

Yes ☐ No ☐

If you are not the owner, or  
own only part  
of the site, do you know who  
owns the site  
or the remainder of it (please  
provide  
details)?

Does the owner (or other  
owner(s)) support your  
proposals for the site?

Yes ☒ No ☐

## 3. SITE DETAILS

Site Address (including postcode where applicable)	The Quarters, Colony Farm Hortham Lane Almondsbury South Gloucestershire BS32 4JW
Site Area (Hectares)(if known)	11.55ha
Current land use(s)	Training Ground for <span style="background-color: black; color: black;">[REDACTED]</span>
Adjacent land use(s)	Residential and agricultural/ farming
Relevant planning history (if known)	<ul style="list-style-type: none"> <li>• P89/1122- Use of land for playing fields. Refused 8.6.89</li> <li>• P92/2482- Change of use of 11.3 hectares of land from agriculture to sports playing fields. Permission granted 11.5.93</li> <li>• P92/2483- Erection of Clubhouse, store and floodlights pedestrian access and car park. Permission granted 12.5.93</li> <li>• P97/2404- Change of use of 11.3 ha from agriculture to sports playing fields (renewal of planning permission P92/2482 dated 11.5.93). Permission granted 14.1.98.</li> <li>• P97/2743- Erection of clubhouse, store and floodlights. Construction of vehicular and pedestrian access, and car park. Renewal of planning permission P92/2483 dated 12.5.93). Planning permission granted 9.4.98.</li> <li>• PT01/2726/F- Erection of clubhouse, store and floodlights; construction of vehicular and pedestrian access and car park. (Renewal of planning permission P97/27243 dated 9.4.98). Planning permission granted 13.11.01.</li> <li>• PT16/4965/RVC   Erection of clubhouse, floodlights and store. Construction of vehicular and pedestrian access and car park. Removal of conditions 7 and 13 attached to planning permission PT01/2726/F dated 13.11.01 (which relate to building opening hours and the personal, non-professional and specific users of the site by Bristol Combination Trustees.) Planning permission granted 20.12.2016</li> <li>• P21/02570/RVC   Variation of condition 12 attached to planning permission PT16/4965/RVC (added by NMA P20/22225/NMA) to substitute plan numbers B92084 01-03 and B92084 01-04 with plan numbers 201092 - 1008 P02,</li> </ul>

Please tick box to confirm you have provided a site plan [ ]

#### 4. POTENTIAL USES & CAPACITY

Suggested uses (please tick all that apply and where mixed use indicate % of overall site for each use)

USE		Capacity (number of units) and indication of possible residential tenures, types and housing for different groups
Residential	100 units (approx.)	2.25ha of land allocated for residential use which would seek to respond to identified local need, including 'later living' residential models.
Residential – Self-Build and Custom-Build		

USE		Floorspace (m <sup>2</sup> ) / number of floors/pitches / notes
Office, research & development, light industrial (B1)		
General industrial (B2) / warehousing (B8)		
Sports / leisure (please specify)	9.35ha	Land allocated for sports/ leisure uses in connection with the site's current use as the [REDACTED] Football Club training ground. There is an ambition to improve and enhance existing facilities on the site to meet the club's future needs.
Retail		
Gypsy and Travellers / Travelling Showpeople sites		
Other (please specify)		

Additional notes about potential uses:

Please refer to covering letter.

#### 5. SITE SUITABILITY ISSUES

Question		Further details including details of further studies undertaken / mitigation proposed
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Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?	No	None that would preclude further development on the land.
Is the site subject to flooding?	No	Not the part of the site identified for residential development.
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	No – the M5 motorway runs along the wider site's eastern boundary however it is considered that the land identified for residential development is distanced and screened sufficiently not to be affected by noise/ air quality issues.
Is there a possibility that the site is contaminated?	No	It is not expected that the site is contaminated however this will be investigated as part of the development of a scheme for the site.
Can satisfactory vehicular access to the site be achieved?	Yes	Vehicular access onto the site already exists.
Has the Highways Agency been consulted?	No	Not at this stage, however this will be undertaken as part of the development of a scheme for the site.
Is the site subject to any other key constraints?	Yes	The site lies in the Green Belt, however we consider appropriate justification can be provided to justify development on the land. At this stage we have included an initial Landscape and Green Belt Review appraisal prepared by LDA Design to appreciate and understand the context of the site; these are appended to this submission. The high-level Green Belt review conducted by LDA suggests that the site currently makes a limited contribution to the Green Belt, having regard to the purposes identified in the NPPF.

#### UTILITIES / INFRASTRUCTURE PROVISION

Please tell us which of the following utilities are available to the site

Mains water supply	<input checked="" type="checkbox"/>	Mains sewerage	<input checked="" type="checkbox"/>
Electrical supply	<input checked="" type="checkbox"/>	Gas supply	<input checked="" type="checkbox"/>
Landline telephone	<input type="checkbox"/>	Broadband internet	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>		

Please provide any other relevant information relating to site suitability issues:

## 6. SITE AVAILABILITY ISSUES

Question		Comments/further details
Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strip/covenants)?	No	
Must land off-site be acquired to develop the site?	No	
Are there any current uses which need to be relocated?	Yes	Ideally the existing facilities on the site including the 2 sports pitches would be relocated to a more suitable location on the site to better serve the [REDACTED] needs. This would lead to a more efficient layout and use of the land.
Is the site owned by a developer or is the owner willing to sell?	Yes	

**Estimated delivery rate:** When do you think the site would come forward for development? (Where a development will be phased over more than one period please indicate this)

Within the next 5 years	6-10 years	11-20 years
x		

Do you have any information to support when the site will come forward and its phasing? Please consider suitability, achievability and constraints.

The site could realistically come forward for development within the next 5 years, subject to a planning submission late 2022/ early 2023.

## 7. SITE ACHIEVABILITY ISSUES

Question		Comments/further details
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)? If yes, please specify.	No	
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	No	
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	No	
Has a viability assessment / financial appraisal of the scheme been undertaken?	No	
Have any design work studies been undertaken?	Yes	Albeit limited – please refer to appendices.



## 8. ADDITIONAL COMMENTS

If necessary, please continue on a separate sheet and attach to this form.

Completed forms, site location plans and any supporting information (Title and deeds etc.) should be emailed to:  
[policy.consultation@southglos.gov.uk](mailto:policy.consultation@southglos.gov.uk).





Our Ref: N/A

Your Ref: N/A

4<sup>th</sup> April 2022

Email to: [policy.consultation@southglos.gov.uk](mailto:policy.consultation@southglos.gov.uk)

Dear Sir or Madam,

**The Quarters, Colony Farm Hortham Lane Almondsbury South Gloucestershire BS32 4JW**

**Local Plan call for sites (March 2022 update)**

I am pleased to enclose a new Call for Sites form on behalf of Bristol Rovers Football Club (BRFC) to secure a mixed allocation on land currently hosting the club's training ground and known as The Quarters. The site address is: Colony Farm, Hortham Lane, Almondsbury, South Gloucestershire, BS32 4JW.

**The site and context**

The site which falls under the jurisdiction of South Gloucestershire Council, lies to the north east of Almondsbury and north of Bradley Stoke, and is triangular in shape – bound by the M5 motorway to the east, Hortham Lane to the north and Woodland Lane and hedgerow to the west. The site is accessed off Hortham Lane. With regards to principal constraints, the site falls within the local Green Belt, a narrow strip of land along the site's eastern-most boundary falls in Flood Zone 3; there are no heritage assets on or within immediate proximity of the site.

The site currently only hosts the Bristol Rovers Training Ground; the surrounding area is generally rural in nature although there is a relatively recent residential development to the west of the site (Barratt/ Taylor Wimpey) on the former Hortham Hospital site.

Having reviewed their current facilities of the site, it has become clear to the Club that the current layout and on-site provision is not efficient, does not entirely suit the club's current needs and could be further enhanced to secure the club's long term residence on the site and in the area. As a result an initial exercise has been undertaken to understand the potential of the land and any opportunities for alternative additional development which may ultimately serve to cross-subsidise new facilities for both the Club and the local community. To be clear, the Club have no intentions of leaving the site, but rather to improve, reshuffle and consolidate their existing facilities as well as to allow for alternative (residential) development on part of the site which is considered surplus to their requirements.

## Policy context – potential future allocations and Local Plan Phase 2

We understand that the site lies in the Green Belt; both national and local policies seek to avoid or limit any inappropriate development in this type of location unless exceptional circumstances can be demonstrated.

At the local level, Policy CS5 advises that development in the Green Belt may be allowed within the settlement boundaries of relevant villages, or if it is brought forward through a Community Right to Build Order, or if it complies with the provisions of the NPPF or other relevant local policies. Policy CS19 refers to Rural Housing Exception Sites and advises that proposals for affordable housing to meet identified local need may be permitted where market housing would not usually be supported, subject to an approved housing needs survey, support from the local Parish Council and also suitable design and siting to ensure it is well related to a rural settlement and in keeping with the local character. Policy CS20 relates specifically to Extra Care Housing and advises that schemes should be located within proximity to existing services and facilities

Policy PSP7 expands on Core Strategy Policy CS5 by advising:

In addition to the provisions of Core Strategy Policy CS5, the following explains how three specific points in the National Planning Policy Framework are to be applied in South Gloucestershire:

### *1. Sport and Recreation*

*When assessing an application for the change of use of land to create outdoor sport and recreation facilities, consideration will be given to the role the proposed development will play in providing opportunities for the outdoor sport and recreation, as a beneficial use of the Green Belt, in order to support the establishment of very special circumstances, in line with national policy.*

### *2. New buildings for outdoor sport and recreation*

*New buildings for outdoor sport and recreation must:*

- i. preserve the openness of the Green Belt and must not conflict with the purposes of including land within it, unless very special circumstances exist; and*
- ii. be directly related to and ancillary to the outdoor use; and*
- iii. be of a scale and size proportionate to the outdoor use*

*3. Proportionate additions to a building Additions and alterations to buildings in the Green Belt will be acceptable provided they do not result in disproportionate additions over and above the size of the original building. As a general guide, an addition resulting in a volume increase up to 30% of the original building would be likely to be proportionate. Additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate. Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.*

Taking the above into account, while in principle there could be policy support for enhanced sports provision on the site, we fully understand the need to clearly and adequately justify the release of the area of the site identified for residential development from the Green Belt. To this end, LDA design have prepared a Green Belt and Landscape Review enclosed with this submission which seeks to understand the quality of the Green Belt in this location and what impact development on this part of the Green Belt may have. In addition to this, we note that the Local Plan Phase 2

consultation document seeks to identify potential urban and rural locations which could accommodate further growth. Hortham Village is identified as a potential suitable location and while The Quarters site lies outside of the settlement boundary, its proximity to existing residential development could provide a suitable proposition to accommodate some of the growth identified in the draft Local Plan.

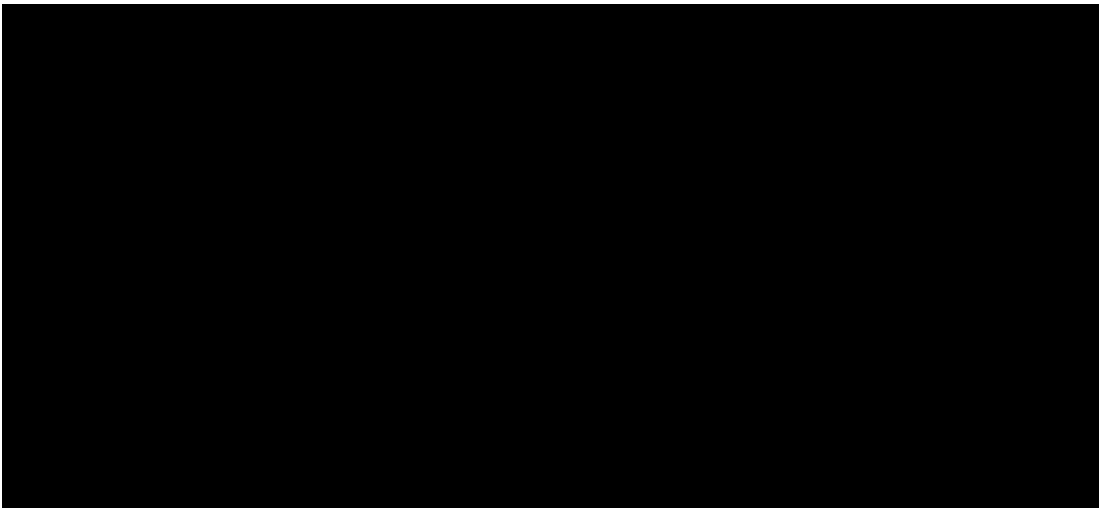
**Call for sites submission**

This covering letter accompanies the following documents:

- Call for Sites Response Form 2022
- Existing Site Plan
- Proposed Site Allocation Plan
- Landscape and Green Belt Review April 2022

I trust that the information submitted as part of this exercise will give you the confidence that land at The Quarter could indeed be suitable to accommodate some of the Council's future housing supply. Please do not hesitate to contact me should you require any further information at this stage.

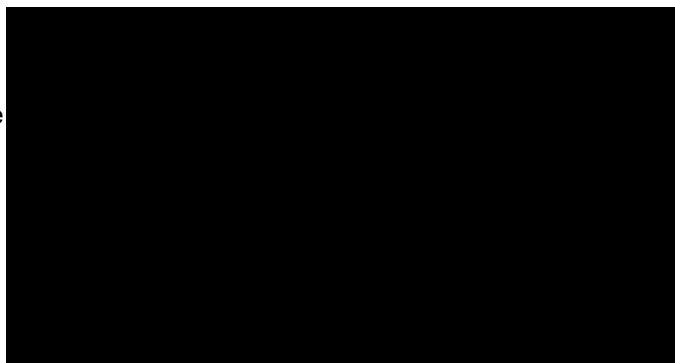
Yours sincerely,





**Patrick Conroy**

South Gloucestershire Council  
Department for Environment & Community Service  
PO Box 1954  
Bristol  
BS37 0DD



BY EMAIL ONLY

14 June 2024

Dear Patrick

**The Quarters Training Ground, Hortham Lane, Almondsbury, BS32 4JL**

**South Gloucestershire New Local Plan Representations (Phase 3 towards a preferred strategy)**

As you are aware, Bristol Rovers Football Club (hereafter 'BRFC' or 'the club') is embarking on ambitious plans to enhance its training facilities at The Quarters with new pitches, an enhanced clubhouse and indoor training facilities. These new facilities will serve the current and future needs of the club while also being available for community uses when not required by the club. In addition, in line with the emerging New Local Plan, the club is proposing to develop new homes which will facilitate the new sports and community facilities.

This submission provides further information to evidence that The Quarters site is deliverable and that it should remain as a residential allocation (ref. EPS-SV10), albeit with, in our view, an increased residential offer of up to 90 dwellings (from the 70 units currently stated in the draft plan).

Furthermore, we would advocate that the whole of The Quarters site (the sports area and the housing area) should be allocated within the New Local Plan. While we consider that the sports area would meet Green Belt exceptions for development, we consider that an allocation across the whole site would remove any doubt and provide additional security and flexibility for a future planning application.

This letter sets out that The Quarters site is capable of delivering a residential scheme of up to 90 dwellings as well as enhancing the existing sports and leisure uses at the site, whilst providing a number of public benefits. These benefits would include a high-quality sports facility available to the local community, economic benefits through employment, and health and wellbeing benefits.

**Background information**

The Quarters site was acquired by the club in 2017 and became operational in 2020. It currently comprises of two pitches, a goalkeeping area, a gym and a clubhouse building. The club wishes to improve the training facilities to better meet the requirements of its first team, to create a new home for the academy teams and women's team and to provide sports facilities for the local community to utilise. The current facilities meet the minimum of the requirements for a League One football club, but the club aims higher, and wants to develop its facilities accordingly.





At present the academy rents facilities all over Bristol, there is no set 'home'. Families regularly must drive players across the city for training and matches. The first team, academy and women's teams are also based on different sites, which limits the chances for academy players to integrate with the first team.

The Club has applied to the EFL to move from a Category 3 Academy to a Category 2 Academy, with aspirations to eventually progress to Category One. The development of new and improved training facilities is a key part of that growth.

The early masterplan includes a mix of pitch sizes allow for an effective use of the space available on the site and for flexible sessions to be put on for the various age groups, as well as use for the community for small-sided games.

Beyond the needs of the club, the importance of access to 3G and 4G pitches by local sports clubs, to enable them to continue with training during poor weather conditions, has been highlighted in early community engagement activities that have been undertaken on by Thirty4/7 on behalf of BRFC. A number of local sports clubs highlighted the difficulty of transferring to the use of 3G/4G pitches due to lack of availability.

Further, engagement with the local residents has identified demand for additional sports, recreation and community facilities. Copies of those reports are provided as part of this submission.

The South Gloucestershire Playing Pitch Strategy was adopted in September 2020. The strategy sets out at pages 18-20 a number of issues relating to football pitches in South Gloucestershire:

- A lack of or poor-quality changing rooms at a number of pitches.
- A shortfall of 11 aside and youth grass pitches.
- A shortfall of 3G pitches for both 11 aside matches and smaller formats.

## **The Site**

The Quarters extends to approximately 11 hectares and is located south of Hortham Lane, to the east of Hortham Village with the M5 motorway bounding the site to the east and south.

A significant buffer of landscaping and hedgerow lies between the site and Hortham Village / the M5.

The site is located in the Green Belt. There are no heritage considerations or public rights of way through the site.

Most of the site is located in Flood Zone 1, with the far eastern boundary being in Flood Zone 3, this is currently subject to investigation by our drainage consultant.

## **The scheme**

A draft illustrative masterplan and scheme brief is included with this submission, but in summary the early proposals include:

- 6no. external pitches (ranging from 7-a-side to 11-a-side)
- 1no. small visitor stand (500-person capacity)
- 1no. Goalkeeping training area
- 1no. 9-a-side indoor training pitch
- Clubhouse with related facilities
- Ancillary storage facilities
- Car parking
- A new vehicular access into Hortham Lane



- 90 homes (mix of 2, 3, 4 bed units)
- Childrens play area
- Associated landscaping and public realm works

At the time of writing the club has not agreed a detailed plan for how the community would be able to access the facilities when not in use by the club, but the following principles are expected to be applied:

1. Community access (by hire) to the outdoor pitches on evenings and weekends, with some potential for limited daytime use.
2. Community access (by hire) to the clubhouse rooms and covered pitch on evenings and weekends, with some potential for limited daytime use.
3. Membership arrangements for the use of the pool and gym facilities.
4. A community use agreement would be utilised and agreed as part of the planning application process.

