

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

CIRCULATED SCHEDULE NO. 46/19

Date to Members: 15/11/2019

Member's Deadline: 21/11/2019 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2018. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

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

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

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

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

When emailing your circulated referral request, please ensure you attach the written confirmation from the Supporting Member(s) and Supporting Chair or Spokes

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

b) Details of Supporting Member(s) (cannot be same ward as Referring Member)

c) Details of Supporting Chair or Spokes Member of the Development Management Committee

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 15 November 2019

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/1108/F	Approve with Conditions	Roads 1 And 1 B Former Frenchay Hospital Frenchay Park Road Frenchay South Gloucestershire BS16 1LE	Frenchay And Downend	Winterbourne Parish Council
2	P19/12567/F	Approve with Conditions	The Hollies Quarry Road Frenchay South Gloucestershire BS16 1LX	Frenchay And Downend	Winterbourne Parish Council
3	P19/4688/F	Approve with Conditions	Washingpool Farm Main Road Easter Compton South Gloucestershire BS35 5RE	Pilning And Severn Beach	Almondsbury Parish Council
4	P19/5258/RM	Approve with Conditions	Land South Of Horwood Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8NY	Chipping Sodbury And Cotswold Edge	Wickwar Parish Council
5	P19/8333/F	Approve with Conditions	Land At Harlequin Office Park Emersons Green South Gloucestershire BS16 7FN	Emersons Green	Emersons Green Town Council

CIRCULATED SCHEDULE NO. 46/19 – 15TH NOVEMBER 2019

App No.:	P19/1108/F	Applicant:	Redrow Homes South West
Site:	Roads 1 And 1 B Former Frenchay Hospital Frenchay Park Road Frenchay Bristol South Gloucestershire	Date Reg:	11th February 2019
Proposal:	Creation of new road and associated highway works.	Parish:	Winterbourne Parish Council
Map Ref:	363383 177635	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	8th April 2019



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. P19/1108/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

The application is reported to the Circulated Schedule due to the objection from Winterbourne Parish Council.

1. THE PROPOSAL

- 1.1 This is a full application for the construction of a new road on the former Frenchay Hospital site. Outline planning permission was granted under ref: PT13/0002/O for redevelopment of the hospital site to facilitate the construction of up to 490 residential units; a new health and social care centre and; a 1 form entry primary school. Access was considered at outline stage. Reserved matters approval has been granted for Phases 1, 2 3a and 4. The road that is the subject of this application has been previously submitted to the Council as part of the reserved matters application for Phase 3b (ref: PT17/5624/RM), which is yet to be determined by the Council.
- 1.2 The proposed road would broadly follow the existing road, which accesses the site from Beckspool Road and runs along the eastern part of the site. The application site is within the Frenchay Conservation Area and would abut the boundaries with listed properties at the eastern edge of the site. There are several important trees both within the red line and immediately adjacent to the site.
- 1.3 Planning permission was granted in 2019 for the construction of a new two form entry primary school (ref: P19/3567/F). The proposed road would be required to serve the proposed school and to enable its construction.
- 1.4 The application has undergone extensive negotiations between the Local Planning Authority and the applicants to ensure the retention of the maximum number of trees. The proposed line of the road has been amended to allow for the retention of the limes and a no dig solution has been agreed around the black pine.

2. POLICY CONTEXT

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy Framework February 2019
Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS2 Green Infrastructure

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS29 Communities of the East Fringe of Bristol Urban Area

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts

2.3 Supplementary Planning Guidance

Landscape Character Assessment SPD (Adopted August 2005)
Frenchay Conservation Area SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/0002/O - Redevelopment of hospital site to facilitate the construction of up to 490 residential units; a new health and social care centre and; a 1 form entry primary school, all with associated works. Outline application with access to be determined: all other matters reserved – Permitted 5th December 2014
- 3.2 PT15/5412/RM - Erection of 88no. dwellings with the provision of public open Space and ancillary supporting infrastructure. (Reserved Matters application to be read in conjunction with outline planning permission PT13/0002/O in regards to scale, appearance and layout) – Approved 17th August 2016
- 3.3 PT16/5062/RM – Approval of Landscaping for both plot and public areas pursuant to first phase of 88 dwellings (Reserved Matters application to be read in conjunction with outline planning permission PT13/0002/O in regards to scale, appearance and layout) – Approved 15th February 2017
- 3.4 PT17/0973/RM - Erection of 127no. dwellings with public open space and ancillary supporting infrastructure. (Approval of Reserved Matters to be read in conjunction with outline planning permission PT13/0002/O). – Approved 24th October 2017
- 3.5 PT17/4904/RM - Erection of 41no dwellings (Phase 3a) with the provision of public open space and ancillary supporting infrastructure. (Reserved Matters application to be read in conjunction with Outline Planning Permission PT13/0002/O in regards to scale, appearance and layout) – Approved 23rd May 2018