## **The planning context**

A full planning case will be set out in due course, linked to our pending pre-application submission, but we believe the following points are of particular relevance and worthy of consideration at this time:

- Representations have previously been made to the emerging local plan identifying that the eastern part of the site should be designated as a 'strategic sports complex' within the Green Belt (with the associated residential allocation). Such an allocation would facilitate the scale of proposals necessary modernise the training ground. Alternatively, the Council may consider it appropriate to allocate the entire site as a major development location in the Green Belt.
- The proposed development represents a fantastic opportunity to enhance the sporting facilities that the site currently offers. There would be an increase in the quantum and quality of football pitches and associated sports facilities. This would make a positive contribution to the health and wellbeing of the (growing) local community as well as serving the needs of the club.
- The site is located in the open countryside and within the designated Green Belt. The site lies to the north of the M4 / M5 interchange, south of which is the edge of the Bristol north fringe. It is noted above that the location of the development of sport and recreation facilities in the open countryside is acceptable in principle.
- The scheme proposes the intensification of a well-established sports facility to provide improved sports and community facilities. The site would be retained in a sports and community use. The scope of 'operational development' made up of new buildings, structures and engineering works (including some earth works and laying out of all-weather pitches) for the purpose of supporting the proposed improvements to the facilities available at the site.
- As such, the majority of the development falls into the exceptions where development is not defined as 'inappropriate development' the Green Belt. In particular, we would contend that the proposed clubhouse and indoor training pitch are directly related to the use of the site for outdoor sports and recreation and would meet the operational needs of the users. Similarly, the other ancillary structures (such as storage facilities) would be directly related to the use of the site. It is considered that any amendments to the ground levels and the additional car parking would be engineering works and therefore not inappropriate.



## Supporting Documents

In support of this letter, we enclose the following:

- Ecological Technical Note / Preliminary Ecological Appraisal (Clarkson & Woods)
- Access Appraisal (Apex Transport Planning)
- Updated Masterplan (Cestari Architects)
- Noise Survey (Mach Acoustics)
- Community engagement survey results (Thirty4/7)

We would comment on each as follows:

### Access

The latest Local Plan consultation document explains that *“Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport.”*

The Access Appraisal, produced by Apex Transport Planning, identifies a range of services and amenities which are within an acceptable walking and cycling distance from the proposal site, concluding that the site is sustainable. In terms of the proposed access, the appraisal outlines that appropriate access arrangements in terms of geometry and visibility can be delivered.

### Ecology

The Ecological Technical Note / Preliminary Ecological Appraisal, produced by Clarkson & Woods Ecological Consultants. The concludes at paragraph 6.2 that:

*“Whilst the habitats on site may pre-support a range of protected species and species of conservation concern the illustrative masterplan demonstrates that development of this site can be achieved whilst retaining those habitats likely to be of highest ecological value and providing opportunities for wildlife to persist.”*

The club will progress with commissioning the recommended surveys and incorporate any opportunities to enhance existing habitats across the site as part of the design development.

### Noise

A noise summary note has also been produced by MACH Group to establish if the site is capable of delivering residential development in the context of its location adjacent to the motorway.

The survey concludes at Section 5 (page 8) that *“The initial noise risk assessment suggests site noise levels pose an overall low risk, with some areas experiencing an increased risk, but below the threshold of a medium risk level. The site is therefore considered to be acceptable from a noise perspective.”*

The survey goes on to explain that further investigation will need to take place to specify the correct type of mitigation measures which will eventually inform a planning application.

## Conclusions

The emerging proposals and the accompanying reports demonstrate that the site is capable of delivering high quality sports facilities and much needed residential development.



## **BNP PARIBAS REAL ESTATE**

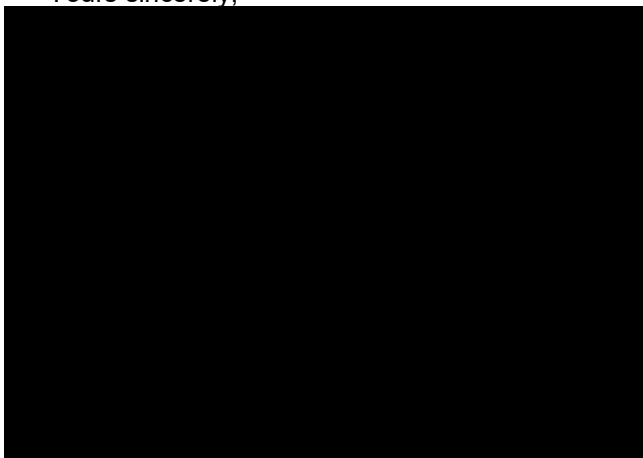
We consider that the inclusion of the site as an allocation within the emerging development plan should remain (ref. EPS-SV10), albeit with an increased residential offer to 90 dwellings.

Furthermore, we recommend extending the allocation to include either a sports complex in the Green Belt or allocate the entire site as a major development location in the Green Belt.

We very much look forward to discussing these exciting proposals with South Gloucestershire Council. As you are aware, we will shortly be submitting a formal pre-application enquiry, but this information has been submitted at this stage to inform the local plan process.

If you require anything further, or want to discuss this submission in more detail, please don't hesitate to contact me.

Yours sincerely,







South Gloucestershire Council  
[policy.consultation@southglos.gov.uk](mailto:policy.consultation@southglos.gov.uk)

BNP Paribas Real Estate  
Portwall Place, Portwall Lane  
Bristol BS1 6NA

Tel: 07721 571 678  
Email: [lewis.knight@realestate.bnpparibas](mailto:lewis.knight@realestate.bnpparibas)

[By Email Only]

16 February 2024

To whom it may concern,

## **NEW LOCAL PLAN - PHASE 3 TOWARDS A PREFERRED STRATEGY BRISTOL ROVERS FOOTBALL CLUB – THE QUARTERS**

I am pleased to provide formal representations on the draft South Gloucestershire New Local Plan on behalf of Bristol Rovers Football Club (hereafter referred to as BRFC).

This letter will focus on matters concerning the landholding at The Quarters Training Ground, Hortham Lane, Almondsbury, Bristol, BS32 4JL.

This letter has been submitted via email but has utilised the headings of the online questionnaire for consistency.

Attached as Appendix 1 is a plan showing an updated site extent and early stage proposed plans for the wider site which includes both housing and improved sporting facilities.

### **Understanding who is responding**

BRFC began using 'The Quarters' as the training ground for their teams in October 2020, having purchased it in 2017.

The Club would be classified as a 'Business or Company' under the options provided on the online questionnaire.

### **Council Priorities and Local Plan Objectives**

BRFC is supportive of the Council's priorities in the Local Plan and the associated objectives.

Objective 1(c) seeks to "*make effective use of land by optimising density in sustainable and appropriate locations*". This is supported. Appropriate locations for new housing, in sustainable locations, is essential to providing the homes people need in the district.

Objective 6(d) outlines that "*new development should enable and support the long-term success and sustainability of schools, sports and community infrastructure and public open spaces and areas identified for biodiversity net gain*". The provision of new homes on the site will facilitate the improvement of sporting facilities on the site and allow for long-term success of this important local



organisation. It will allow for modern and flexible training infrastructure to be delivered. Public access to the new facilities will be delivered, so there is a clear wider benefit to the local community in allocating housing on the site.

## **Planning for Economy and Jobs**

The site is not subject any employment safeguarding policy designations/allocations in the South Gloucestershire New Local Plan (phase 3 Version).

## **Planning for Town Centres**

The site is not located within an area designated as 'Town Centre' and so no comments are made on this matter.

## **Planning for Infrastructure**

Due to the scale of the proposed development, it is considered that any infrastructure requirements can be wholly dealt with in the planning application process.

Wider strategic infrastructure needs/works have been identified nearby on the A38 corridor between Bristol and Thornbury. Paragraph 6c.23 observes that *"by locating homes at places along the A38 there would be opportunities to connect to and potentially enhance existing public transport and active travel routes. This would include supporting and enhancing the public transport provision in particular the bus routes which connect Thornbury to Bristol. There would also be an opportunity to encourage travel by cycling with new provision along the A38 as confirmed by the CRSTS and the potential for further enhancements. This would help connect communities to alternative modes of travel from the private car potentially preventing further congestion helping to decarbonise travel."*

BRFC support the conclusions drawn in the New Local Plan, as cited above, which sets out the wider benefits of locating appropriate development along the A38 corridor.

The development of the BRFC site is not of a scale which would lead to material pressure on the strategic road network which could not be dealt with through the planning application process.

## **Urban Areas and Market Towns**

The site is not located within a development boundary and so no comments are made on this matter.

## **Towards a Preferred Strategy**

In general, BRFC support the *'emerging preferred strategy'* as a reasonable and balanced approach for delivering new homes in the district. The release of Green Belt sites is essential to realise the number of new homes which must be found, as per the 'Standard Method' of calculating housing need.

It is imperative that the Local Plan is based upon the standard method to understand how many new homes are needed in South Gloucestershire between 2025 and 2040. The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.

To achieve the number of homes calculated using the standard method, some appropriate Green Belt release is required.



The concept of spreading a proportion of the housing need across the district is a reasonable and pragmatic approach to facilitate delivery, rather than solely relying on a smaller number of large sites. This is in no way a criticism of those larger sites, which are absolutely required, but rather it advocates a balanced approach with a range of sites being allocated. The New Local Plan highlights that large strategic housing allocations can take a significant amount of time to come forward and so progressing smaller sites, such as at The Quarters, underpins the delivery objective.

## EPS-SV10 Almondsbury

BRFC welcomes the draft allocation for residential development on the land under ref. EPS-SV10 Almondsbury. The Quarters is a sustainably located site with housing development being able to support the improvement of sporting facilities for the club and wider public / community use.

It is also considered that a proportionate amount of residential development at The Quarters will enable the parish of Almondsbury to help to contribute towards the delivery of the housing that South Gloucestershire needs in a pragmatic way, without unduly affecting the character of the parish or placing undue pressure on local services.

Notwithstanding, the capacity for homes in the plan period should be increased to 90 for the allocation. Design work has been undertaken which shows that 90 residential units can be accommodated on the site while retaining and improving the sports facilities and their offering. An indicative site layout plan is attached which demonstrates the emerging approach – this will shortly be subject to a pre-application submission to South Gloucestershire Council.

BRFC will enable community use of the sports facilities when not in use by the club. This would include use of the gym and swimming pool through a membership arrangement and access to the function rooms and some pitches on a contract hire basis. This would form a significant additional benefit arising from the allocation.

The need for access to 3g and 4g pitches by local sports clubs, to ensure them to continue with training during poor weather conditions, has been highlighted in early community engagement activities that have been undertaken on behalf of BRFC. A number of local sports clubs highlighted the difficulty of transferring to the use of 3g/4g pitches due to lack of availability.

Further, engagement with the local residents has identified demand for additional sports, recreation and community facilities. Further details will be provided as part of the pre-application submission.

The new Local Plan allocates 100 homes to this part of the Almondsbury area through two separate housing sites. As such, it is recommended that the total number for the sub-area is increased to 120 homes, with the total number allocated to The Quarters being 90 units. Allocating a greater extent to The Quarters would ensure that the wider benefits of public/community access to the sports facilities at The Quarters can be realised.

Following on-going design work, the boundary of the residential allocation under ref. EPS-SV10 Almondsbury, is not considered to be appropriate. Appendix 1 of this letter provides a more suitable extent to deliver houses on the land while enhancing the sports facilities, and it is requested that the extent of the allocation be amended in line with this proposed plan.

Moreover, we would recommend that the remainder of The Quarters be identified as a 'strategic sports complex' within the Green Belt.

## **Strategy Lens: No Green Belt Loss**

The New Local Plan's conclusions on Lens One (no Green Belt release) is fully supported by BRFC. Paragraph 6a.12 outlines why South Gloucestershire Council do not consider it the most appropriate approach and states: "*we believe this* [the delivery of necessary new homes and



employment land] is not deliverable over the plan period due to the delivery of infrastructure in a timely manner, impacts on the role and function of existing places as well as individual on site constraints and off-site impacts.”

As discussed above, there is a pressing need to release elements of Green Belt for new development. This should be limited to sites such as The Quarters, which will not have an overall detrimental impact on the purpose of designating land in South Gloucestershire for Green Belt.

## **Strategy Lens: Urban Edge**

Paragraph 6b.5 sets out the approach to this Lens by stating: *“this lens would have focused our strategy for new jobs and homes on places and sites which surround the main urban areas, namely, the communities of the north and east fringes of Bristol and the Severnside employment area. 6b.6 Key factors that weighed in favour of this approach are that these existing urban areas contain jobs, services and facilities and a range of existing public transport connections and walking and cycling (active travel) routes, which reach into the city and outwards. This lens looked to make the most of existing and recent investments in infrastructure within and around the North Fringe, East Fringe and Severnside. National planning rules also support consideration of significant extensions to existing towns and villages where they are well located, designed and supported by necessary infrastructure and facilities, when large numbers of homes are needed.”*

In general, locating new housing development in and around the urban fringe of Bristol has sustainability benefits. This maintains an existing approach to locate new development in the district closest to existing services and infrastructure.

Notwithstanding, there will be a significant amount of Green Belt release associated with this approach. As mentioned earlier in this representation, some Green Belt release is essential to deliver the homes needed but this needs to be balanced up with other competing needs and requirements. Paragraph 6b.24 also highlight the potential issues with having to draw new defensible Green Belt boundaries. As such, the Council’s preferred approach seems a balanced approach to these competing constraints.

## **Strategy Lens: Transport Corridors and Hubs**

Paragraph 6c.5 describes this Lens approach as: *“this lens considered how a spatial strategy would perform if the majority of new homes we need to provide for were provided along already established key public transport routes and hubs, some of which have existing programmes of investment and enhancements.”*

In relation to the ‘A38 Corridor and Thornbury’ element of this Lens, it is supported and BRFC urge South Gloucestershire Council to ensure that the New Local Plan makes the most of the opportunities of this key transport corridor, utilising existing public transport services.

It is acknowledged the due consideration must be given to the larger potential site allocations associated with this Lens along the A38. Proposed draft allocation EPS-SV10 is well sized to avoid significant impacts while capitalising on the benefits of the existing infrastructure of the A38.

## **Strategic GI Corridors, Strategic Viewpoints & Visually Important Hillsides**

The site is located within an area designated as a ‘Strategic Green Infrastructure corridor – Charfield-Alveston-Hallen (Western Scarp/Severn Ridges). The supporting text which outlines the characteristics of this corridor states:

*“Corridor B is a green infrastructure (GI) corridor extending from south-west to north-east, before turning south-east along the ‘S shaped’ Severn Ridge, which comprises a series of interlinked scarps that straddle the M5 motorway corridor.*





*There are a number of strategic viewpoints towards and from this series of visually important hillside features; 5 Conservation Areas (CA)s lie within the corridor together with a Grade II\* registered historic parkland, and five small areas of registered common.*

*Its primary function and importance relate to its strategic woodland network associated with a visually important hillside / ridge landform feature with some relatively large sections of ancient woodland. The existing woodland network does not currently extend along the most easterly section. The central part of the corridor, in particular, is crossed by several South Gloucestershire active travel routes, the Jubilee Way long distance footpath and national cycle route 41. Large green spaces include natural and semi-natural green space, and playing fields and sports facilities located in settlements."*

These characteristics do not lead to any in-principle reasons that the draft housing allocation at The Quarters should not proceed. Notwithstanding, it will be a relevant matter to consider at planning application stage.

Sports facilities are referenced in the above quoted paragraph and the draft housing allocation will not impact the existing provision on-site and instead allow public access to the facilities.

## **New Local Plan Policy Framework – Approach to Adopted Policies**

The Council's ambition, as set out in paragraphs 11.1 – 11.3, to review, update and introduce new planning policies is supported. There has been a significant amount of change to national planning policy and legislation which is material to town and country planning.

Below is commentary on subjects / policies which South Gloucestershire Council are seeking views on.

## **Climate Change Mitigation, Adaptation, and Resilience**

Tackling climate change is a significant objective which the New Local Plan should engage with. As such, the general principle of the approach is supported.

Notwithstanding, the burden on new development is ever increasing and measures to tackle climate change have real world financial costs. As such, South Gloucestershire Council is asked to recognise the role the private sector will play in ensuring we reduce emissions and adapt to changes of the climate, and the financial costs of doing so. This is particularly relevant to the responses below on operational and embodied carbon.

It has been estimated by sustainability colleagues that the introduction of the additional sustainability measures as set out in the New Local Plan could add up to 30% to construction costs above those required to achieve Part L.

## **Economy and Jobs**

The proposed allocation will support the continued improvement and development of sporting facilities on this site. The training facilities deliver local jobs in the district and so can be seen as an employment generator.

It should be noted, however, that the site is not designated as a safeguarded economic development site, nor would it be classed as a non-safeguarded economic development site. As such, much of the draft policy is not relevant to the potential housing allocation.

## **Affordable Homes**

The provision of affordable homes is an important aim of the New Local Plan. As mentioned above, housing developers are being subjected to increased costs through climate reduction and



resilience measures along with increasing construction costs more widely. This will need to be considered in the examination of the New Local Plan to ensure that the 35% and 40% affordable housing targets are genuinely achievable and that it does not lead to the submission of resource intensive viability assessments for significant numbers of planning applications moving forward.

There appears to be a potential discrepancy between the supporting text and the policy wording for this subject in the new Local Plan (subject to clarification from South Gloucestershire District Council). The supporting text states that *“allocated and windfall greenfield sites that have no significant infrastructure requirements or abnormal viability constraints are required to achieve 40% Affordable Housing”*. While the policy wording only states that *“relevant greenfield sites with no significant infrastructure requirements or viability constraints are required to achieve 40% on-site Affordable Housing.”*

It is important to clarify what “relevant greenfield sites” actually means for future planning applications. Does this relate only to land currently in an agricultural use? The policy text does not make reference to “allocated sites” like the supporting text which again should be clarified.

It is BRFC's view that allocated sites should be subject to the same affordable housing requirement as other sites across the District. The Council can apply site specific additional affordable housing requirements on specific allocations in their descriptions if evidenced robustly through the New Local Plan examination process.

## **Energy Management in New Development**

Although operational energy targets are considered a reasonable inclusion in the New local Plan, the requirement that, in the case of new homes and other forms of accommodation, a maximum energy use intensity of 35kWh/m<sup>2</sup>/yr is considered to be unreasonably onerous and should more reasonably be expressed at as range of between 35 – 55 KWh/m<sup>2</sup>/yr. This should allow different forms of residential development to come forward in a reasonable way.

## **Embodied Carbon**

On the whole, the requirements set out in the Embodied Carbon policy appear in line with national and industry standards, so are accepted.

## **Internal Space and Accessibility Standards**

BRFC supports the introduction of national space standards into the New local Plan. Notwithstanding, this version does not include the data analysis exercise to assess space standards within built developments in the district, as per the requirements set out in the Planning Practice Guidance, and so will provide further commentary at Regulation 19 stage when it is published.

## **Strategic & Major Sites Delivery Policy**

This proposed housing allocation at The Quarters is not considered to be of a size that would lead to its inclusion in this policy.

## **Stewardship Policy**

Any future planning application at The Quarters would utilise the principles and assessment criteria set out in the National Design Guide. Stewardship for future residents forms an important part of this and would be part of the development plans. How these manifest will still need to be agreed, so flexibility on approach is vital to ensure developments of different sizes achieve the purpose of this proposed policy. As such, South Gloucestershire Council is respectfully asked to ensure the policy wording does not impose unnecessary burdens on some developments and allow the most appropriate approach to be agreed during the planning application process with officers.

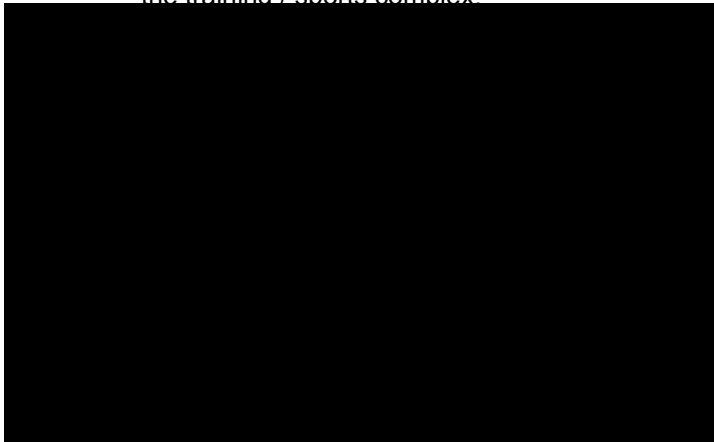


## Summary

We appreciate the opportunity to have made comments on the 'New Local Plan - Phase 3 Towards a Preferred Strategy' on behalf of BRFC.

We would respectfully ask that our comments are taken on board and that consequential changes are made, in particular with regard to the EPS-SV10 Almondsbury allocation. The requested changes, which are summarised below, will enhance the potential of the allocation to both deliver new homes and to provide related sports facilities to serve Bristol Rovers FC and the wider community.

1. Amend the allocation to 90 units
2. Change the land identified to that shown in Appendix 1, which better serves the design of a suitable residential scheme while facilitating efficient use of the remainder of the site as the training / sports complex.







General Notes:

THIS DRAWINGS ONLY DEFINES THE ARCHITECTURAL ARRANGEMENTS OF THE SCHEME AND SHOULD NEVER BE USED FOR CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY BUILDER'S WORKS OR INSTALLATION OF FITTINGS AND MANUFACTURING PRODUCTS.

MEASURED SURVEY OF THE BUILDING TO BE CARRIED OUT.

LEGEND

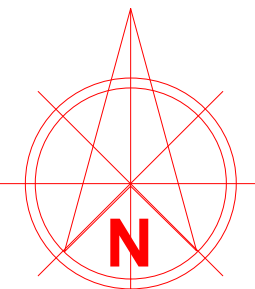
- 1 Training & Community Center
- 2 9 a side indoor pitch
- 3 11 a side pitch
- 4 Playground
- 5 7 a side pitch
- 6 Goal keeping area
- 7 Road access & parking
- 8 Housing Allocation (Mix of 2,3 & 4 beds: 90 units)

Site Boundary

Land Ownership

1 Proposed Site Plan - Opt J

1 : 1250



Rev.

Date

By

Notes

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Project:

The Quarters Training Centre - Bristol Rovers FC

Location:

Colony Farm, Hortham Lane, Almondsbury BS32 4JW

Scale@A1:

1:1250

Date:

11.23

Status:

Preliminary Drawing

Drawn:

ss

Checked:

rc

Job No.

Dwg. No.

Rev.

Dwg. Title

027

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Proposed Site Plan - Opt J





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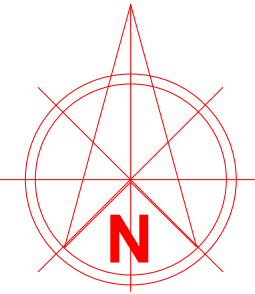
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Land Ownership

1 Proposed Site Plan - Opt K

1 : 1250



Rev.

Date

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Notes

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Project:

The Quarters Training Centre - Bristol Rovers FC

Location:

Colony Farm, Hortham Lane, Almondsbury BS32 4JW

Scale@A1:

1:1250

Date:

05.24

Status:

Preliminary Drawing

Drawn:

ss

Checked:

rc

Job No.

Dwg. No.

Rev.

Dwg. Title

027

012

-

Proposed Site Plan - Opt K



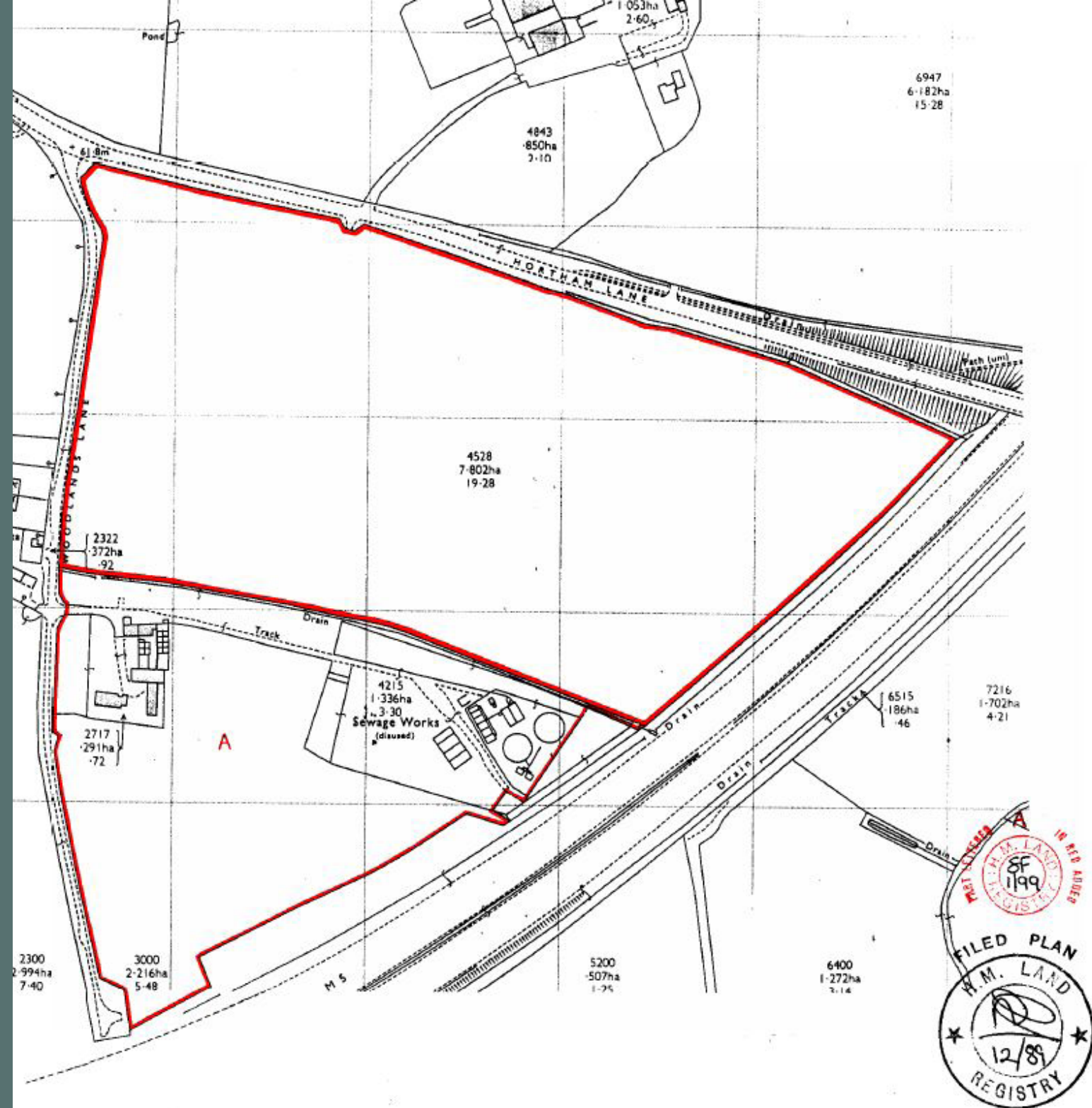


# The Quarters, Hortham Lane

Green Belt and Landscape Review

April 2022

LD Æ DESIGN



# Contents

1. Overview	5
2. South Gloucester Green Belt Assessment	7
3. Landscape and Green Infrastructure	9
4. Green Belt Analysis	10
5. Conclusion	14





Northern Boundary towards Hortham Lane



Western Boundary towards Woodlands Lane



Eastern Boundary towards the M5



Southern Boundary towards the M5/M4 Almondsbury Interchange

# 1.0 Overview

## Introduction

LDA Design have been appointed by Bristol Rovers Football Club to consider the proposed release of land at The Quarters, Hortham Lane from a landscape and Green Belt perspective, associated with the proposed development comprising additional facilities for the football club and new residential accommodation, as well as wider landscaping enhancements.

## The Site

The site is located to the north of Bristol, separated from the urban area by the Almondsbury motorway interchange, sitting directly north of the M4 / M5 interchange. Almondsbury village is located approximately 1km west of the site on Gloucester Road (A38). This area to the north of the M4 changes from urban to rural in nature and the wider settlement pattern around the site is characterised by a network of connected villages, hamlets and ribbon settlement along the A38. The A38 is mostly enclosed by vegetation and intermittent ribbon development, leading to the perception of near continuous settlement between Almondsbury and Alveston, with a noticeable break north of Tockington Park Lane.

The site is separate from this, located approximately 1km of the A38 and to the south of Hortham Lane. There is existing residential development to the west comprising the former Hospital site. North of the site on Hortham Lane is the site of Hortham Farm which includes a camping and caravan site as well as general business and industrial uses. The wider landscape to the north of Hortham Lane and Hortham Farm comprises open countryside which is more rural in nature and largely comprising open agricultural land. The site is located within the Bristol and Bath Green Belt.

The site in part is currently previously developed land comprising existing private football pitches, gym, training centre and club house and parking for Bristol Rovers Football Club. The remainder of the site comprises fields with overgrown shrubland and vegetation. Parts of the site have been subject to the storage of earthworks material associated with the existing football club development and there is also

a small reservoir storing water from irrigation of the football pitches. There is an existing vehicle entrance into the site from Hortham Lane.

The site area is defined by strong physical features on all sides. The site boundaries are as follows:

The northern boundary follows Hortham Lane. To the west of the existing vehicle entrance and north of the existing football pitches, the boundary to the Lane comprises a metal palisade fence that is open. There is limited vegetation along this boundary resulting in open views into the site with no screening.

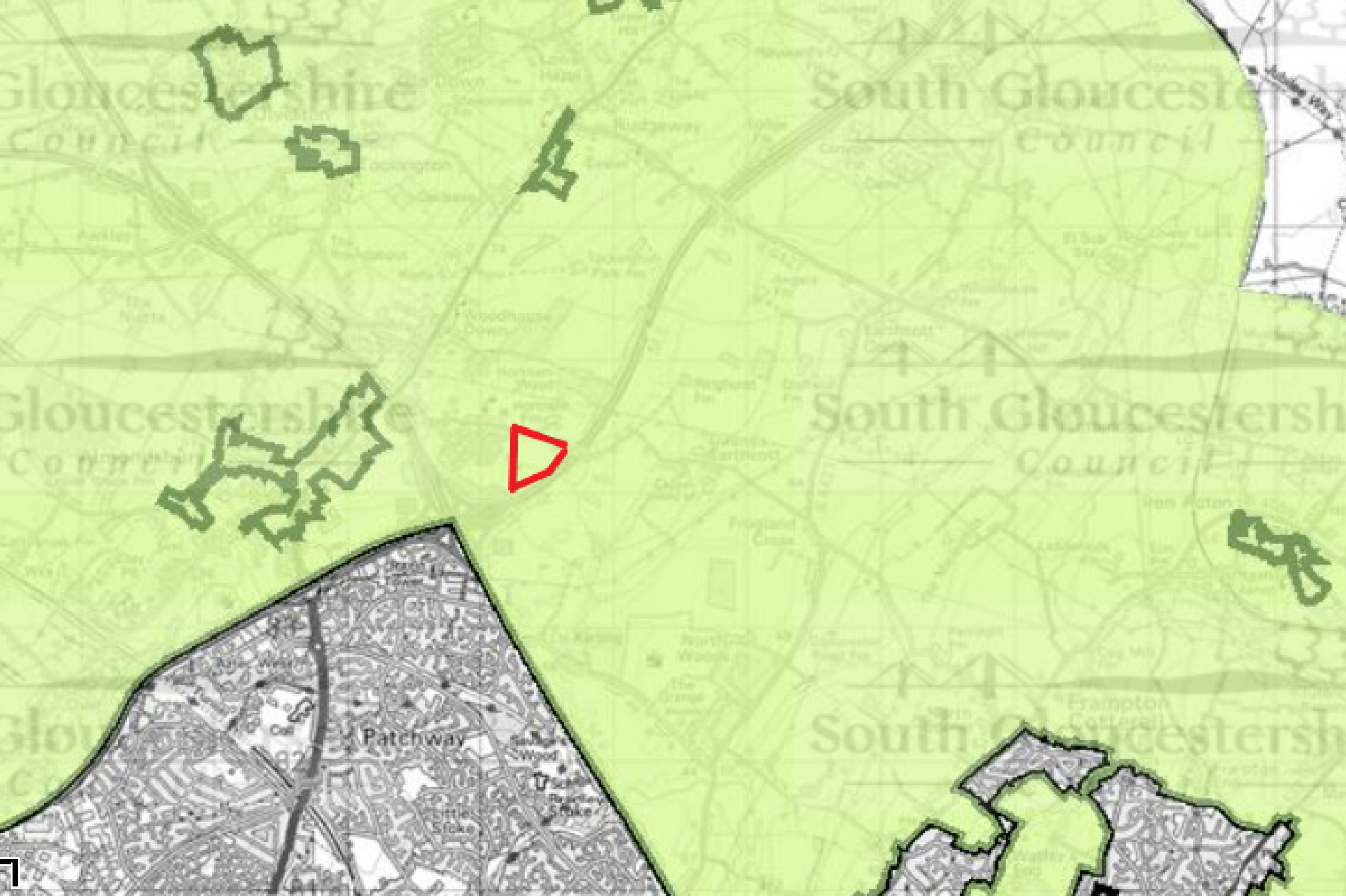
Along the northern boundary within Hortham Lane to the east of the existing entrance, the boundary comprises a low existing earth bund and vegetation comprising overgrown trees. There are limited views into the site here.

To the east, the site is bound by the M5 motorway. There is an existing earth bund of c. 2m in height along the eastern boundary of the site with dense vegetation beyond this leading up to the highways boundary. The site is slightly raised above the motorway so there is no direct overlooking from vehicles travelling immediately adjacent to the site.

To the south, the site is bound by the Almondsbury interchange of the M4 / M5. The site is well screened by existing dense vegetation along the southern boundaries and the gradient of the site slopes down towards the southern boundary meaning it sits level with the motorway here. However, given the dense vegetation there are no clear views into the site from the interchange adjacent to the site. To the south-west of the site and from the top of the north-bound sliproad from the M5 interchange there are views looking north across the site.

To the west the site is bound by Woodlands Lane which is private road no-through road serving an existing dwellinghouse. Beyond this to the west is existing residential dwellings (former Hospital site) with significant existing vegetation and landscape buffer between the closest properties and the proposed





## 2.0 South Gloucester Green Belt Assessment

The site is located within the Bristol and Bath Green Belt. The site is within the administrative area of South Gloucestershire Council. The Council prepared a high level Strategic Green Belt Assessment in 2011. The Assessment did not assess specific sites but instead considered the purposes of wider land parcels within the Green Belt. The site is located in wider parcel ‘Area 5 – Hortham’.

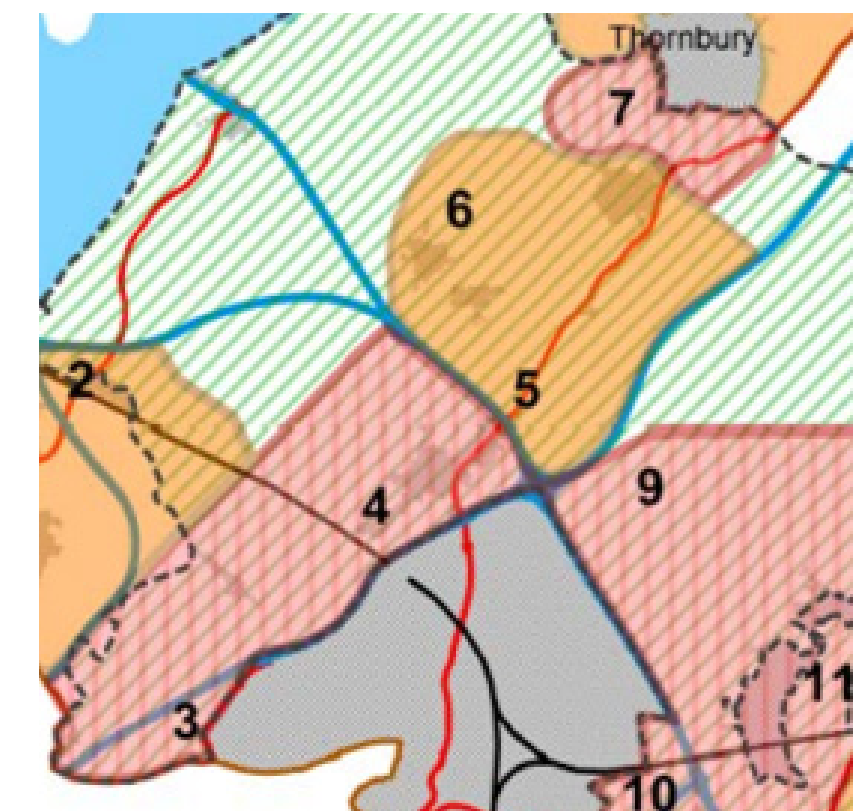
Going forward, it is anticipated that the Council will prepare a new / updated Green Belt Assessment as part of the evidence base to support the New Local Plan, including to assess the contribution of specific sites proposed for allocation.