- 3.7 PT17/0803/RM - Approval of landscaping for site wide strategic landscaping and green infrastructure (Approval of Reserved Matters to be read in conjunction with outline planning permission PT13/0002/O). – Approved 19th June 2018
- 3.8 PT17/5624/RM – Erection of 23no dwellings and ancillary supporting infrastructure with details of appearance, landscaping, layout and scale. (Approval of Reserved Matters to be read in conjunction with outline planning permission PT13/0002/O). – Pending consideration
- 3.9 P19/3567/F – Erection of a two form entry primary school and associated works – Granted 22nd July 2019

4. **CONSULTATION RESPONSES**

4.1 **Winterbourne Parish Council**

Object to the application, raising the following comments

- Strong objection
- Never intended there would be a road through the new development
- Road would only be intended for school access
- Plan would result in the loss of 21 prime trees
- Proposal would generate a lot of extra traffic to this entrance
- Beckspool Road has previously been deemed as not suitable as an access and egress point to the development

4.2 **Other External Consultees**

Historic England – No comments

Avon Gardens Trust – Object to the proposal, raising the following points;

- Submitted Arboricultural Impact Assessment states that 4 trees will require removal in order to accommodate the road
- Necessary for localised removal and hard pruning of trees within two further groups
- Further three trees (all Category A) may require removal and one of these is protected by a Tree Preservation Order
- Inappropriate in terms of trees and conflict with the aims of Policies CS9 and PSP17
- Proposal would result in significant harm to the locally registered historic park and garden

Wales and West Utilities – Comment that there should be no building over any W&W plant or enclosure of their equipment.

4.3 **Internal Consultees**

Arboricultural Officer – No objection

Landscape Architect – No objection, to the proposal, raising the following points;

- Amended layout that retains trees T298, T294 and T71 is acceptable with regards to landscape
- Defer to Tree Officer with regards to method statement for the no dig footpath beneath T294

- Conditions required regarding the tree protection and compensation for the loss of T156

Sustainable Transport – No objection to the proposal, raising the following points;

- Layout is the result of discussions between officers and the applicant
- No-dig solution around one of the trees and a reduction in tarmac along the LTA
- Enhancement to the LTA will be achieved once the show homes have been sold and the tarmac is removed and landscaped
- Primary access point to the development is via the primary access to the hospital on Frenchay Road
- This access has always been considered a secondary but essential additional access
- The application does therefore comply with what was envisaged at the outline stage

Lead Local Flood Authority – No objection, subject to condition

Conservation Officer – No objection

Highways Structures – No comment

Environmental Protection – No objection, subject to informative regarding working times and practices

Other Representations

4.3 Local Residents

2 letters of objection received, raising the following points;

- Do not consider the negative impact on the landscaping with some significant amount of trees being removed
- Several category A trees affected
- Works have commenced without consent and the root system of a protected Oak (T156) has been destroyed
- No evidence of conditions Arboricultural clerks of works supervising the works
- Numerous breaches of conditions and approved process have been witnessed and reported
- Up to 18 trees being removed for new pavements
- Little consideration of the restraints on sites
- Access has functioned for many years with existing pavement widths
- Designs should use cellweb and other standard approaches for RPZs and redesign the access road accordingly
- Application should be rejected as it is poorly considered and uncoordinated
- Route was never to be used as an access point to the development
- Use of this road was to service the new primary school only
- Application shows a through road through the whole site
- Proposal would generate a lot of extra traffic to this entrance
- Beckspool Road has previously been deemed not suitable as an access and egress point to the development
- Amazed there is no transport comment as this would become a rat run from Bristol Road

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application proposes a road to replace the existing road. The existing access onto Beckspool Road will be utilised. The proposed road is shown on the masterplan for the outline. The principle of the development is therefore considered to be acceptable.

5.2 Impact on trees and landscape

The site forms part of the locally registered park and garden, which was formally the gardens to Frenchay Park House. The site has a great number of trees on the site, some of which are covered by Tree Preservation Orders (TPOs). The scheme as originally proposed involved the loss of the several important trees and works within the root protection areas of others. The revised scheme results in the Black Pine near Beckspool Road and the Limes at the end of the Lime Tree Avenue being retained.

5.3 There is a category A oak tree (T156) that would be lost as a result of this proposal. It is unfortunate that, due to works on the adjacent parcel of land, this tree has been damaged and the resulting instability necessitates its removal. The proposed road is required to facilitate access to the school, both for its construction and its operation. Due to the constraints of the site, the proposed road cannot be constructed and this tree be retained. To mitigate for the loss of this tree, a condition will be imposed to require replacement planting on the wider Frenchay site. The precise locations and species of the replacement trees would be agreed through the condition.

5.4 Conditions will also be imposed to require the specifications of the no-dig elements of the scheme and the tree protection measures to be agreed prior to the commencement of development to safeguard the retained trees.

5.5 There would be additional benefit to the Lime Tree Avenue as some of the tarmac adjacent to the proposed road would be removed. This area will be used to provide access to the show homes and then would be removed once they are sold. A condition will be imposed to ensure that these works take place.