The Assessment concludes that Area 5 does not perform against all of the Green Belt purposes. Area 5 was considered to perform against the following purposes:

1. To check the unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns from merging into one another
3. To assist in safeguarding the countryside from encroachment
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

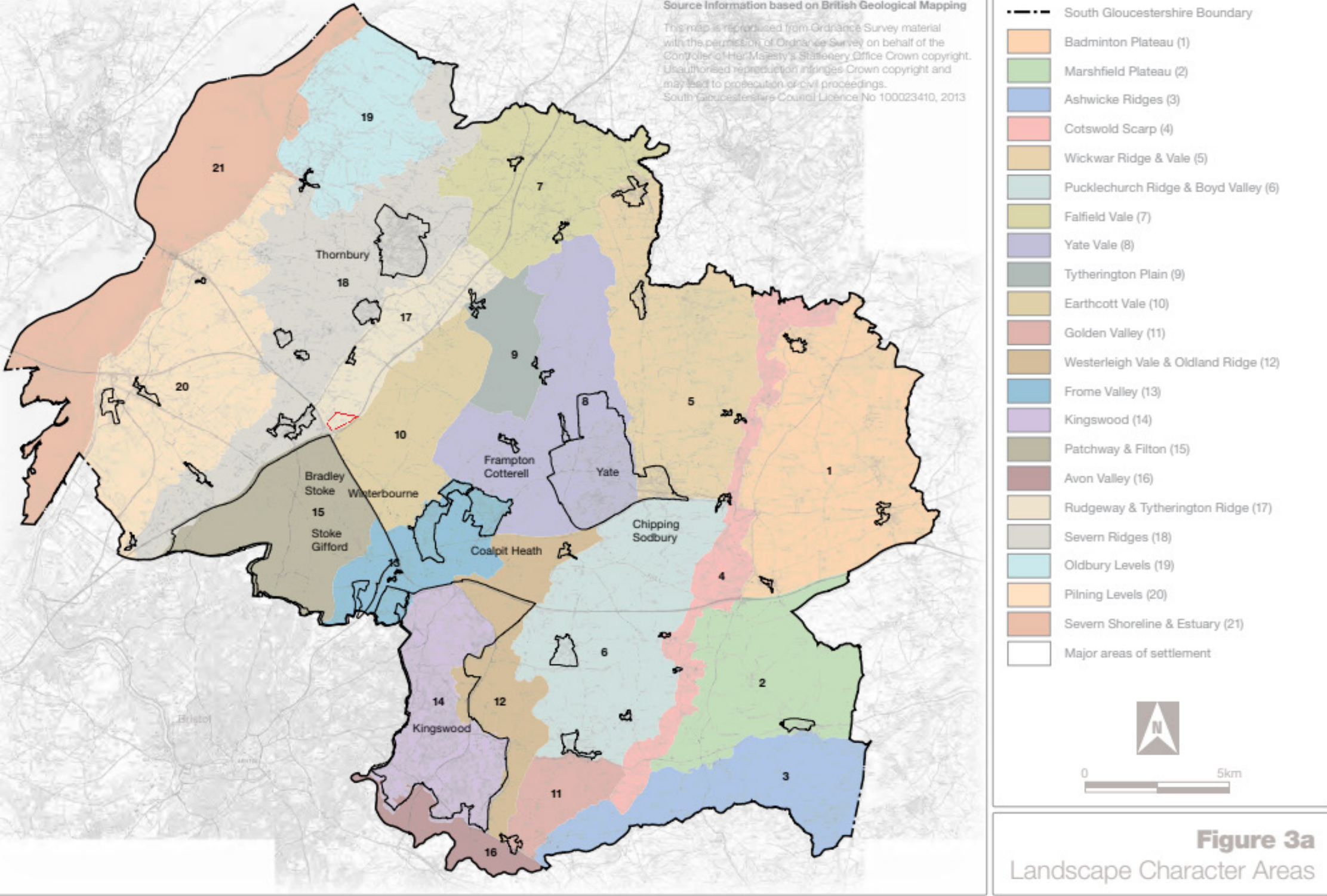
The Assessment concluded “Loss of green belt in this area would result in the coalescence with Almondsbury and extension of the urban area and be prominent in views from M5/North and enclosing A38”. However, this is a dated assessment dealing with Area 5 as a whole. The site remains separated from Almondsbury and the wider Bristol urban area by the M4. Furthermore, the significant landscape buffer around the adjacent Hortham Lane residential development and the opportunity to retain strong landscape buffers across the development site mean there is opportunity to minimise views into the site from the surrounding highways.

Furthermore, a large proportion of the site comprises previously developed land and its redevelopment would not be considered inappropriate, subject to the tests of NPPF paragraph 149(g) being met and the impact on the openness of the Green Belt being mitigated.



South Gloucestershire Green Belt Assessment (2011) Extract





### 3.0

# Landscape and Green Infrastructure

South Gloucestershire Landscape Character Assessment SPD (adopted November 2014) identifies 21 Landscape Character Areas across the administrative area, “each with its own identity, unique physical characteristics, and distinctive attributes that contribute to a particular “sense of place”. The Quarters site is located in Character Area 17 - Rudgeway and Tyrherington Ridge. The area is characterised as “a broad open ridge comprising a pastoral landscape, punctuated by woodland and copses and dissected and defined by roads”. The Assessment recognises that the “extensive road pattern of M5, M4/M5 interchange and A38 define this area”.

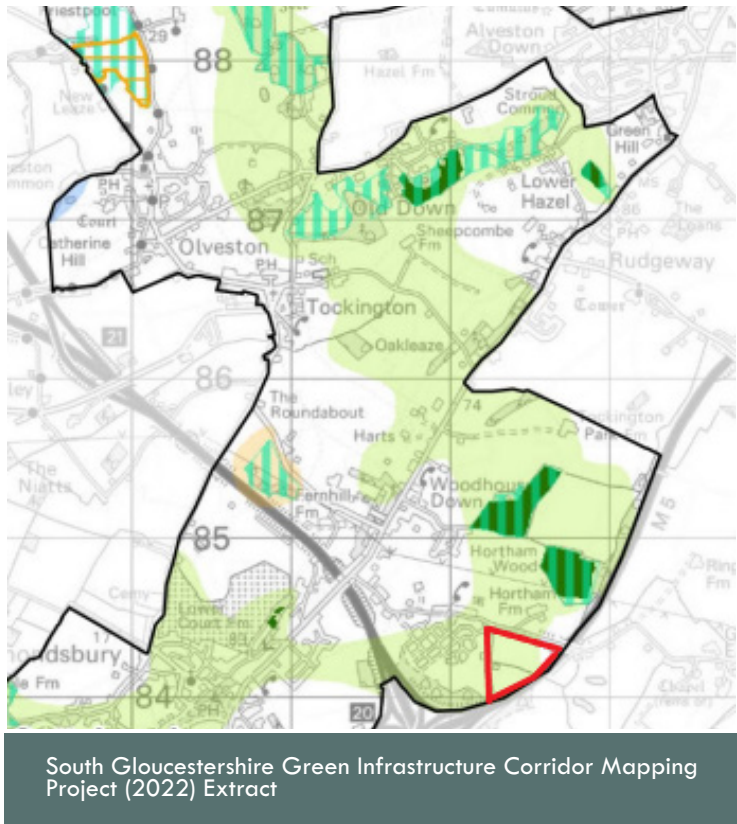
The landscape strategy for the area includes active management of the landscape structure for character conservation and biodiversity value; an increase in tree cover to reinforce landscape structure and mitigate views from the east; respecting the distinct landscape character and careful consideration to location and design of development to ensure the protection of the rural character and appearance of undisturbed rural ridges and skylines.

South Gloucestershire Council also appointed LUC to prepare a Strategic Green Infrastructure Corridor Mapping Project (2022) to inform the New Local Plan. The LUC report is published as part of the New Local Plan evidence base. The site is falls within Green Infrastructure Corridor B – Charfield – Alveston-Hallen. The LUC report finds that the primary function of this corridor is the strategic woodland network associated with a Visually Important Hillside/ridge of landform feature.

To the north of the Hortham Lane and north of Hortham Farm is an area of woodland which is designated as Ancient Woodland and also a Site of Nature Conservation Interest.

Development of the site provides opportunity to strengthen the existing landscape character of the site, providing stronger landscaped boundaries and enhanced buffers on all sides. This would help to both visually screen the development from the wider area but also to screen the proposed development

from the surrounding effects of noise and traffic impacts from the adjacent motorway infrastructure. There is also considered to be opportunity to strengthen the landscape corridor along the eastern boundary of the site to connect to wider countryside to the north of Hortham Lane. A clear strategy for landscape enhancements and links to the green infrastructure corridor identified would be provided as the proposals develop.





5.0

Green Belt Analysis

The site is located within the Bristol and Bath Green Belt. The New Local Plan Phase 1 Consultation Plan suggested that if it is found that parts of the Bristol and Bath Green are required to meet growth needs, the long-term purpose and function of the Green Belt must be maintained and its recreational value enhanced.

The South Gloucestershire New Local Plan Phase 2 considers that the release of some Green Belt land will be required to help meet the identified housing and employment needs.

It is important to note that the site partly comprises previously developed land. Therefore in accordance with Paragraph 149 (g) of the NPPF development would not be considered inappropriate here, subject to there

being no greater impact on the openness of the Green Belt. Whilst part of the site is not previously developed, the wider site has been used for the storage of earth and material associated with the football club’s built development. The full extent of previously developed land would need to be clarified moving forwards but supports the case that development on the site would not be wholly inappropriate.

We have prepared this high-level review to further understand the contribution of the existing site to the purposes of the Green Belt designation, in accordance with the purposes identified in the NPPF, and to inform the development strategy so as to minimise any reduction in the performance of Green Belt purposes arising from release of the site for development.

<b>To check the unrestricted sprawl of large built-up areas</b>	<p>The site is located in the South Gloucestershire countryside, albeit on the fringes of the urban area and approximately 900m north of the Bristol urban area and 1km east of Almondsbury and the A38. The site remains distinct from the larger urban areas given the M4/M5 interchange and is located outside of a defined settlement boundary. The closest built-up area to the site comprises residential development immediately to the west on Hortham Lane (the former hospital site) comprising c. 250 dwellings, albeit these dwellings are set within a significant landscape setting with a large area of open space to the south and east of these properties.</p> <p>The site currently makes a limited contribution to preventing the sprawl of built-up areas, noting that it is separated from the wider open countryside and is contained by major highways on three of its boundaries. The western boundary of the Site is considered to be more closely related to the existing settlement area comprising the residential development along Hortham Lane, albeit the presence of Woodlands Lane and the existing landscape buffer and open space to the west would manage and contain the ‘built-up’ area in this location. Any development of the site would still be contained on all sides with boundaries to the wider Green Belt presented by the motorway and Hortham Lane.</p> <p>Appropriate landscape buffers around the site boundaries would help to minimise impacts of built development in this location and screen the development in views from the wider area.</p>
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<b>To prevent neighbouring towns merging into one another</b>	<p>The site forms part of the South Gloucester countryside, being outside of a defined settlement and is separated from the Bristol urban area by existing highways infrastructure and wider rural landscape.</p> <p>There is a significant amount of village scale development between Bristol and Thornbury and ribbon development along the A38 washed over by Green Belt, limiting the intervisibility between the two larger settlements of Almondsbury (1km west of the site) and Thornbury (5.5km to the north). This network of villages along the A38 have expanded over time, albeit largely remain clustered along the highways.</p> <p>The Quarters site is detached from this and is located approximately 1km east of the A38 and east of existing built residential development on Hortham Lane. The site does not currently provide a strategic gap between towns, noting its containment on all sides by developed boundaries and if development were to be accommodated on the site there would be no perceptible change to the ‘gap’ between the closest towns. Land to the north of the site and north of Hortham Farm remains open and rural in nature with significant expanse of countryside retained to the north and distance of c. 3/.5km to Alveston and 4km to Thornbury. Land to the east of the site and east of the M5 also remains open, comprising Woodlands Golf Course and wider countryside beyond this. The strategic function of the wider Green Belt landscape would therefore remain.</p> <p>Sympathetic development on the site would maintain a clear separation between Bristol and Thornbury. Despite removing a small and discreet area of land from the Green Belt, clearly defined mixed use development on the site with a generous landscape boundary and multi-functional green infrastructure would be characteristic of the local landscape and is not anticipated to contribute to the real or perceived coalescence between neighbouring towns.</p>
<b>To assist in safeguarding the countryside from encroachment</b>	<p>The site is not entirely rural in nature noting the boundaries of the site with the motorway and other highways infrastructure from which noise and movement from the M4 / M5 affect the tranquillity of the rural landscape. Furthermore, large areas of the site currently comprises previously developed land, in use by the football club. The remainder of the site comprises fields with overgrown shrubland and vegetation and parts of the site have been subject to ground works and storing of material associated with the existing football club development and there is also a small reservoir storing water from irrigation of the football pitches. There is no public access to the site at present. Overall, the site currently has little value as ‘open countryside’ and comprises more of an urban fringe location.</p> <p>Any new development on the site would need to be visually well contained and closely related to the existing built-up area along Hortham Lane, largely contained by existing and new vegetation and would not impact on the more open landscape and open countryside that would be retained to the north of the site.</p> <p>It is considered that development of the site could provide opportunity to improve the landscape boundaries across site and multi-functional green infrastructure network linking into the wider countryside could enhance the existing character and rurality of development surrounding the site. There is also potential for the development to provide new areas of open space with the potential for greater public access to enjoy the countryside.</p>

<b>To preserve the setting and special character of historic towns</b>	<p>The review does not deal with Green Belt purpose 4 as the site does not serve any function in preserving the setting or special character of an historic town, as attested by South Gloucestershire’s 2011 Green Belt Assessment.</p>
<b>To assist in urban regeneration by encouraging the recycling of derelict land</b>	<p>Whilst not an urban location, the site does comprise a significant amount of previously developed land associated with the existing use by the football club. Permission was granted in 2016 for the erection of clubhouse, floodlights and store and the construction of vehicular and pedestrian access and car park (ref. PT16/4965/RVC, as amended) and this has now been constructed. As set out under Purpose 3, the remainder of the site comprises fields with overgrown shrubland and vegetation and parts of the site have been subject to ground works and storing of material and there is also a small reservoir storing water from irrigation of the football pitches.</p> <p>Development of the site would seek to make best use of the land and provide an important contribution towards providing new facilities for the football club (and possibly for wider community use), on land that is already developed, as well as new residential accommodation to meet an identified need. This would be supported by landscaping enhancements and a clear green infrastructure strategy that would improve the contribution to the site makes to the character and appearance of the wider area.</p>

## 6.0

# Conclusion

A high-level Green Belt review suggests that the site currently makes a limited contribution to the Green Belt, having regard to the purposes identified in the NPPF. The site is completely contained on all sides, either by Woodlands Lane and existing residential properties to the west, Hortham Lane to the north or strategic motorway infrastructure to the east and south. The site has does not function as open countryside and is not rural in nature or character. The site also partly comprises previously developed land and therefore in accordance with Paragraph 149 (g) of the NPPF development would not be considered inappropriate here, subject to there being no greater impact on the openness of the Green Belt.

The site is defined by clear physical features on the ground which would facilitate a permanent and defensible revised Green Belt boundary. As a result of development of the site, it would remain contained on all boundaries by existing built development or highways infrastructure. Noting the isolated and contained nature on the site on the urban fringe of Bristol, and noting the significant amount of wider open countryside and Green Belt to the north of Hortham Lane that would remain, development would not result in the merging of towns or built-up areas or any encroachment into the countryside and would not undermine the strategic function of the wider Green Belt.

Sympathetic development of the site that respects local views and topography, incorporates existing and new landscape boundaries and strategic green infrastructure, would create new self-contained development that works with the landscape and local character.

By structuring the development around a strong central multifunctional green infrastructure network, the proposed development could make a contribution to the beneficial use of the Green Belt in line with NPPF Paragraph 141 and noting the aspirations of the New Local Plan.

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## Master Document Issue Sheet - R02

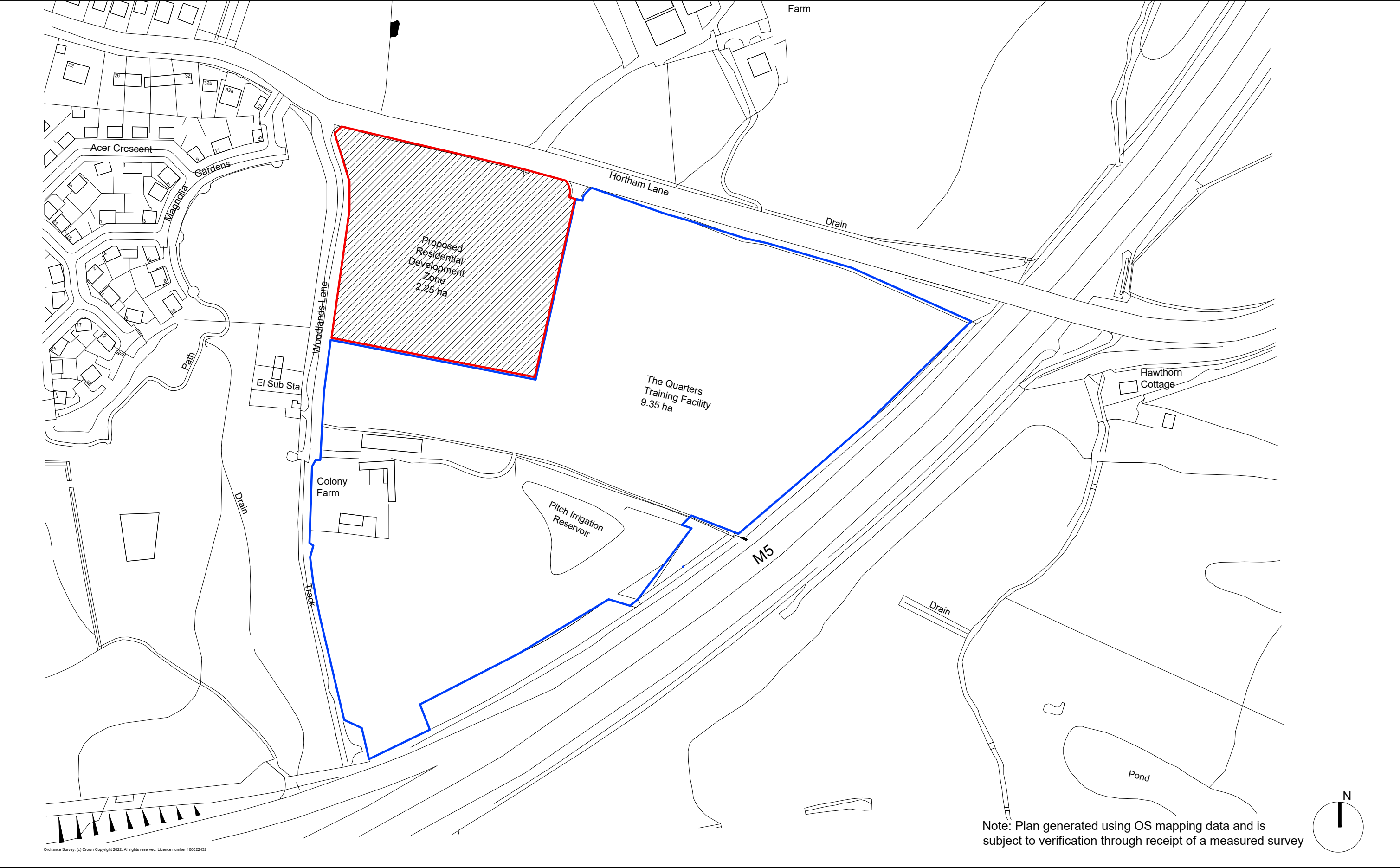
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Note: Plan generated using OS mapping data and is subject to verification through receipt of a measured survey

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**AlecFrenchArchitects**

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**The Quarters**  
Almondsbury, Bristol  
TQ-AFA-00-00-DR-A-SK003 Proposed Site Allocation Plan

Scale	1:2500 @ A3	Drawn by	JA	Checked by	ND	Job No.	5294	Dwg No.	SK003	Rev.	/
Date	31.03.22										

Stage  
RIBA STAGE 1



South Gloucestershire Council

[policy.consultation@southglos.gov.uk](mailto:policy.consultation@southglos.gov.uk)

Bristol Rovers Football Club  
The Memorial Stadium  
Filton Avenue  
Bristol  
BS7 0BF

Via email only.

9<sup>th</sup> May 2024

To whom it may concern,

**South Gloucestershire New Local Plan - SG926, The Quarters, Colony Farm**

Bristol Rovers Football Club ("BFRC") can confirm that (subject to the representations made on behalf of the Club earlier this year) it supports the proposed allocation of land at Colony Farm.

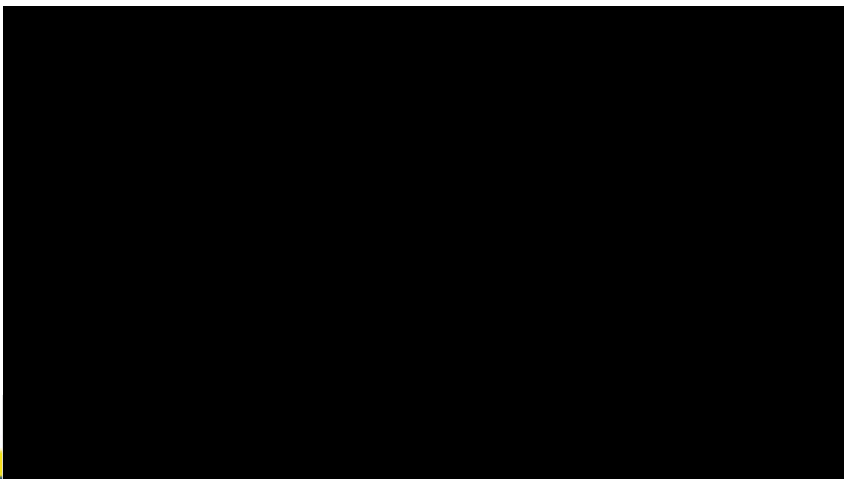
It further confirms that the land is available for allocation and that there are no known availability issues (including but not limited to contested ownership / legal issues) which would prevent the site coming forward in a timely manner during the plan period.

The land is currently held under Title Number AV185295, and the sole proprietor on the Title Register is Dwane Colony Limited. A copy of the title plan is enclosed.

To confirm, Dwane Colony and Bristol Rovers FC Limited are both subsidiaries of Dwane Sports, which remains the main holding company.

I trust this letter confirms our support for the allocation and outlines the ownership details in full.

If you require anything further, please do not hesitate to contact us, or our planning agents, BNP Paribas Real Estate.





**BRISTOL ROVERS FC**

**THE QUARTERS**

COMMUNITY SURVEY ENGAGEMENT SUMMARY



**October 2023**



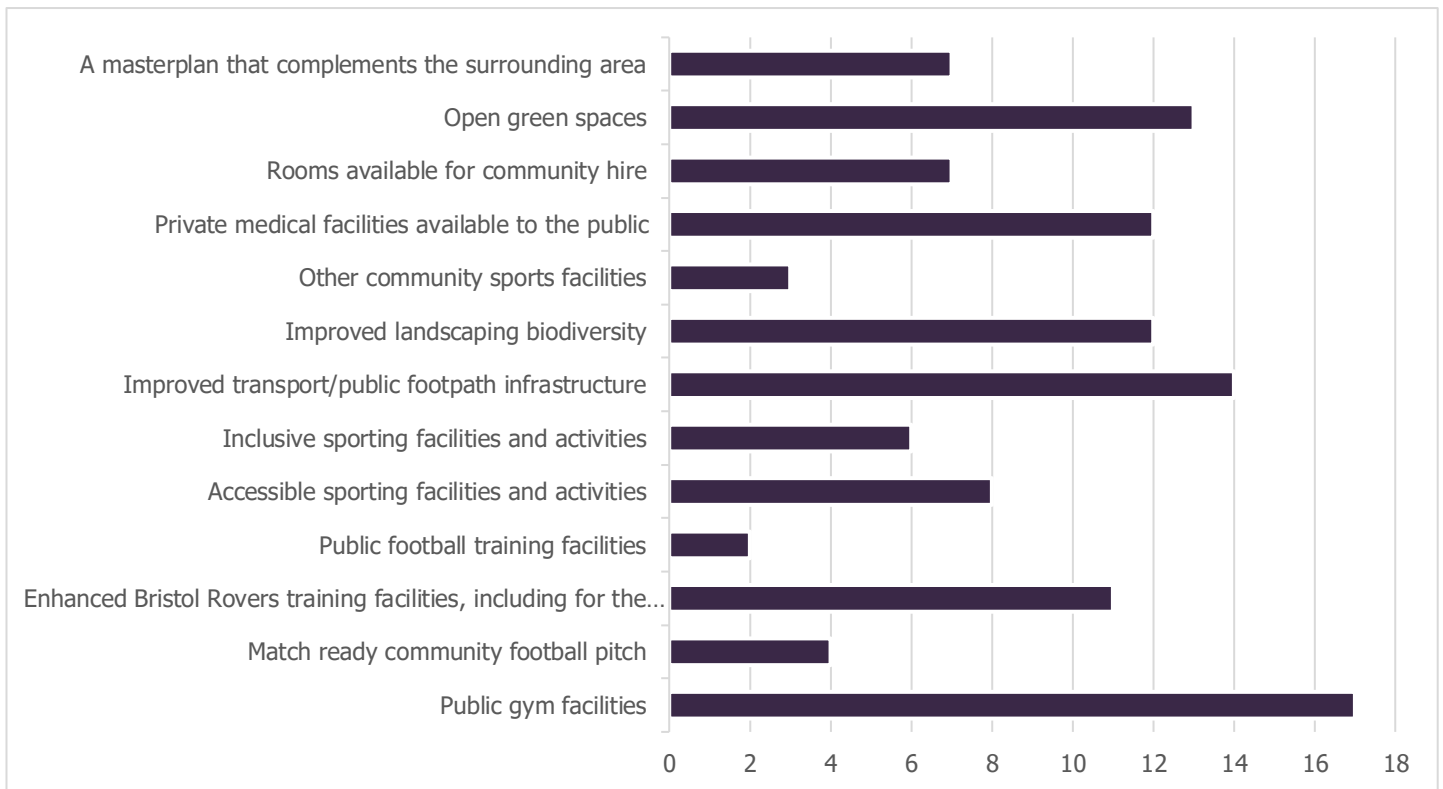
## Overview

A total of 30 survey responses were received during this community engagement period. Of these 30 responses, 18 were paper responses and 12 were completed online. All of those who completed the survey were local residents of Hortham Village. The overarching themes from this engagement include general positivity towards the project with the caveat of concerns regarding the project increasing traffic, noise and at the detriment of the local green space. This survey also highlighted the amenities missing from the area such as a coffee shop, a corner shop and a gym which is open to the public. Respondents to the survey highlight the wish to keep the green space intact in the area alongside the opportunity to bring the community together, regardless of age.

### 1. Which of the below would you like to see on the site?

The most prominent theme that arose from this section of the community survey was an interest in public gym facilities, despite later seeing some more negative views towards the implementation of a gym. Biodiversity and open green spaces were also at the forefront of the views submitted by local residents, with 11 people each choosing these as important elements for improvement.

This question also highlights what they think is missing from the local area and how this project could improve this. For example, a large portion of those who completed the survey thought that transport and public footpath infrastructure could be significantly improved through this project. Furthermore, 11 people highlighted that private medical care available to the public would be beneficial.



## 2. What else would you like to see on our site at Hortham Lane?

A lot of those who filled at this area on the survey highlighted where the Hortham Lane area fell short in its amenities. In terms of sporting related and exercise amenities, observations included wanting swimming facilities that are accessible, an artificial pitch for public use, and the opportunity to meet the players and have tours of the site. Access to a reasonably priced physiotherapist as well as a discounted gym for local residents were also mentioned as suggestions for the site.

One local resident highlighted that there is not currently a local shop in the area and one of those being on site would be very useful. Multiple residents highlighted a need for a local coffee shop for facility users and local residences. A further comment made by multiple participants asked for the to be a footpath down Hortham Lane from Hortham Village.

One resident who is a lifelong Bristol Rovers fan stated that the old name for the site "The Colony" was horrible.

## 3. Please indicate any relevant community groups.

A few groups were highlighted in this section, including:

- Parkrun

- Hortham Village Residents
- Local schools
- Hortham Village Facebook
- Hortham and Almondsbury Facebook group
- OTR Mental Health Charity
- Hortham Village Choir
- National Autistic Society South Gloucestershire Branch

#### **4. Is there anything else that you would like to see improved/enhanced in your community?**

In general, this question was somewhat less answered than question 2, but those who did answer had quite similar views. In terms of infrastructure one participant wanted improvements to pavements in the area and another wanted the creation of a running route with a better footpath and parkrun.

A second key theme that arose from this section was bringing members of the community together, with one participant stating *"We have a wide range of ages in our Hortham Village from toddlers through to the elderly. It would be lovely to see across the board opportunities to meet. Pre-school groups are not easily accessed here. And again, facilities the youth or adults. Not accessible without driving. No bus service etc."* and another echoing this statement with *"Workshop and wellbeing classes to bring everyone together."*

#### **5. Do you have any more comments that you would like to add?**

This question opened up an avenue for interested parties to voice their support or opposition to the project. Feedback received was mostly positive with a few suggesting possible areas of improvement. Most of the concerns raised by local residents related to concerns around worsening traffic conditions and suggested changes to be made to the road layout in order to support this development. According to a lot of the residents living in the surrounding area the lanes are quite busy and can sometimes be quite noisy.

Others raised concerns surrounding lighting formal development and also noise. A sample of the feedback received can be seen below:

*"As the only large off road space currently willing to offer space in Hortham Lane, Hortham Farm has hosted the "Street party" for all recent royal events e.g., the coronation, Queens Jubilee etc. These are very weather reliant so it would be great if the facilities you are planning would allow the community somewhere undercover, with toilets etc for such gatherings in the future."*

*"We have been living here for nearly 16 years in Hortham Village and understand there are so many more houses being built further down Hortham Lane. It would be lovely to think that the community have something for all within easy reach, not just focusing on house building but making the area a greater community spirited place."*

*"Your "masterplan" should be, leave this bit of Greenbelt land as it is. The existing at Bristol Rovers training facility seems very underused. I walk past it most days, and except for a few*



*parked cars, the place often looks deserted. But I expect the "masterplan" has less to do with football and more just another instance of corporate greed. IE how can we make this piece of countryside turn a profit."*

BUILT ENVIRONMENT  
COMMUNICATIONS SPECIALISTS

**THIRTY 4/7**



**BRISTOL ROVERS FC**  
**THE QUARTERS**  
TARGETED ENGAGEMENT SUMMARY



## October 2023

### Overview

Thirty4/7 Communications undertook targeted engagement with local community sports teams to understand what facilities they currently use for matches, training etc and to gauge any appetite to potentially use any new facilities at the Colony in the future.

We contacted 25 relevant teams in the area, they are listed below.

Almondsbury FC	SGS Olveston United Women
Almondsbury FC Youth	Olveston United
Almondsbury Ladies	St Vallier AFC
Frampton Rangers Ladies	Oldbury F.C.
Bristol Ladies Union FC	Red Falcon Youth
Bristol Ladies Union (Youth)	Stoke Lane Athletic FC
Mangotsfield United FC	Bradley Stoke Ladies FC
Chipping Sodbury Town FC	Southmead CS Ladies
AEK Boco FC	University of Bristol Womens
AEK Boco FC (Youth)	Cribbs FC
AEK Boco FC Womens	Bristol Manor Farm FC
Downend Flyers Women	Ignite Bristol (Disability inclusion)
	Access Sport (Disability inclusion)

We spoke to six local football teams, who all shared similar experiences when facing issues regarding access to training facilities for all teams, especially when during bad weather and for clubs that do not own their facilities. The teams that we spoke to are listed below.

- Bradley Stoke Ladies FC
- Frampton Rangers Ladies
- Cribbs FC
- St Vallier AFC
- AEK Boco FC

- Mangotsfield United FC

All clubs provided useful information, and some showed potential for future engagement and interest of these facilities and would be of use to them. Below you can find a summary of responses that we received during the targeted engagement.

### **1. Where do you currently train and play home games?**

The most recurring answer regarding the location of training and home games is the number of teams that are forced to train at 4+ venues to meet the capacity of their squads. Notably, the 3 biggest clubs that were spoken to all said they had squad sizes that operate beyond the capacity currently provided by their available training facilities. Key examples include St Vallier AFC, whose 17 teams all train at Filton Sports Leisure Centre, and Mangotsfield FC, with 30 teams spread across 14 grass pitches at 4 different grounds other than their own.

#### Specific Examples

*"We are such a big club with 23 squads and over 450 children so we have to train and play where we can find. Training is at many places: Bradley Stoke Community School, Scotts Park, Little Stoke Park, Abbeymead School, Patchway High School and St Mary's Rugby Club. Matches are many places as well: Bradley Stoke Community School, Jubilee Centre, Patchway High School, St Mary's Rugby Club."* - Bradley Stoke FC/ Bradley Stoke Ladies FC

*"We have our first team, reserves, women and first u18 side playing at the home ground, with over 30 total teams training at the following facilities: Black Horse Road, Black Horse Lane, Johnsons Road and Pomphrey Hill, a huge number of squads for the available facilities".* – Mangotsfield FC

### **2. What facilities do you have, are they fit for purpose and how do they account for women's and youth teams?**

Those who train only on grass pitches, such as Mangotsfield FC, report that their youth teams are 'very much at capacity' in terms of pitch availability, especially as bad weather means training can be cancelled for everyone.

Even those that are content with the standard of their current training facilities, such as St Vallier AFC who play entirely on 4g surfaces at a local leisure centre, report that the centre diversifying their current football facilities into courts for other sports is creating a shortage of pitches. However, it is notable that, given reasonable acceptance for weather interference, clubs are generally happy with the maintenance and usability of the grounds.

### Specific Examples

*"Very much at capacity with 30 teams training on 14 grass pitches, in winter it is frequent that all teams cannot train due to weather."* - Mangotsfield FC

*"Facilities are grass training, Astro training and 3G training. The 3G at Little Stoke Park and Scotts Park are only small sided courts so are limited to youth only. The astro court at BSCS is old and tired now. Also, you cannot play league matches on Astro court."* – Bradley Stoke FC/ Bradley Stoke Ladies FC

### **3. What would you like to see from enhanced training facilities in South Gloucestershire?**

An overwhelming response to what clubs would find useful was more access to 3g and 4g pitches to ensure training can continue through poor weather conditions, particularly for clubs with numerous squads.

A couple of clubs highlighted the difficulty of transferring to the use of 3g/4g pitches due to planning permission and difficulty surrounding not owning the grounds that their training facilities are on. One response suggested hosting quality equipment e.g. balls, cones and other fitness accessories at the training facility which could be utilised by teams as a low cost option to facilitate training.

### Key Examples

*"Cribbs grounds are now owned by a local school, which prevents expansion of grounds, so having external astro or 4g (winter resistant) training facilities would be most beneficial."* – Cribbs FC

*"Despite recently obtaining planning permission to turn the stadium pitch into 3g which will help the senior teams on matchdays, training is still a massive issue with no weather-resistant facilities for the current 30+ sides at the club."* – Mangotsfield FC

23<sup>rd</sup> May 2024

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**THE QUARTERS, ALMONDSBURY, SOUTH GLOUCESTERSHIRE**

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**REPRESENTATIONS/PROMOTIONAL DOCUMENT: PRELIMINARY ECOLOGICAL APPRAISAL  
SUMMARY**

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## 1. INTRODUCTION

- 1.1. A preliminary ecological appraisal of land at The Quarters, Almondsbury (hereafter the 'site') has been completed by Clarkson and Woods.
- 1.2. A data search request was submitted to the Bristol Regional Environmental Records Centre (BRERC) for the site and surrounding 1km (extending to 5km for bats). The results of this data search are presented in Section 2 below.
- 1.3. A Preliminary Ecological Appraisal walkover survey was undertaken by Clarkson and Woods on 9<sup>th</sup> March 2023. A Great Crested Newt (GCN) eDNA survey of a pond on Site was conducted on 26<sup>th</sup> June 2023. All habitats identified within the site are summarised in Section 3 below and an appraisal of the suitability of the site to support protected species and species of particular conservation concern is presented in Section 4.
- 1.4. The findings of the preliminary ecological appraisal are illustrated on the following Clarkson and Woods plans provided at the end of this document.
  - Baseline Habitats Map; and
  - Ecological Constraints and Opportunities Plan (ECOP)

## 2. DATA SEARCH RESULTS

- 2.1. The site is not covered by any statutory or non-statutory nature conservation designations.

### *International Statutorily Designated Site*

- 2.2. There are no internationally designated sites within 5km of the Site. The Severn Estuary Ramsar Site, Special Protection Area (SPA) and Special Area of Conservation (SAC) is located approximately 7.4km north west of the Site at the closest point. The SAC is designated for supporting Annex I habitats which includes estuaries, mudflats and sandflats not covered by seawater at low tide; and Atlantic salt meadows *Glauco-Puccinellietalia maritimae*. The site also supports Annex II species sea lamprey *Petromyzon marinus*, river lamprey *Lampetra fluviatilis* and twaite shad *Alosa fallax*.
- 2.3. The SPA component of the site is designated for supporting Annex II bird species: Bewick's swan *Cygnus columbianus bewickii*, European white-fronted goose *Anser albifrons albifrons*, dunlin *Calidris alpina*, redshank *Tringa totanus*, shelduck *Tadorna tadorna* and gadwall *Anas strepera*.
- 2.4. The Severn Estuary received its Ramsar Site designation for: immense tidal range; presence of unusual estuarine communities, reduced diversity and high productivity; populations of migratory fish; importance for



migratory birds; bird assemblages of international importance; and fish species associated with the whole estuarine and river system.

- 2.5. Given the distance and intervening landscape between the Site and the Severn Estuary SAC/SPA/Ramsar, the Site is unlikely to represent Functionally Linked Land (FLL) associated with the Severn Estuary and no impacts are anticipated as a result development.

#### *Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR)*

- 2.6. There are no SSSIs within 2km of the Site. One LNR is present within 2km; this is Three Brooks LNR, located approximately 1.5km to the south, and which comprises ancient woodland, brooks, a man-made lake, a pond, species-rich hedgerows, a community orchard and wildflower meadows. Three Brooks LNR is sufficiently distant from the Site and separated from the Site by urban development and the M4 and M5 motorways. No impacts on the LNR are anticipated.

#### *Local/Non-statutorily Designated Sites*

- 2.7. Two Sites of Nature Conservation Importance are present within 1km of the Site, namely Hortham Wood SNCI (located approximately 310m to the north east and designated for species-rich grassland and woodland) and Tockington Park SNCI (located 600m north and designated for woodland habitat it supports).. Given the distance and lack of habitat connectivity between the Site and the nearby SNCIs, no direct impacts are anticipated. There is some potential for minor indirect impacts through increased recreational pressure, although public access to both SNCIs is restricted, being limited to just the boundaries of each. Potential impacts should be reviewed as part of a planning application for residential development of the Site.

#### *BRERC species records*

- Badgers - BRERC returned numerous records of badger within 1km of the Site.
- Bats– Records returned within the BRERC data search revealed a number of bat species within 5km of the Site, which included; common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle serotine, Leisler's bat, noctule and greater horseshoe.
- Dormice – no records of dormice were returned.
- Otter & Water Vole - no records of either species were returned.
- Birds – species recorded include (red listed) starling, house sparrow, and cuckoo; (amber listed) bullfinch, dunnock and song thrush.
- Amphibians - no records of amphibians were returned.
- Reptiles – no records of reptiles were returned.
- Invertebrates – no records of rare or notable invertebrate species were returned.
- Other Species of Conservation Concern – several records of hedgehog were returned.