5.6 The amendments to the application that result in the retention of the trees near to Beckspool Road and the end of the Lime Tree Avenue are welcomed. Several of the trees shown on the plans as being removed were agreed through the conditions on the outline application. Conditions will be used to secure appropriate replacement planting for the loss of the oak tree. The public benefits of the proposed road, which is critical to the delivery and operation of the new primary school, and the mitigation through replacement planting are considered to outweigh the harm caused by the loss of the trees. The proposal is therefore considered to be acceptable in terms of its impact on trees and landscape.

5.7 Impact on highway safety

The access road has been previously agreed through the outline and is shown on the masterplan. The access was considered to be an essential secondary

access to the development. The principal reason for the proposed road is to provide access to the new primary school, for both its construction and its operation, hence this application being submitted separately from the reserved matters application for phase 3b.

5.8 The proposed road has been amended since submission to allow for the retention of trees nearer to Beckspool Road. It is proposed to use a no-dig solution on the parts of the footpath around the trees and this has been agreed in principle by the Highways team. A condition will be imposed to ensure that the proposed specification is acceptable in terms of tree retention and highways.

5.9 There is sufficient visibility from the site onto Beckspool Road for vehicular and pedestrian traffic. The proposed alignment of the road would allow for vehicles to pass and sufficient tracking for vehicles. There would also be sufficient footpaths for pedestrians. It is therefore not considered that there would be any adverse impacts on highway safety as a result of this proposal.

5.10 Other matters

The Lead Local Flood Authority do not consider that there has been sufficient information submitted to assess the impact of the proposed development. A condition will be imposed requiring full drainage details prior to the commencement of development to ensure that there is adequate drainage for the proposed road.

5.5 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission be **GRANTED** in accordance with the conditions set out below.

Contact Officer: Suzanne D'Arcy
Tel. No. 01454 865065

CONDITIONS

1. The development hereby approved shall be begun within 12 months of the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), to avoid the accumulation of unimplemented planning permissions and to ensure the timely delivery of the new school.

2. Within 18 months of the commencement of the road, details of the replacement trees, including species and locations shall be submitted to and agreed in writing by the Local Planning Authority. There shall be at least 6 replacement trees, which have a girth of at least 18cm, unless justification is submitted to and approved by the LPA which demonstrates that this number cannot feasibly be delivered on site. The trees shall be planted in the next planting season and be retained for a period of five years, with any dead or diseased trees being replaced within this period.

Reason: To compensate for the loss of trees and in the interests of the landscape setting of the development, in accordance with CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted November 2017)

3. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012. This is a condition precedent because it is necessary to understand whether the drainage is appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

4. All tree protection should be in place PRIOR to any groundworks/site clearance works commencing, in accordance with the Tree Protection Plan, dwg.no. BHA_163_10 Rev C (Appendix 2 of the AIA Rev A). The contractor should inform our tree officer once the fencing is in place, so it can be inspected on site, before works begin. The tree protection shall be retained throughout the development.

Reason: For the protection of the trees, in accordance with CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted November 2017)

5. Following the sale of the show homes on Phase 4, the tarmac access shall be removed and replaced in accordance with the detail shown on drawing 0567/104/3 rev I.

Reason: In the interests of the landscape setting of the development, in accordance with CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted November 2017)

6. No development shall commence until the detailed Arboricultural Method Statement, including the specification for the no dig areas, in accordance with BS5837:2012, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.

Reason: For the protection of the trees, in accordance with CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted November 2017). This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