## 3. HABITATS

- 3.1. The site comprises the following habitat types:
- 3.2. **Other Neutral Grassland and Modified Grassland:** A variety of grassland habitats are present across the Site. Field F1 comprised football training pitches surrounded by short-mown, species-poor grassland, representative of the UKHab habitat type 'Modified Grassland'.





3.3. The remaining fields were all representative of the UKHab habitat type 'Other Neutral Grassland (ONG)', although varied in species composition, richness and structure, with some areas being dominated by coarse grasses/ruderals, and other areas noted to comprise a higher diversity of forbs. Parts of the grassland were characterised by spoil piles and tipped construction material, resulting in highly uneven ground and frequent colonisation by rank grasses, ruderals and early successional species. The grassland sward in the south of the Site contained species indicative of frequently damp conditions, including rushes.

- *Ecological value:* Site to Local value. The Modified Grassland is of very limited ecological value, although remaining ONG habitat shows moderate floristic and structural diversity. With the exception of Field 1, the grasslands are likely to support foraging badgers and potentially reptiles, widespread amphibians, and foraging birds and bats.
- *Constraints:* Areas of higher distinctiveness grassland should be retained where possible, although it is expected that the majority of grassland will be lost to development proposals.
- *Further survey:* A habitat condition assessment of the grassland should be undertaken in May to July to confirm the grassland quality and distinctiveness and determine the condition to inform a Biodiversity Net Gain (BNG) assessment.
- *Opportunities:* Existing Modified Grassland has potential to be significantly enhanced through appropriate habitat creation measures to increase species and structural diversity. As part of any development, the biodiversity value of grassland provided in habitat buffer zones and areas of Public Open Space (POS) should be maximised through targeting the establishment of a sward that is both species and structurally diverse, through appropriate seeding and long-term management.

3.4. **Hedgerows:** Three hedgerows were present within the Site boundary, which formed a network of connected habitat with scrub (see 'Scrub' section below). The hedgerows typically comprised native species but varied in terms of structure and species composition. Mature trees were noted in some parts of the hedgerow network.

- *Ecological value:* Local value. Hedgerows are both a local and national conservation priority. Hedgerows provide foraging and sheltering habitat for a range of species and increase habitat connectivity within the Site. They are likely to support nesting/sheltering/foraging birds, foraging/commuting bats, hedgehogs, a range of invertebrates, and potentially dormice, reptiles and widespread amphibians.
- *Constraints:* Hedgerows should be retained and protected as part of any development. Any gaps for access should be minimised with existing gaps utilised where possible. Unmitigated removal of hedgerows could impact protected species, such as nesting birds and potentially dormice (if present at the Site) through removal of habitat, injury/mortality and fragmentation.
- *Further survey:* No specific survey essential.
- *Opportunities:* A 5m wide buffer either side of the hedgerows (measured from the face of the hedgerows) should be incorporated into the layout to protect them and retain connectivity and habitat within the site for a variety of wildlife. New native species-rich hedgerows should be planted along new residential boundaries where vegetation is currently lacking or sparse. New and existing hedgerows should not be allowed to form boundaries of domestic curtilages to ensure they are retained and do not suffer from inappropriate management.

3.5. **Pond:** A man made balancing pond of recent construction (within the last 5 years) is present.

- *Ecological value:* Site value. The pond is of relatively recent artificial construction with very little aquatic/marginal vegetation present and is likely to be of low importance to biodiversity. A GCN eDNA survey conducted in June 2023 returned a negative result, indicating the likely absence of GCN from the pond.



- **Constraints:** Few specific ecological constraints are associated with this feature.
- **Further survey:** No specific survey essential.
- **Opportunities:** Creation of new standing water features within the Site, such as new wildlife ponds, would provide an opportunity for enhancement and help deliver a net gain for biodiversity. Any new waterbodies could be constructed and managed to increase ecological value by creating natural, sloping banks, planting a range of native aquatic plant species and ensuring ponds are not stocked with fish.

3.6. **Scrub:** Scrub at the Site comprised relatively mature mixed hazel/hawthorn/dogwood shrubs along the southern and eastern boundaries, as well as some dense blackthorn scrub at the north-eastern boundary. Encroaching bramble growth is present in several places, and is particularly prevalent in Field F3.

- **Ecological value:** Site value. A variety of scrub habitat types are present at the site, with mature mixed scrub bounding the east and south of the Site likely representing the most valuable habitat for biodiversity in general, as well as forming important connective links to other habitats off-site. Self-set bramble is more readily establishing and replaceable; however, it may support protected species such as nesting birds, dormice and reptiles.
- **Constraints:** In order to avoid impacts on protected species, scrub at the Site should be retained and protected wherever possible. It is anticipated that some scrub (particularly encroaching bramble) will require removal to facilitate development of the Site. Maintaining mature scrub habitat at the Site boundaries is likely to be important in order to preserve biodiversity on the Site and in the wider landscape.
- **Further survey:** No specific survey essential.
- **Opportunities:** An appropriately protective buffer from the edges of retained scrub should be provided from any built development. In areas of open space, a mosaic of grassland and scrub patches could be created and managed in the long-term to benefit a wide range of wildlife species. In addition, these habitats may provide edible berries for people to forage. New and existing scrub should not be allowed to form boundaries of domestic curtilages to ensure it is retained and does not suffer from inappropriate management.

3.7. **Ditches:** A wet ditch runs west-east across the Site. Dry ditches are present along the northern and western boundaries.

- **Ecological value:** Site value. The wet ditch is likely to support a modest diversity of associated wildlife. It was considered largely unsuitable for protected aquatic species such as water voles and otters. It is also separated from other suitable habitat by culverts at either end of the ditch.
- **Constraints:** Avoid removal of ditches and utilise existing culverts wherever possible. Consider use of open span bridges if new crossings are required.
- **Further survey:** No specific survey essential.
- **Opportunities:** The wet ditch should be protected with a buffer of at least 5m from the ditch edge to any proposed development. This buffer should be managed for biodiversity. The ditch network could be enhanced by thinning dense vegetation (where present) and establishing bankside vegetation through seeding, using a seed mix appropriate for the Site.

3.8. **Developed Land; Sealed Surface & Artificial Unvegetated, Unsealed Surface:** A collection of buildings, hardstanding roads and car parks associated with the existing training complex were present at the Site, as well as and bare ground areas created through recent construction activity.



- *Ecological value:* Negligible value.
- *Constraints:* No constraints are anticipated in relation to these habitat types.
- *Further survey:* None.
- *Opportunities:* Where possible, any new buildings should be designed to incorporate features of value for biodiversity, such as green roofs/walls and bird/bat boxes.

## 4. SPECIES

4.1. The following protected or notable species were either recorded on site or their potential to be present was considered possible:

4.2. **Badger:** Numerous records of this species are present in the locality of the Site. One sett was found at the eastern Site boundary. This was located in mature scrub, with at least 10 entrances present. Well-used paths, fresh spoil and foraging evidence were noted around the sett. This is likely to be a main or subsidiary sett for the local badger social group. The ONG offers ideal foraging habitat (likely to support earthworms and grubs) and the hedgerows/scrub offer seasonal foraging for fruits and berries along with shelter/navigation around the site.

- *Further survey:* Update surveys for badger setts will be required to inform a planning application and potentially inform licensing requirements should a sett be affected by proposals in the future (see below).
- *Constraints:* Badgers and their setts are protected under the Protection of Badgers Act 1992. A Natural England Licence and potentially mitigation may be required to affect active setts. The sett should be retained where possible and a 30m wide buffer should be incorporated the sett to avoid impacts. Badgers may access gardens to forage, which could result in conflict with local residents, so mitigation may be required to address this.
- *Opportunities:* The buffer around the setts can be planted up as an attractive copse/woodland as part of the ecology and landscape mitigation.. Retain connectivity around and through the site through the provision of buffers to ensure badgers can access foraging habitat off-site and reduce the risk of conflict with local residents. Speed limits and traffic calming measures would be appropriate to reduce risk of traffic collision.

4.3. **Bats:** Several records of known bat roosts belonging to a variety of species present in the local area. None of the buildings or trees on site were suitable for roosting bats. The site offers good foraging and commuting habitat for bats, including the hedgerow, ditch and scrub network. The Modified Grassland within the Site offers limited foraging potential, although grassland elsewhere is likely to support an assemblage of invertebrates which bats would exploit for foraging.

- *Further survey:* Further bat activity surveys will be required to ascertain bat use of the Site and species assemblage.
- *Constraints:* Key features for bats are likely to be the hedgerows and scrub around the field boundaries and should be protected, although rough grassland fields also likely to provide foraging opportunities. The site is likely to be use by foraging and commuting bats and the introduction of lighting from the development could deter bats from using roosts and habitat thus resulting in habitat loss. External lighting should be minimised, particularly where it may spill onto likely key habitats that are currently unlit, such as hedgerows and boundary scrub.



- **Opportunities:** The retention of the hedgerows, scrub, and ditches and maintenance of buffers will ensure connectivity around the site between roosts and foraging/commuting habitat is maintained. The design and implementation of a sensitive lighting strategy will be required to avoid impacts on bat habitat. Planting new hedgerows where they are absent will increase connectivity through the site for bats. Roosting opportunities should be incorporated into the scheme through the installation of tree and building-mounted bat roost boxes.
- 4.4. **Dormice:** No records of this species were revealed by the desk study. However the hedgerows and scrub within and adjacent to the Site offer good potential to support this species and the Site is connected to other potentially suitable habitat off-site. Woodland motorway verges in particular are known to be inhabited by dormice.
- **Further survey:** Dormouse surveys should be undertaken to determine presence/absence of this species within the Site.
  - **Constraints:** If dormice are present any scrub/hedgerow removal may result in the need for a mitigation licence from Natural England subject to adequate mitigation/compensation. Predation from cats associated with residential development may be an issue.
  - **Opportunities:** Retention of hedgerows and connectivity around the site will help to ensure any dormouse population present will be retained and unfragmented. The planting of new hedgerow and scrub habitat would provide additional habitat for this species. Dormouse boxes may be appropriate in more sheltered areas (to avoid interference by people).
- 4.5. **Birds:** Records of a small number of birds of conservation concern, typical of suburban and farmland habitat, were returned by the data search. The hedgerows, scrub and rough grassland habitats are likely to support a range of farmland and suburban bird species.
- **Further survey:** A scoping survey for breeding birds may be required to determine the species assemblage and distribution within the site and thus value of the site to Birds of Conservation Concern in particular. This would identify important habitat and ultimately the mitigation associated with any future development proposals.
  - **Constraints:** Birds will be using the hedgerows and scrub for breeding, so any removal or damage of these habitats during construction activities may impact active nests. Nesting birds and their nests/eggs/chicks are protected so habitat would need to be removed outside the nesting season (March to August inclusive) or following an inspection by an experienced ecologist.
  - **Opportunities:** Hedgerow and scrub retention, along with creation of buffers, new hedgerow and shrubs would retain and provide additional nesting and foraging habitat for a range of birds. This should utilise a range of fruiting species to provide a food resource throughout the year. Bird nest boxes could also be provided within the site on retained trees and new buildings.
- 4.6. **Reptiles:** No records of reptiles nearby were returned by the data search. The site has the potential to support species such as slow worm, grass snake and possibly common lizard where grassland and hedgerows are more suitable (rough/tussocky grass). These could provide good shelter/hibernation habitat for reptiles. Furthermore, earth bunds and piles of tipped building material and brash provide suitable shelter and basking features for reptiles.
- **Further survey:** Detailed surveys for reptiles are recommended in order to determine the likely presence/absence of reptiles at the Site, estimate population sizes (if present) and determine appropriate mitigation.



- **Constraints:** Reptiles are protected against killing and injury and if present a translocation exercise may be required to prevent breach of legislation. Alternative habitat will be required to accommodate displaced reptiles.
  - **Opportunities:** New features for reptiles could include log piles, hibernacula, ponds, and leaving strips of grassland unmanaged (e.g. alongside boundary hedgerows and scrub). Further advice on mitigation and enhancement can be provided following the outcome of surveys and as detailed proposals evolve.
- 4.7. **Amphibians:** No records of reptiles nearby were returned by the data search. The pond may support breeding individual of widespread species, such as frogs, toads and possibly common newt species, although the construction and condition of the pond is suboptimal for breeding amphibians. Given the lack of ponds within the local landscape, only small numbers of amphibians are likely to be present if any. A GCN eDNA survey of the pond in June 2023 returned a negative result, indicating the likely absence of GCN from the Site.
- **Further survey:** No specific additional survey essential.
  - **Constraints:** Suitable habitat for amphibians during their terrestrial phase, such as rough grassland, scrub, ditches and hedgerows should be retained and protected as far as possible.
  - **Opportunities:** The inclusion of a new wildlife pond(s) and hibernacula would enhance the Site for widespread amphibian species.
- 4.8. **Other species** –The mosaic of rough grassland, hedgerows, ditches, and scrub is likely to provide habitat for an assemblage of invertebrate species typical of such habitats. The site contains suitable habitat for hedgehog (hedgerows, scrub and woodland).
- **Further survey:** A survey for hedgehogs may be required to inform presence/likely absence of this species as it is a local Biodiversity Action Plan priority species.
  - **Constraints:** The presence of hedgehog (a local priority species) will require careful searches by an ecologist during site preparation and construction where suitable habitat is removed. Mitigation habitat would be expected as part of the proposals.
  - **Opportunities:** The retention, enhancement and creation of hedgerows, ditches and scrub habitat will provide good shelter, nesting and foraging opportunities for hedgehogs and other wildlife including butterflies. New log piles and hibernacula will benefit invertebrates and small mammals. The inclusion of flora to support pollinating invertebrates should be included in landscaping plans.

## 5. BIODIVERSITY NET GAIN

- 5.1. The development will need to deliver BNG in accordance with the Environment Act and local planning policy. A net gain of 10% (in Habitat, Hedgerow and River Units) will be required under this legislation/policy.
- 5.2. A detailed BNG assessment using has not been conducted at this stage, but need will be undertaken to inform a planning application for future development of the Site. This process will need to include assessments using the Natural England Statutory Biodiversity Metric (or the newest available version) to quantify habitat areas lost, enhanced or created.
- 5.3. The retention and enhancement of existing habitats (hedgerows, scrub, species-rich grassland and ditches), as well as the creation of new habitats of high ecological value (such as waterbodies and species-rich grassland) within landscaped areas would contribute to provision of biodiversity units on-site.
- 5.4. However, depending on the design of any forthcoming development scheme, in the event that 10% BNG will not be achievable through on-site measures alone, off-site measures or the purchase of biodiversity credits would be required to ensure compliance with legislation and planning policy.



## 6. CONCLUSIONS

- 6.1. The survey so far completed has allowed the preparation of this appraisal of the ecological constraints and opportunities present on the site. Further ecological studies will be required to inform future planning applications to confirm the presence of protected species and other ecological constraints and to inform the design of appropriate mitigation.
- 6.2. There are a number of habitats on site of particular value including the hedgerows, scrub, ditches and higher distinctiveness grasslands, although these are frequently present in the local landscape. Whilst the habitats on site may support a range of protected species and species of conservation concern the illustrative masterplan demonstrates that development of this site can be achieved whilst retaining those habitats likely to be of highest ecological value and providing opportunities for wildlife to persist.
- 6.3. Key to the development of this site will be the retention of connective habitat links both through and around the boundaries of the site, and to ensure unavoidable adverse ecological impacts identified through further survey are adequately mitigated or compensated.






## Key:

 Red Line Boundary

## HEDGEROWS

 Ecologically valuable line of trees

 Native hedgerow with trees  
- associated with bank or ditch


 Species-rich native hedgerow  
- associated with bank or ditch

## WATERCOURSES

 Culvert

 Ditches

## HABITATS

 Artificial unvegetated, unsealed surface

 Scrub

 Developed land; sealed surface

 Modified grassland

 Other neutral grassland

 Ponds (non-priority habitat)


 Individual Tree



Project  
**The Quarters, Almondsbury**

Title  
**Baseline Habitats Map**

Date  
**16/03/2023**

Scale 0 50 100 m  






- Key:**
- The Quarters RLB
  - F# Field Number
  - Minimum 5m Hedgerow Buffer
  - Minimum 5m Ditch Buffer
  - Badger Sett
  - Minimum 30m Badger Sett Buffer
  - Scrub - recommended to be retained and protected wherever possible
  - Ponds



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To: BNP Paribas Real Estate

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Subject: Summary Note for Planning

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## 1.0 INTRODUCTION

MACH has conducted an environmental noise survey at the proposed site of Bristol Rovers – The Quarters in Almondsbury, Bristol. The proposals include enhanced training facilities along new residential dwellings, which incorporates a training & community centre, external pitches and housing units.

The purpose of this document is to provide an outline summary of the Noise Impact Assessment which is still underway as detailed mitigation design is under development. This information will be presented in a full noise impact assessment report with detailed proposed mitigation at a later date.

The main outcome of this summary note will demonstrate the proposed site is suitable for residential development, although consideration of suitable mitigation will be required to ensure the correct acoustic performance for the façade elements. At this stage acoustic barriers are not seen to be required for the purpose of mitigating against road traffic noise.

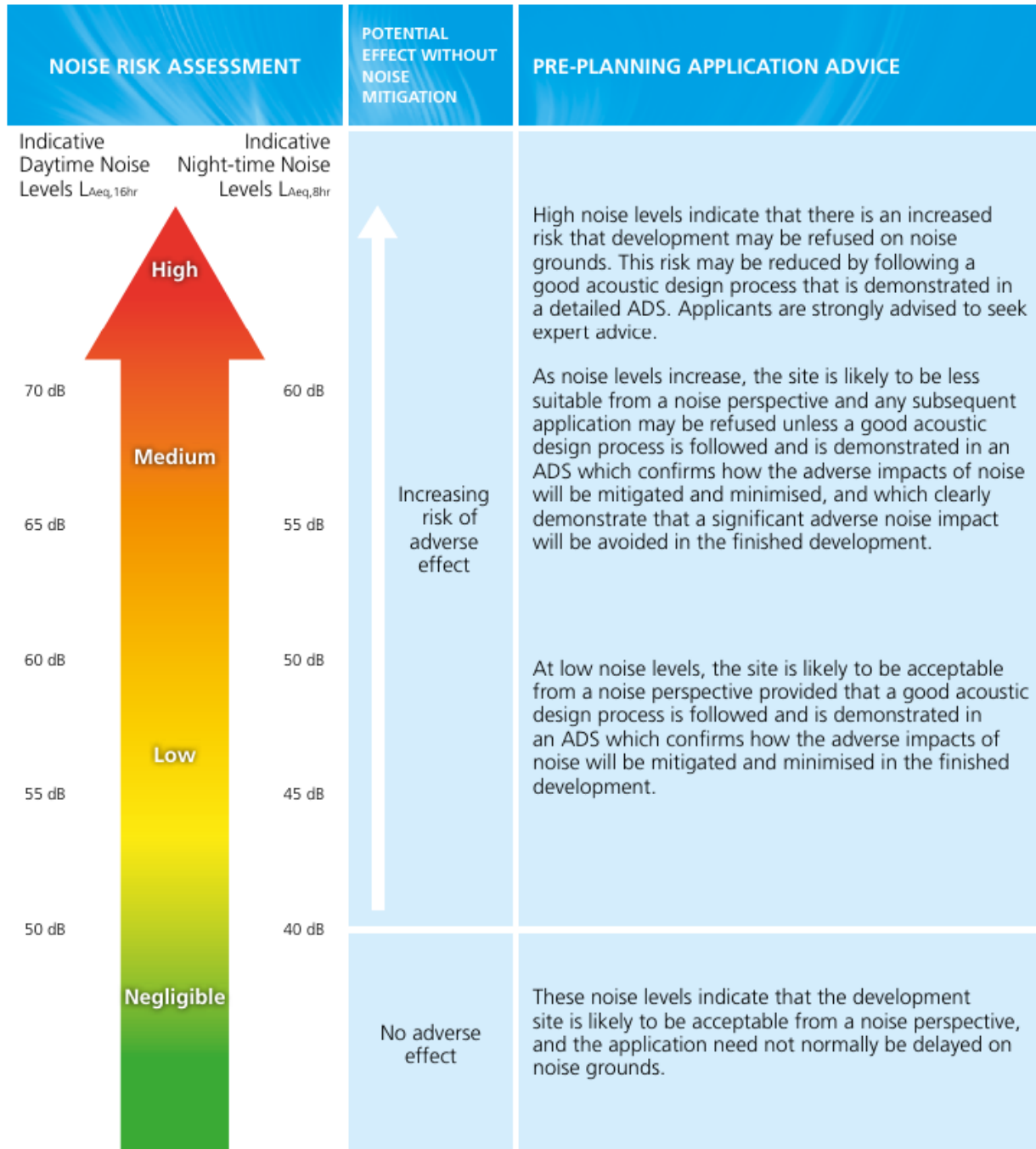
## 2.0 PERFORMANCE REQUIREMENTS

### 2.1 ProPG

*ProPG Planning and Noise* published in May 2017 by the Association of Noise Consultants (ANC) was produced to provide practitioners with guidance on a recommended approach to the management of noise within the planning system in England. ProPG aims to encourage better acoustic design of new residential developments promoting good health and well-being through the effective management of noise. ProPG is restricted to the consideration of new residential development that will be exposed predominantly to airborne noise from transport sources.

The process described within ProPG outlines a risk-based 2-stage approach to assess the impact of noise, where an initial risk assessment of the site is undertaken, and where the site is subject to negligible risks of noise should not normally be prevented on noise grounds. Where higher levels of risk from noise are predicted a more detailed noise assessment should be undertaken.

The Pro PG document provides outline advice with regard to the suitability of a site for a proposed residential development. This is presented below.



**Figure 2.1: Pro-PG – Noise Risk Advice**

### 3.0 NOISE CLIMATE

To establish the existing environmental noise levels on site, a noise survey was conducted between 11:20 on the 02/05/2024 and 09:50 on the 03/05/2024. For more information on the methodology of this survey, site information and survey data, see APPENDIX A -

After the survey period it was found that the M5 motorway had overnight closures from 9 pm to 5 am from the end of April and throughout May, this could be seen within graphical representation of the survey data as sharp decline in noise level after 9pm. Given this is considered as not being representative of the typical noise climate, MACH conducted a second noise survey.

The second noise survey was conducted between 11:00 on the 07/06/2024 and 10:10 on the 10/06/2024 during a whole weekend period to ensure motorway closures were not in place, since further were scheduled for the beginning of June. For more information on the methodology of this survey, site information and survey data, see APPENDIX B -

#### 3.1 Site Description

The proposed site is situated at Hortham Lane, Almondsbury, Bristol BS32 4JL in North Bristol. The site is located in close proximity to the busy M5 which is the dominant noise source on site. The surrounding buildings include residential dwellings to the northwest.

At the time of the noise survey, the existing pitches were not in use as the football season had concluded. Therefore, the noise level measurements exclusively consider road noise sources.

### 3.2 Site Map

The site in relation to its surroundings is presented in Figure 3.1.



**Figure 3.1 - Proposed Development (Red)**

### 3.3 Summary of Noise Survey Results

The table below presents the noise parameters recorded at the fixed microphone position for the ambient ( $L_{Aeq}$ ) and maximum ( $L_{Amax}$ ) noise levels. The  $L_{Aeq}$  figures presented are the highest individual day and night recorded over all surveys. The  $L_{Amax}$  figures presented are the 10<sup>th</sup> highest measured between 23:00-07:00.

Date	Location	Period, T	$L_{Aeq,T}$ (dB)	$L_{Amax}$ (dB)
07/06/2024 - 10/06/2024	Fixed Position 1	Day (07:00 – 23:00)	73	-
		Night (23:00 – 07:00)	69	79
07/06/2024 - 10/06/2024	Fixed Position 2	Day (07:00 – 23:00)	62	-
		Night (23:00 – 07:00)	57	83

**Table 3.1 Summary of  $L_{Aeq,T}$  and  $L_{Amax}$**



Spot measurements have been undertaken to quantify ( $L_{Aeq}$ ) noise levels around the site at two locations. The table below provides a summary of the spot measurement results.

Spot measurement	Start	End	Duration	$L_{Aeq,T}$ (dB)
S1	11:50	12:05	15 mins	55
S2	12:10	12:25	15 mins	58

**Table 3.2: - Spot Measurement 1 Results Table**

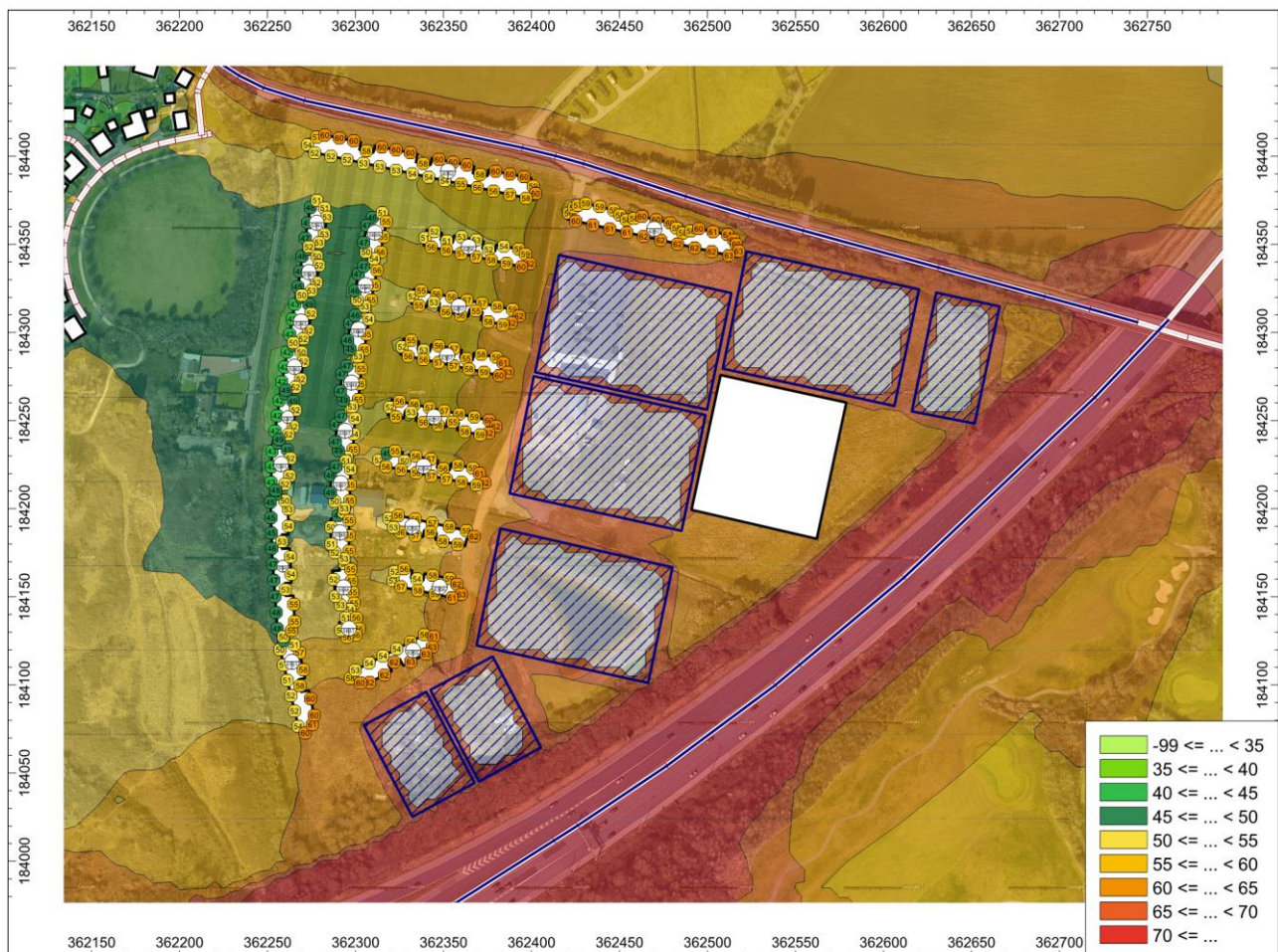
## 4.0 NOISE MODEL

To accurately predict noise levels, a 3D noise model of the site has been created using CadnaA which is an industry standard noise propagation software.

The figures below illustrate the noise maps for the predicted façade levels during daytime and night-time periods. For the daytime period, the prediction includes the noise levels produced by the proposed pitches, while the night-time period considers only road noise, as the pitches are assumed to be non-operational during this time.

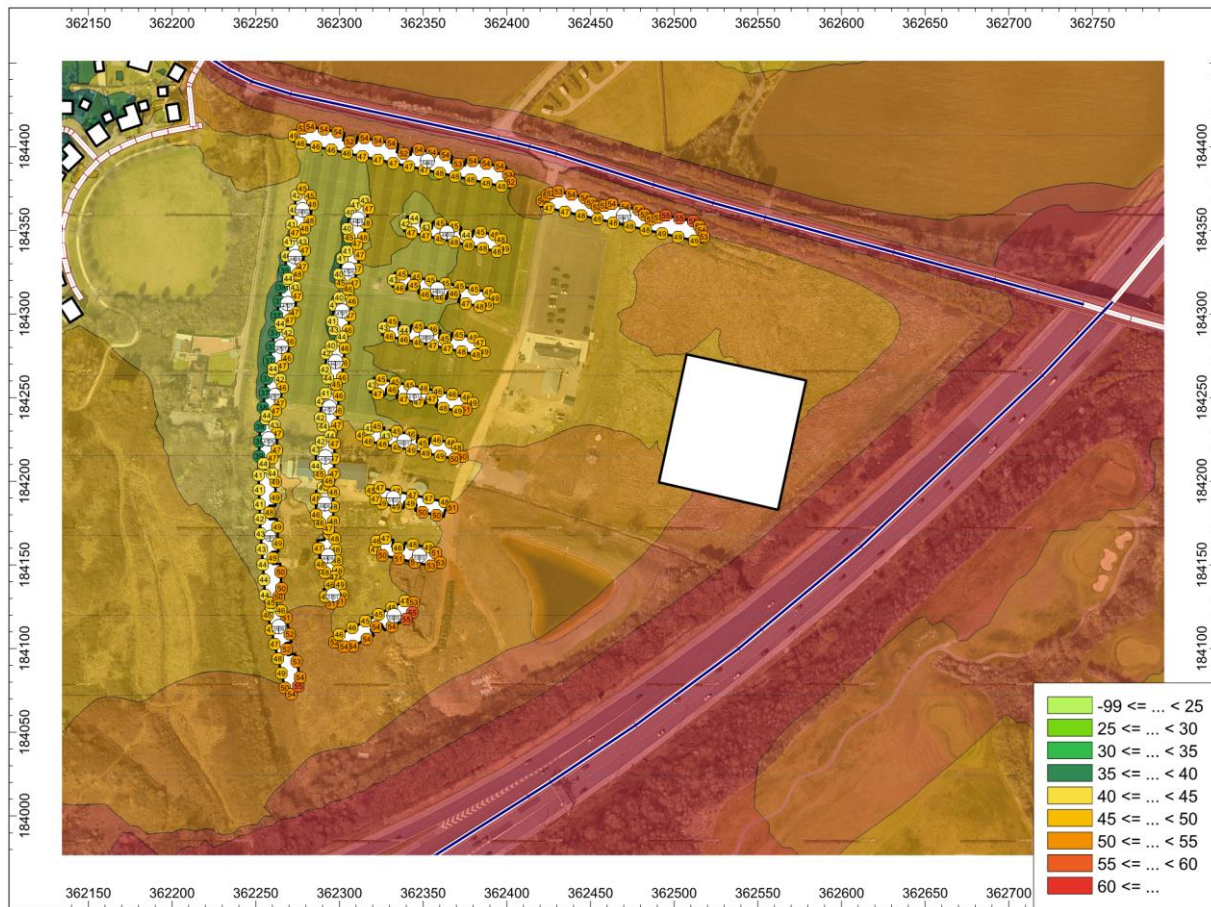
The noise generated by the proposed sports pitches is based upon the source noise levels and methodology set within Sports England Guidance.

### 4.1.1 Daytime (07:00 to 23:00) – LAeq – Road & Sports Pitches



**Figure 4.1: Daytime noise map**

#### 4.1.2 Night Time (23:00 to 07:00) – LAeq – Road



**Figure 4.2: Night-time noise map**

#### 4.2 Initial Site Risk Assessment

As shown in section 2.1, Figure 1 within ProPG summarises the Stage 1 Initial Site Noise Risk Assessment.

Based on the predicted noise levels and the guidance provided in ProPG, it can be seen that during the daytime, the development falls within the low-risk category overall. Dwellings situated to the west experience a negligible impact on the façades facing away from the roads, while those in closer proximity to the roads reach an increased risk level but are not considered to have a medium risk of adverse effects in accordance with Pro PG. During the night-time, the vast majority of the development remains in the low-risk range, with the worst-case scenario being the houses located closer to the roads, which reach an increased risk but remain below the medium risk threshold.

This initial noise risk assessment suggests that the site noise levels are generally low risk, with some areas experiencing an increased risk that does not escalate to a medium level. This indicates the site is suitable for residential development from a noise perspective.

Furthermore, the integration of a good acoustic design process could mitigate and minimise any potential adverse impacts of noise in the finished development. This will most likely take the form of suitable façade specifications. Where an acoustic barrier to mitigated against road traffic noise is not seen to be required at this stage.

## 5.0 CONCLUSION

- A noise survey has been conducted at the proposed site to establish the existing noise climate. Details of the noise survey itself are included in APPENDIX A -
- It was found that the M5 motorway had overnight closures from 9 pm to 5 am in April and May. This is considered as not being representative of the typical noise climate and so a second survey was conducted when no motorway closures were in place.
- The initial noise risk assessment suggests site noise levels pose an overall low risk, with some areas experiencing an increased risk, but below the threshold of a medium risk level .
- The site is therefore considered to be acceptable from a noise perspective.
- Further integration of a good acoustic design process will be carried out as the design develops to ensure any mitigation that is required is correctly specified. This will most likely be achieved through suitable acoustic performance specification and design of the residential building envelope. Acoustic barriers to mitigate road traffic noise are not considered to be required at this stage.



## APPENDIX A - ENVIRONMENTAL NOISE SURVEY (MAY)

To establish the existing environmental noise levels on site, a noise survey was conducted between 11:20 on the 02/05/2024 and 09:50 on the 03/05/2024.

This site assessment was undertaken by Chase Bartlett of MACH Group.

### A.1 Site Description

The site is located at Hortham Lane, Almondsbury, Bristol BS32 4JL and is located in Almondsbury, North Bristol. The site is located in close proximity to the busy M5 which is the dominant noise source on site.

#### A.1.1 Subjective Noise Climate (On-site)

Noise Type	Noise Characteristics	Sources
Dominant	A primary contributor of noise levels on the site.	Road traffic from the M5.
Other Noise Contributions	Contributors to the remainder of the noise climate on site.	Intermittent road traffic from Hortham Lane.

**Table A.1.1 Subjective Summary of the Noise Sources**

#### A.1.2 Non-Representative Noise Sources

The M5 motorway had overnight closures from 9 pm to 5 am in April and May. This is considered as not being representative of the typical noise climate.

Despite taking reasonable care in handling the data, there is still uncertainty in the night-time noise levels. Therefore, it is recommended to repeat the noise survey once the motorway is reopened to ensure greater accuracy and make any necessary adjustments.



## All Measurement Locations

To help with the understanding of the site and measurement locations all the measurement positions are presented on the map below. Photos of the locations in situ are in the following sections.



**Figure 5.1: All Measurement Locations on a Map**

## A.2 Fixed Measurement (F1)

A fixed microphone position was used to record noise levels between 11:20 on the 02/05/2024 and 09:40 on the 03/05/2024, where the fixed long-term meter was set to measure consecutive 'A' weighted 5-minute time samples. Measurements have been taken in free field conditions.

To help with the understanding of the site and the measurement locations, the figures below present the location of the microphone position(s) in situ.

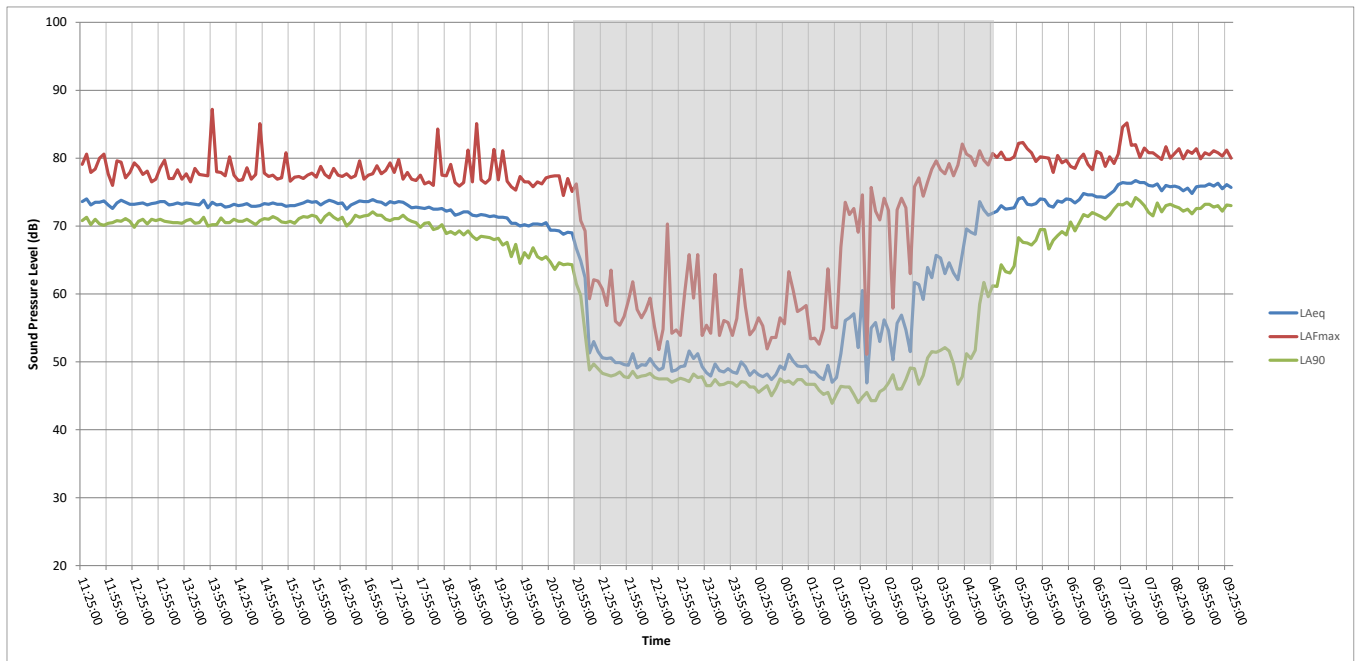
### A.2.1 Fixed Measurement Location



**Figure 5.2 Fixed measurement location in situ.**

## A.2.2 Fixed Measurement Results

The following graph presents the noise levels recorded over the measurement period at the fixed location (F1).



**Figure 5.3 Sound Pressure Level at fixed location, F1.**



### A.3 Fixed Measurement (F2)

A fixed microphone position was used to record noise levels between 11:30 on the 02/05/2024 and 09:50 on the 03/05/2024, where the fixed long-term meter was set to measure consecutive 'A' weighted 5-minute time samples. Measurements have been taken in free field conditions.

To help with the understanding of the site and the measurement locations, the figures below present the location of the microphone position(s) in situ.

#### A.3.1 Fixed Measurement Location



**Figure 5.4 Fixed measurement location in situ.**

## A.3.2 Fixed Measurement Results

The following graph presents the noise levels recorded over the measurement period at the fixed location (F1).

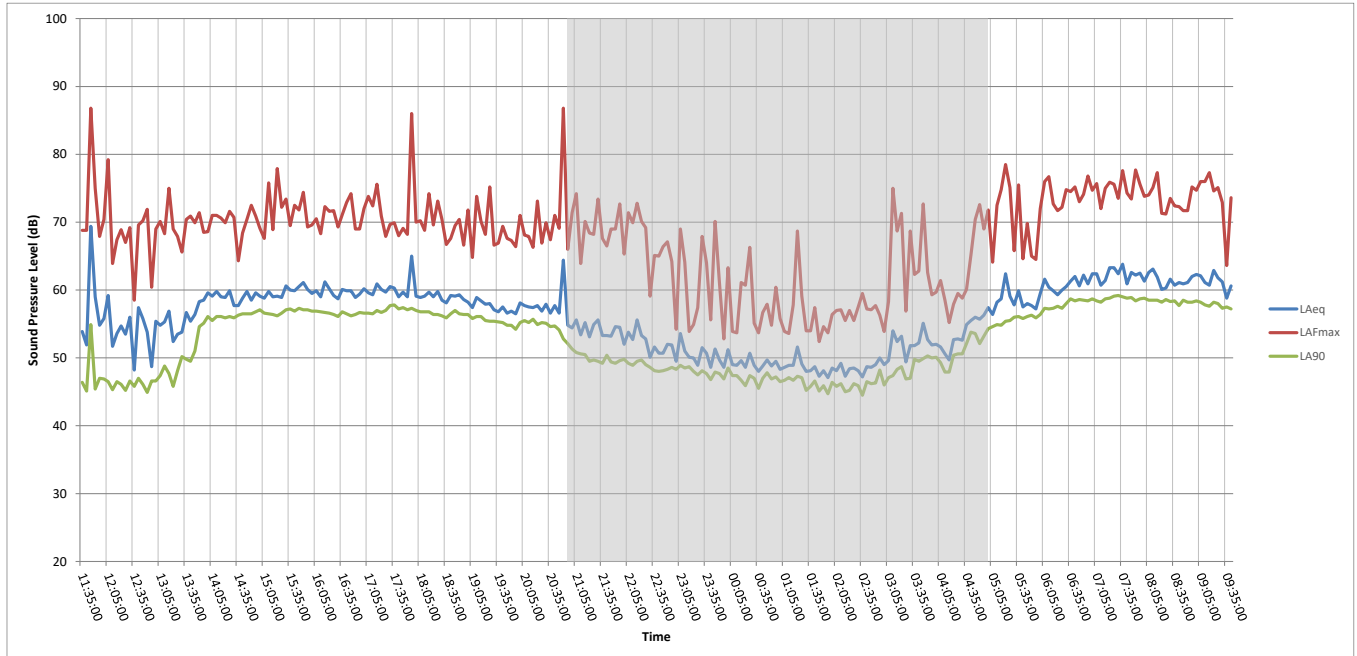


Figure 5.5 Sound Pressure Level at fixed location, F2.



## A.4 Spot Measurement

Spot measurements help quantify existing noise levels at different points around the site.

The figures below present the location of the microphone position(s) in situ.

The results of the measured levels at these location(s) are also presented in section A.5 Table A.5.2.

### A.4.1 Spot Measurement - S1

This spot measurement was taken between 10:55 and 11:10 on 02/05/2024 in free field conditions.



**Figure 5.6 - Spot Measurement S1 in situ**

## A.4.2 Spot Measurement – S2

This spot measurement was taken between 09:26 and 09:41 on 03/05/2024 in free field conditions.



Figure 5.7 - Spot Measurement S2 in situ

## A.5 All Spot Measurement Results

The  $L_{Aeq}$ ,  $L_{AFmax}$ , and  $L_{A90}$  levels measured from all spot measurements are shown in Table 4.2 below.

Spot Measurement	Date	Start	End	$L_{Aeq, T}$ (dB)	$L_{AFmax}$	$L_{A90}$
S1	02/05/2024	10:55	11:10	60	64	59
S2	03/05/2024	09:26	09:41	64	80	63

Table A.5.2 - Spot Measurement 1 Results Table

## A.6 Measurement Equipment

Item	Serial No.	Last Calibration	Certificate No.	Calibration Due
NTI Precision Sound Analyser XL2 TA	A2A-13314-E0	02/02/2024	207923	02/02/2026
NTI Pre-amplifier MA220	7677	02/02/2024	207923	02/02/2026
NTI Microphone Capsule MC230A	A14417	26/01/2024	207907	26/01/2026
Svantek Acoustic Calibrator SV33A	64140	13/12/2023	204757	13/12/2024
NTI Precision Sound Analyser XL2 TA	A2A-11002-E0	18/04/2023	190656	18/04/2025
NTI Pre-amplifier MA220	7183	18/04/2023	190656	18/04/2025
Cirrus Microphone Capsule MK:224	214341A	11/04/2023	190553	11/04/2025
Norsonic Sound Calibrator Type 1251	32090	30/05/2023	175112	30/05/2024

**Table A.6.3 Measurement Equipment**

## A.7 Meteorological Conditions

Data Taken from: <https://www.timeanddate.com/weather/>

Date	Time (hh:mm)	Temperature (High / Low) (°C)	Humidity (%)	Pressure (hPa)	Wind Speed (mph)	Wind Direction	Conditions
02/05/2024	06:00	10/10	100	1001	3	N	Fog
	12:00	10/9	100	1004	6	W	Fog
	18:00	9/9	98	1006	85	W	Mostly Cloudy
03/05/2024	00:00	9/8	97	1007	7	W	Overcast
	06:00	10/9	96	1009	6	W	Partly Sunny

**Table A.7.4 Meteorological Conditions**

## APPENDIX B - ENVIRONMENTAL NOISE SURVEY (JUNE)

To establish the existing environmental noise levels on site, a noise survey was conducted between 11:00 on the 07/06/2024 and 10:10 on the 10/06/2024.

This site assessment was undertaken by Jason Bradshaw of MACH Group.

### B.1 Site Description

The site is located at Hortham Ln, Almondsbury, Bristol BS32 4JL, and is situated in a training facility for Bristol Rovers Football Club. The M5 motorway is the dominant noise source, which runs to the east of the site boundary, and Hortham Lane runs north of the site. There are residential properties located west of the site.

#### B.1.1 Subjective Noise Climate (On-site)

Noise Type	Noise Characteristics	Sources
Dominant	A primary contributor of noise levels on the site.	Road traffic – M5
Other Noise Contributions	Contributors to the remainder of the noise climate on site.	Road traffic – Hortham Lane

**Table B.1.5 Subjective Summary of the Noise Sources**

#### B.1.2 Non-Representative Noise Sources

The M5 motorway had overnight closures on Friday 07/06/2024 from 9 pm to 5 am in April and May. This is considered as not being representative of the typical noise climate; therefore, it has not been considered for the assessment.



## B.2 All Measurement Locations

To help with the understanding of the site and measurement locations all the measurement positions are presented on the map below. Photos of the locations in situ are in the following sections.



**Figure 5.8 All Measurement Locations on a Map**



### **B.3 Fixed Measurement – F1**

A fixed microphone position was used to record noise levels between 11:35 on the 07/06/2024 and 11:00 on the 10/06/2024, where the fixed long-term meter was set to measure consecutive 'A' weighted 5-minute time samples. Measurements have been taken in free field conditions.

To help with the understanding of the site and the measurement locations, the figures below presents the location of the microphone position(s) in situ.

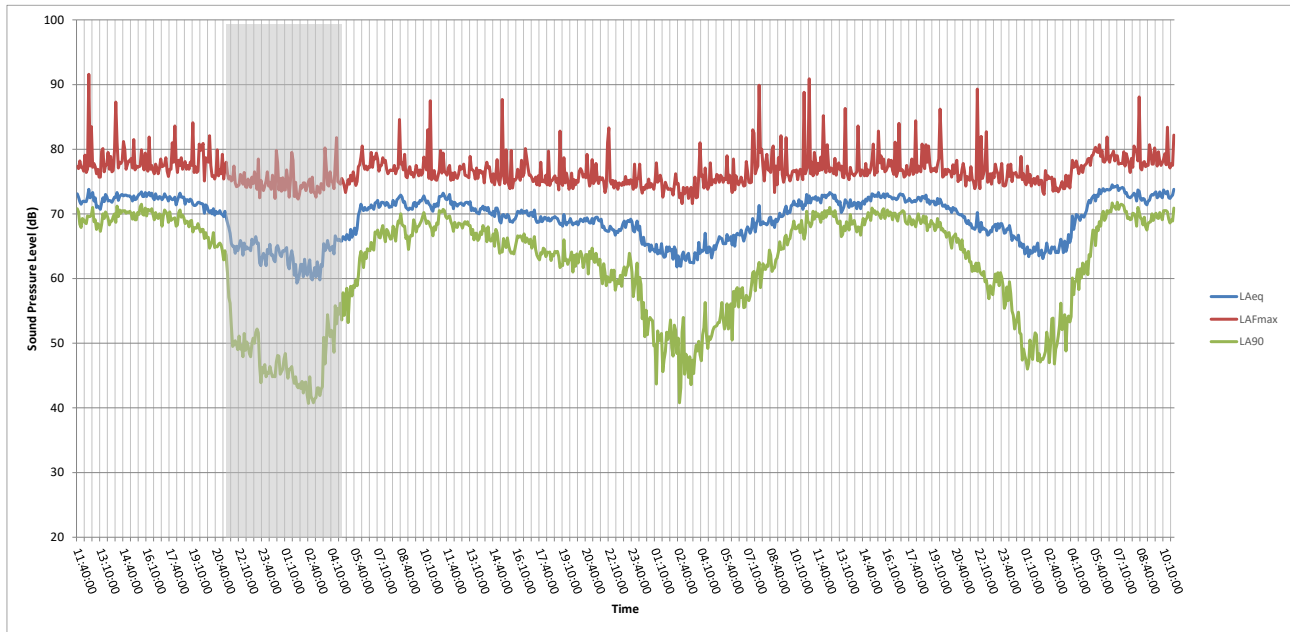
#### **B.3.1 Fixed Measurement Location – F1**



**Figure 5.9 Fixed measurement F1 location in situ**

## B.3.2 Fixed Measurement Results – F1

The following graph presents the noise levels recorded over the measurement period at the fixed location (F1).



**Figure 5.10 Sound Pressure Level at fixed location, F1**

## B.4 Fixed Measurement – F2

A fixed microphone position was used to record noise levels between 11:00 on the 07/06/2024 and 10:10 on the 10/06/2024, where the fixed long-term meter was set to measure consecutive 'A' weighted 5-minute time samples. Measurements have been taken in free field conditions.

To help with the understanding of the site and the measurement locations, the figures below presents the location of the microphone position(s) in situ.

### B.4.1 Fixed Measurement Location – F2



Figure 5.11 Fixed measurement F2 location in situ

## B.4.2 Fixed Measurement Results – F2

The following graph presents the noise levels recorded over the measurement period at the fixed location (F1).

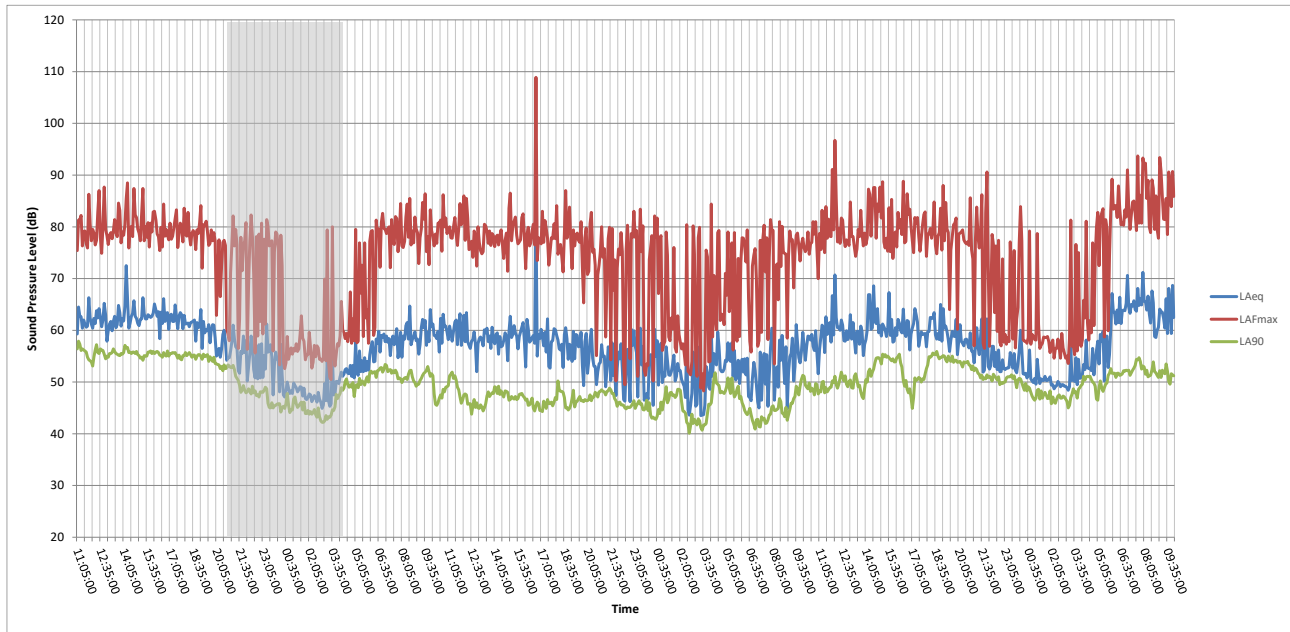


Figure 5.12 Sound Pressure Level at fixed location, F2



## B.5 Spot Measurement

Spot measurements help quantify existing noise levels at different points around the site.

The figures below present the location of the microphone position(s) in situ.

The results of the measured levels at these location(s) are also presented in section A.5 Table A.5.2.

### B.5.1 Spot Measurement - S1

This spot measurement was taken between 11:50 and 12:05 on 07/06/2024 in free field conditions.



**Figure 5.13 - Spot Measurement S1 in situ**



## B.5.2 Spot Measurement – S2

This spot measurement was taken between 12:10 and 12:15 on 07/06/2024 in free field conditions.



Figure 5.14 - Spot Measurement S2 in situ

## B.6 All Spot Measurement Results

The  $L_{Aeq}$ ,  $L_{AFmax}$ , and  $L_{A90}$  levels measured from all spot measurements are shown in Table 4.2 below.

Spot Measurement Position	Date	Start	End	Duration	$L_{Aeq, T}$ (dB)	$L_{AFmax}$	$L_{A90}$
S1	07/06/2024	11:50	12:05	15 mins	55	61	53
S2	07/06/2024	12:10	12:25	15 mins	58	68	54

Table B.6.6 - Spot Measurement 1 Results Table

## B.7 Measurement Equipment

Item	Serial No.	Last Calibration	Certificate No.	Calibration Due
NTI Precision Sound Analyser XL2 TA	A2A-08695-E0	24/08/2023	197909	24/08/2025
NTI Pre-amplifier MA220	7182	24/08/2023	197909	24/08/2025
Cirrus Microphone Capsule MK:224	217326D	18/08/2023	180607	18/08/2025
NTI Precision Sound Analyser XL2 TA	A2A-11002-E0	18/04/2023	190656	18/04/2025
NTI Pre-amplifier MA220	7183	18/04/2023	190656	18/04/2025
Cirrus Microphone Capsule MK:224	214341A	11/04/2023	190553	11/04/2025
NTI Precision Sound Analyser XL2 TA	A2A-13314-E0	02/02/2024	207923	02/02/2026
NTI Pre-amplifier MA220	7677	02/02/2024	207923	02/02/2026
NTI Microphone Capsule MC230A	A14417	26/01/2024	207907	26/01/2026
Svantek Acoustic Calibrator SV33A	64140	13/12/2023	204757	13/12/2024

**Table B.7.7 Measurement Equipment**

## B.8 Meteorological Conditions

Data Taken from: <https://www.timeanddate.com/weather/>

Date	Time (hh:mm)	Temperature (High / Low) (°C)	Humidity (%)	Pressure (hPa)	Wind Speed (m/s)	Wind Direction	Conditions
07/06/2024	06:00	15/10	82	1020	4	WSW	More clouds than sun
	12:00	16/13	78	1019	8	W	Broken Clouds
	18:00	13/11	85	1017	6	W	Mostly Cloudy
08/06/2024	00:00	12/11	98	1015	3	WSW	Mostly Cloudy
	06:00	16/11	88	1014	5	W	Boken Clouds
	12:00	17/15	65	1014	6	W	Partly Sunny
	18:00	16/10	58	1016	4	NW	Clear
09/06/2024	00:00	10/7	80	1016	3	W	Clear
	06:00	15/10	74	1014	4	W	Clear
	12:00	15/13	74	1014	7	W	Partly Sunny
	18:00	13/12	86	1012	7	W	Mostly Cloudy
10/06/2024	00:00	12/10	99	1009	7	W	Light Rain. Overcast
	06:00	14/10	73	1012	6	NNW	Partly Sunny

**Table B.8.8 Meteorological Conditions**

H.M. LAND REGISTRY

TITLE NUMBER

**AV185295**

ORDNANCE SURVEY  
PLAN REFERENCE

ST 6284

Scale  
1/2500

~~COUNTY~~ ~~AVON~~

DISTRICT- NORTHAMON

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IN ACRES AND HECTARES.

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE