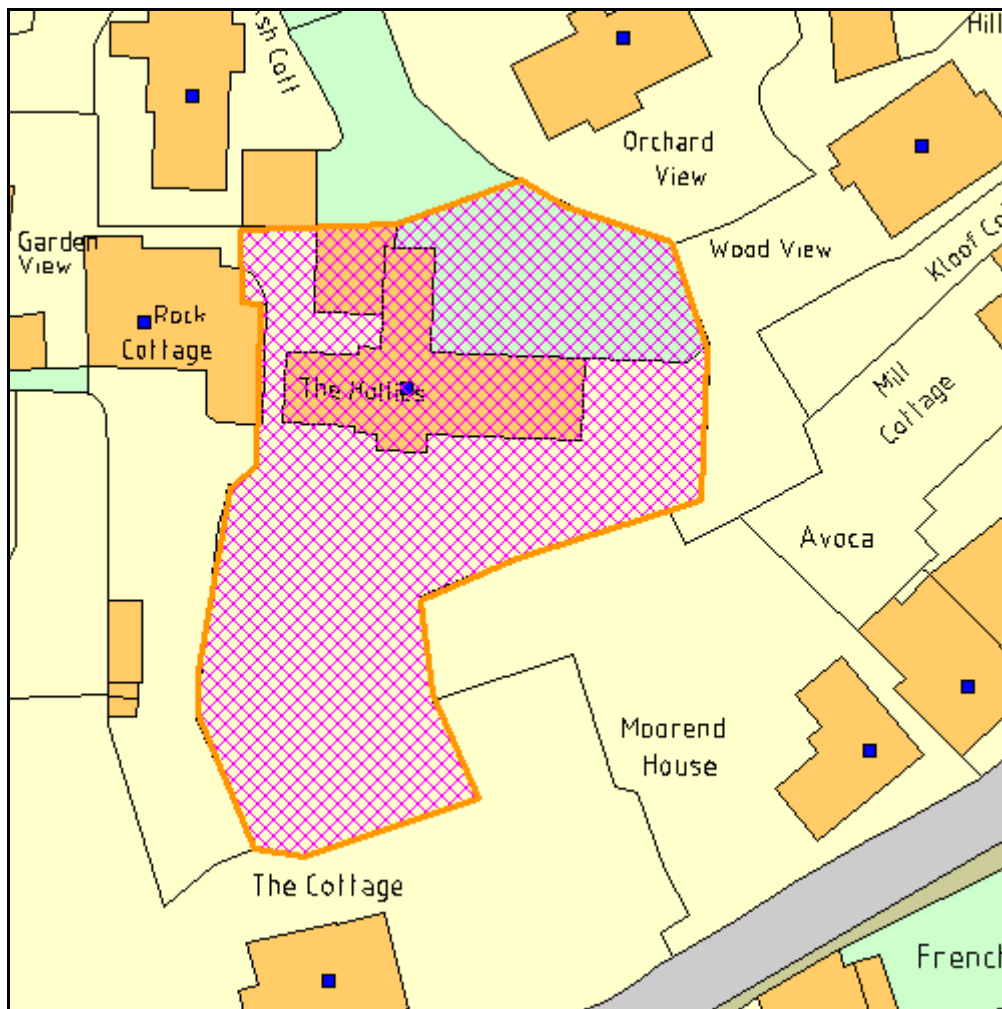
7. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Drawings numbered 0567/101 E, /104/3 I, /301/4 J, /303/8 A, /313 D and /402/3, received by the Council on 24th September 2019 and 0567/305/5 D, received by the Council on 25th September 2019

Reason: To define the terms and extent of the permission.

CIRCULATED SCHEDULE NO. 46/19 – 15TH NOVEMBER 2019

App No.:	P19/12567/F	Applicant:	Mr Adam Bateman
Site:	The Hollies Quarry Road Frenchay Bristol South Gloucestershire BS16 1LX	Date Reg:	17th September 2019
Proposal:	Erection of front porch installation of 2no balconies to south elevation. Erection of side detached garage.	Parish:	Winterbourne Parish Council
Map Ref:	364073 177304	Ward:	Frenchay And Downend
Application Category:	Householder	Target Date:	12th November 2019



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. N.T.S. P19/12567/F

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following objections from local residents and the Parish Council which are contrary to the officer recommendation within this report.

1. THE PROPOSAL

- 1.1 The application proposes a new front porch, the installation of 2 no. balconies to the south elevation and the erection of a detached single garage at The Hollies, Quarry Road, Frenchay.
- 1.2 The site is situated within the urban area of Frenchay, and within the Frenchay Conservation Area. To the south west, Grove House and Grove View are grade II listed buildings, and Woodview, Selby House and Moorend House have a locally listed designation.
- 1.3 Amendments were received on 21st October 2019 reducing the size of the garage and moving it away from the boundary of the site. As the development has reduced in scale, a neighbour re-consultation was not required.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance
Planning (Listed Building and Conservation Areas) Act 1990

2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport
PSP16	Parking Standards
PSP17	Heritage Assets
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards SPD (Adopted) 2013
Frenchay Conservation Area SPD

3. **RELEVANT PLANNING HISTORY**

- 3.1 None.

4. **CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council
Objection.
- Overdevelopment of the plot and visually imposing.
 - Timber out of keeping with area
 - States hedges will remain however this is unlikely to be possible
 - Unclear if wall is strong enough to withstand garage
 - No cross section drawing
 - Contrary to Frenchay Conservation Area SPD

4.2 Other Consultees

Listed Building and Conservation Officer

Regarding revised plans:

- No objection.

Other Representations

- 4.3 Local Residents
Eleven local residents have objected to the planning application, and their comments are summarised below:
- Plans are vague and misleading
 - Difficult to maintain hedge along top of 20ft wall, which is applicant's responsibility but he has not been to neighbouring properties to look at structure of wall
 - Garage will be visible from listed buildings and the Frome Valley Walkway
 - Lacks detail regarding size of balconies
 - Development is an eyesore
 - Due to topography, it will overbear onto Woodview in the same way a two storey building would
 - Critical viewpoints in old village would be impacted upon
 - Stability of existing wall is queried due to being on old quarry site
 - Third garage space for property – unnecessary
 - Large sewage pipe runs under the position of proposed garage
 - Materials should be local stone
 - Type of timber cladding is not specified
 - Side wall of structure is equivalent to oppressively high boundary wall
 - Not enough neighbours informed of proposal
 - Was garage refused planning permission in the past?
 - Will affect buildings insurance policies for surrounding properties
 - Contrary to Frenchay Conservation Areas SPD

- Will they use extension to subdivide property later?
- The Hollies is already a gated community so is secure
- Screening will be lost during winter months
- Only 5m from Orchard View and will be visually intrusive on properties such as Avoca, Woodview, Grove House and Orchard View
- Garage is disproportionately large

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan is generally supportive of extensions and alterations within the curtilage of the existing dwellinghouses, subject to an assessment of design, amenity and transport. However, key issues to consider include the location of the subject site in the Frenchay Conservation Area and any impact on the setting of the nearby grade II listed buildings and locally listed buildings. The NPPF 2019 affords great weight to this consideration; PSP17 also carries this principle forward. The proposal is therefore acceptable in principle, subject to the consideration of the issues set out below.

5.2 Design and Heritage

The Hollies is a detached property, located on a higher level than many of the surrounding properties to the east, south-east and south. Due to the topography of the site, the dwelling is located over three levels and benefits from a large garden to the south and east. Whilst the property is elevated, due to the landlocked nature of the site, views of the proposed porch, garage and balconies would be limited to partial glimpses from Pearces Hill to the south and south-east, and would not have a significant impact on the public realm of the Conservation Area. The wider character of the Conservation Area as experienced from the public realm would therefore be preserved.

5.3 The development would be visible from the rear windows and gardens of some neighbouring properties, and in particular it is visible from Woodview, which is a locally listed building. The boundary between Woodview and the proposed garage is a steep, natural stone retaining wall, with Woodview being situated on much lower ground. Whilst the wall has not been surveyed by the applicant's architects, objectors state the wall to be 20ft, or approximately 6m. The height of the wall varies, however from Woodview and immediately adjacent to the side elevation of the proposed garage, it is estimated that it is no more than 4m in height.

5.4 Initially, the garage was proposed directly on top of this retaining wall to form the boundary between Woodview and The Hollies. It was proposed to be 3.2m in height and although the materials weren't confirmed, the submitted elevations indicated that a timber finish was proposed on the front elevation of the garage and the other elevations would be finished in render. It was considered by officers that the combination of the location of the garage right on the boundary, the bright render finish and the height of the garage was visually overbearing on the locally listed property known as Woodview.

- 5.5 Following concerns raised by objectors and officers, amendments to the garage were submitted. These showed that it was stepped back from the boundary by 1.6m, allowing room for vegetation along the boundary. The garage has been reduced in depth and also the maximum height has been reduced to 2.9m, sloping down to under 2.2m, with an open boarded timber cladding finish. A sedum roof is also proposed, and the part of the garage which protrudes beyond the rear elevation of the dwelling has been reduced to the lowest height. Considering the change in scale, the stepped back location and the softer choice in materials, the garage is no longer considered to have a negative visual impact on the surrounding properties, and does not have such an impact that it would affect the setting of the locally listed building or the wider Conservation Area.
- 5.6 It is important to note the applicant's fallback position, as following the reduction in the height of the Leylandii they have indicated a need to erect a replacement boundary treatment. Under permitted development rights, the applicant could erect a 2m close boarded fence along the top of the retaining wall, which is considered to be more visually imposing than the 2.2m – 2.8m garage stepped back from the edge of the wall by 1.6m and screened by vegetation. A condition on the decision notice will require that a native hedgerow is planted along the boundary in the first planting season following development, in order to replace the Leylandii which has been partially removed.
- 5.7 Turning to the other elements of the scheme, the porch is proposed to have a contemporary appearance with timber cladding, a flat roof and large areas of glazing. The porch is proposed to be nestled in between two gables extending at perpendicular angles to each other, is subservient to the existing dwelling and will not have an impact outside of the application site. The proposed 2 no. balconies extend beyond the southern elevation and are proposed to be lightweight structures that are predominantly glazed, which is acceptable.
- 5.8 Two grade II listed buildings are also within the vicinity of the site; Grove House and Grove View, as well as two other locally listed buildings known as Selby House and Moorend House. The Council's Listed Building officer considers that following the revised plans received on 21st October 2019, in light of the separation distances, siting, topography, the presence of existing structures and the reduced massing of the garage, the proposed development (including the porch and balconies) would not impact upon how the grade II listed structures are experienced. They are located on the opposite side of Frenchay Hill to the development and whilst there may be a slight degree of inter-visibility, it is not considered that this would be harmful to their setting or significance. This is also true of the non-designated heritage assets Woodview, Selby House and Moorend House, where the impact of the proposal on their significance is considered to be limited.
- 5.9 The development is considered to accord with policy CS1 and CS9 of the Core Strategy, policy PSP1 and PSP17 of the Policies Sites and Places Plan and the Frenchay Conservation Area SPD.

5.10 Residential Amenity

Objections regarding the impact of the garage on Avoca, Woodview, Grove House and Orchard View have been received during the consultation period. Woodview is clearly the most affected, however following a reduction in scale and stepping the garage back from the boundary, officers consider that it is no longer overbearing, and any overshadowing caused is not significantly different to the extant situation when taking the impact of the retaining wall, the topography of the site and the existing built form into account. No windows are proposed within the side elevation of the garage and a condition on the decision notice will prevent this occurring in the future, as this would overlook Woodview. A number of neighbours have stated that the garage will be highly visible from their property and that this will be detrimental to their amenity, however being in sight of the garage is not harmful in itself, and the suitability of the design is discussed elsewhere in this report and has been considered acceptable. Orchard View is also close to the proposed development with the southernmost elevation facing towards the porch and garage hereby proposed, however as these are both single storey structures it is not considered they will overlook, overshadow or be overbearing to the occupiers of Orchard View.

5.11 The proposed porch is enclosed by existing built form on site, and so will not have an impact on any other neighbouring properties. The 2 no. proposed balconies face south towards Frenchay Hill where the topography drops steeply, towards The Cottage, Moorend House and Avoca. All of these properties would on plan form appear to be overlooked by the balconies, however due to the significant change in levels and the existing mature trees on site, inter-visibility between the properties is minimal. The closest balcony to window distance is to the rear of Moorend House at a distance of approximately 21m on plan, although the actual distance is further due to the steep angle of the topography. Overall it is considered that the amenities of surrounding occupiers would be safeguarded.

5.12 Turning to the amenities of the application site, the dwelling will still benefit from ample private amenity space following development. The application is therefore considered to comply with policy PSP8, PSP38 and PSP43 of the Policies Sites and Places Plan.

5.13 Transport

The proposed garage will provide an additional parking space, although there is adequate space for parking elsewhere within the site. No changes to the access are proposed. There is no transportation objection.

5.14 Other Issues

Objection letters have drawn attention to the fact that the dwelling already benefits from a double garage and so this application is unnecessary. As the site is within the urban area, it is not a planning consideration as to whether the applicant needs the garage, and so these comments have been given limited weight.

5.15 Concerns have also been raised that the plans are vague and misleading – revised plans have clarified the materials proposed and the plans are to scale, so officers do not agree that this is the case. It is noted that a section drawing

has not been provided to indicate the change in levels, however the topography is clear on site and so a section was not necessary prior to making a recommendation. Letters received following the public consultation have indicated that insufficient local residents were consulted about the scheme, however the correct consultations were undertaken in accordance with the Council's Statement of Community Involvement.

- 5.16 The Parish Council have raised concerns about the structural stability of the retaining wall, however as the garage has been stepped back from the boundary it is well within the curtilage of The Hollies and is not directly on top of the wall in question. Furthermore, party wall concerns are a civil issue rather than a planning consideration.

5.17 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission is **GRANTED** subject to the conditions on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 864735

CONDITIONS

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

Reason

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

2. No windows shall be inserted into the east elevation of the garage hereby approved at any time.

Reason

In order to prevent overlooking neighbouring occupiers, and to accord with policy PSP8 of the Policies Sites and Places Plan (Adopted) Nov 2017, the NPPF and the Assessing Residential Amenity Technical Advice Note (Adopted).

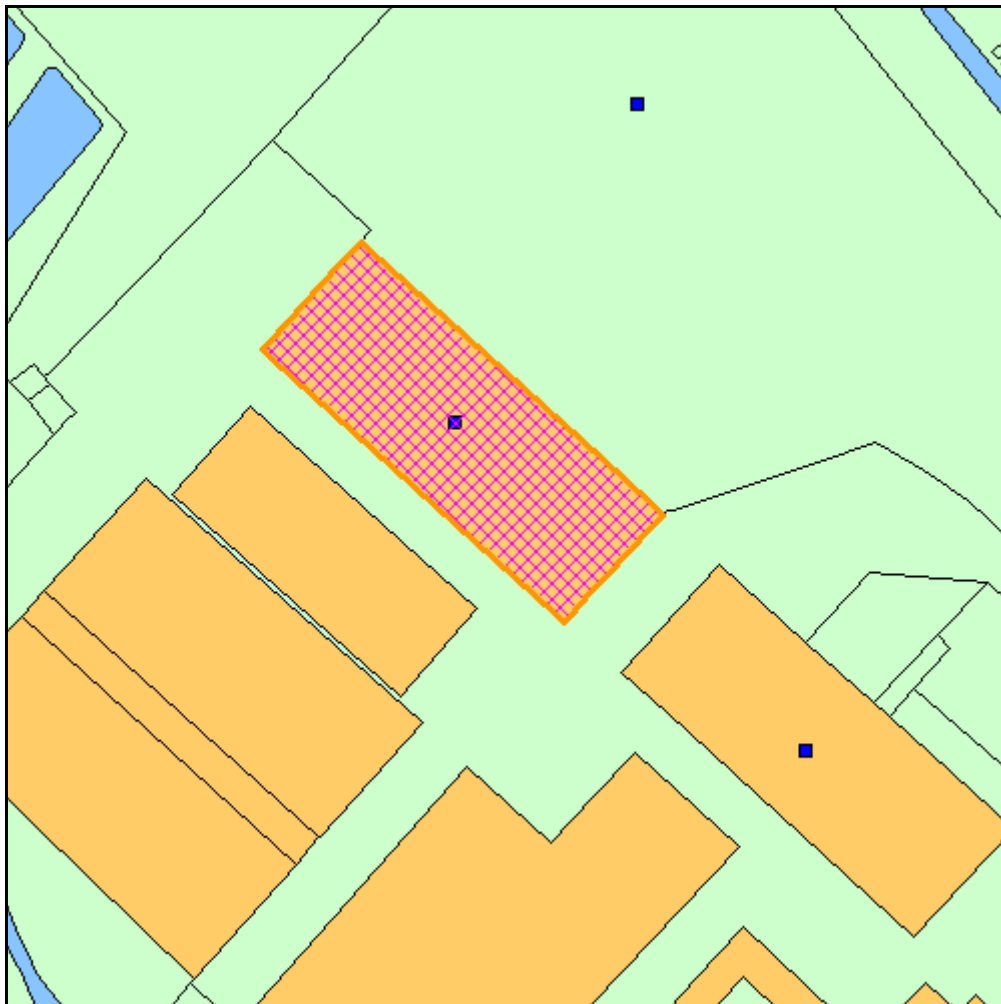
3. Within the first planting season following the commencement of development, the proposed replacement hedgerow shown to form the eastern boundary on the Proposed Block Plan (drawing no. 1269/003 Rev B, received 21st October 2019) shall be implemented with a native hedgerow species and maintained thereafter.

Reason

In order to provide a boundary treatment that enhances the character of the Frenchay Conservation Area, in accordance with policy CS1 and CS9 of the Core Strategy (Adopted) Dec 2013, policy PSP17 of the Policies Sites and Places Plan (Adopted) Nov 2017, the National Planning Policy Framework and the Frenchay Conservation Area SPD.

CIRCULATED SCHEDULE NO. 46/19 – 15TH NOVEMBER 2019

App No.:	P19/4688/F	Applicant:	Mr K R Sherrell
Site:	Washingpool Farm Main Road Easter Compton South Gloucestershire BS35 5RE	Date Reg:	14th May 2019
Proposal:	Change of use from agricultural to office (Class B1) with ancillary storage (Class B8) and workshop (Class B1(c)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Almondsbury Parish Council
Map Ref:	357035 183173	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	4th July 2019



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008.

N.T.S.

P19/4688/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

The application appears on the Circulated Schedule as there is an objection raised by Almondsbury Parish Council where the officer recommendation is one of approval.

1. THE PROPOSAL

- 1.1 The application details the change of use of an existing agricultural building to B1 Office with ancillary B1 Workshop and B8 storage. The building is currently unused.
- 1.2 The building is located within the existing farm yard/business yard associated with Washingpool Farm. Washingpool Farm itself is made up of a large group of agricultural buildings, a farm shop and ancillary development. Access to the site is from B4055 and utilises the existing access to the main farm yard.
- 1.3 The site is located within the open Green Belt and outside of any Village Development Boundary. The site is also located in Flood Zone 3a.
- 1.4 The applicant indicates that the building would be used to support the business use located at The Wave. This is a large scale water park and surfing lake nearing completion. It is located due East of the application site and utilises the same access point onto the B4055 as that to Washingpool Farm.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS34 Rural Areas

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP7 Development in the Green Belt
PSP11 Transport Impact Assessment
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP27 B8 Storage and Distribution Uses
PSP28 Rural Economy

2.3 Supplementary Planning Guidance
Development in the Green Belt

3. **RELEVANT PLANNING HISTORY**

- 3.1 Washingpool Farm has a complex planning history across the site. The most relevant planning history as follows;
- 3.2 P87/2886 Erection of two agricultural buildings totalling 2218 sq.m (23875 sq.ft.) In floor area.

4. **CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council
Object Strongly on the following grounds;

The proposal is for a change of use from Agricultural use to industrial use. Almondsbury Parish Council is concerned about tenants which can change on a regular basis.

The Parish Council is worried about not knowing who the tenant or type in the building.

The Parish Council maintains that this is in the green belt area and not an industrial site.

- 4.2 Highway Authority
No objection – the Highway Authority is satisfied that the development would not alter the travel demand associated with the site; and the development would retain adequate levels of on-site car parking.

- 4.3 Lead Local Flood Authority
The site is located in Flood Zone 3 and as such the following information is required;

Flood Emergency Plan - A flood emergency plan is required. It should include warning procedures, safe access/egress routes and appropriate actions for occupiers to take in the event of a flood

Flood Proofing and Resilience Measures - Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)

Other Representations

- 4.3 Local Residents
No comments have been received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 The proposed development consists of the change of use of an existing agricultural building for business purposes. The site is located in the rural area and outside a Village Development Boundary (VDB).
- 5.2 **Principle of Development**
Policy PSP28 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan (adopted) November 2017 sets out that proposals for business development outside of defined urban areas and settlement boundaries is acceptable in principle subject to compliance with certain criteria.
- 5.3 In this instance, the development would utilise an existing agricultural building that is currently surplus to requirements for agricultural purposes. It is on note that Washingpool Farm has undergone a considerable level of farm diversification and operates a farm shop as well as providing business units and covered events areas.
- 5.4 The site is also directly linked to new water park development (The Wave) and it is that enterprise which the proposed development would be utilised to serve. Officers are satisfied that this would be an appropriate use given the proximity of the building to 'The Wave' and the ease of access between the application site.
- 5.5 The building is located in a well established group of well established buildings. They are agricultural in character being located within an existing (albeit diversifying) farm yard. The building itself would not be extended. Internal partitions would separate the office space, storage area and workshops. Portakabins are proposed to provide individual office rooms within the partition office area. Whilst it is not proposed that this development is retained for a temporary period, the nature of the works is such that (should economic conditions change) the building can easily revert back to agricultural use.
- 5.6 On this basis, officers are satisfied that the development is consistent with the requirements of policy PSP28 and would provide a well located office and maintenance facility for 'The Wave'; and, in doing so would avoid the requirement to construct a new building to accommodate that facility elsewhere in the locality.
- 5.7 **Green Belt Considerations**
The National Planning Policy Framework (NPPF) provides the limited criteria of development that is acceptable in the Green Belt. This criteria allows for the re-use of existing building provided that the buildings are of permanent and substantial construction (paragraph 146 NPPF).
- 5.8 Officers are satisfied that the proposed building is permanent and is of a substantial construction. Furthermore, the access to the building and its link to 'The Wave' are already well established and there would be no material changes to that required that would otherwise have any materially greater impact in respect of the openness of the Green Belt. Given the scale and nature of the proposed development, officers are satisfied that activities would

be confined to within the subject building. Again, this would not result in a materially greater impact in respect of the openness of the Green Belt.

- 5.9 On this basis, officers are satisfied that the development is acceptable in Green Belt terms.

5.10 Design and Visual Amenity

As set out above, the development would not change the appearance of the existing building or its immediate surroundings. Officers note the concerns raised in respect of the industrial use by the Parish Council. However, given the scale and nature of the development proposed, officers are satisfied that it would not result in the character of the site changing to one more industrial in nature. Furthermore, in the event that the proposal is approved, it would not set a precedent for more intensive industrial development at the site or on Washingpool Farm.

- 5.11 Accordingly, officers are satisfied that the proposed development is acceptable in design and visual amenity terms.

5.12 Residential Amenity

The site is located within an established farm yard/rural business site. The nearest residential dwellings are located in Easter Compton (due South) and due West and North (off Station Road). These dwellings are between 400 and 700 metres distant from the site. Given the scale and nature of the development it is considered unlikely that there would be unacceptable/incompatible levels of noise generated by the development proposal. It is not proposed to introduce column mounted flood lighting as part of this proposal.

- 5.13 Accordingly, officers are satisfied that the development is acceptable in residential amenity terms.

5.14 Flood Risk

The proposed development is a 'Change of Use' and as such does not require an assessment under the 'sequential' or 'exceptions' tests provided in the National Planning Policy Framework (NPPF). Nonetheless, it is of note that the proposed use falls into the 'Less Vulnerable Category' of development identified in the NPPF Flood Risk Vulnerability Classification. The proposed use is marked as being 'appropriate' in areas within Flood Zone 3a. The proposed development is therefore acceptable in flood risk terms.

- 5.15 The Lead Flood Authority has noted that the site lies in Flood Zone 3 and as such suggest that the development should be supported by a Flood Evacuation Plan and include details of measure to make the development 'resilient' to flooding as best as possible. Given that the development is acceptable in flood risk terms, this information is appropriately secured by way of planning condition in the event that the application is approved.

5.16 Transportation and Highway Safety

The proposed development is modest in scale and as such would not generate significant levels of traffic in its own right. The applicant has indicated that the

use would be linked to 'The Wave' where there is a viable link to that site without the need to enter the public highway. In this regard, the development is considered to be located in a sustainable location.

- 5.17 The Highway Authority is satisfied that the development would not result in a material highway impact. Accordingly, officers are satisfied that the proposed development is acceptable in highway safety and transportation terms.

5.18 Other Matters

Almondsbury Parish Council have raised concern that the development could be occupied by any user and as such there is limited control on how the site is used. In planning terms, it is not appropriate to restrict a development to a single user (personal condition) unless there are very specific and special reasons for doing so. This is not the case here. However, should the occupier of the development change in the future, the scope of any planning permission would not change. Given the relatively modest scale of the development, officers do not consider that a change of ownership would materially alter the scope of the development.

5.19 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That Planning Permission is granted subject to the following conditions;

Contact Officer: Simon Penketh
Tel. No. 01454 863433

CONDITIONS

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

Reason

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

2. Flood Warning and Evacuation Plan

The development hereby approved shall be occupied in accordance with the Flood Warning measures as detailed in the submitted Planning Statement as received by the Local Planning Authority on 26th April 2019.

Reason

In the interest of public safety.

3. Flood Resilience Plan

The development hereby approved shall be occupied in accordance with the Flood Resilience Methods as detailed in the planning statement as received by the Local Planning Authority on 26th April 2019.

Reason

In the interest of public safety.

4. Plans List

The development shall be implemented strictly in accordance with the plans listed below;

7285/1

7285/2

7285/3

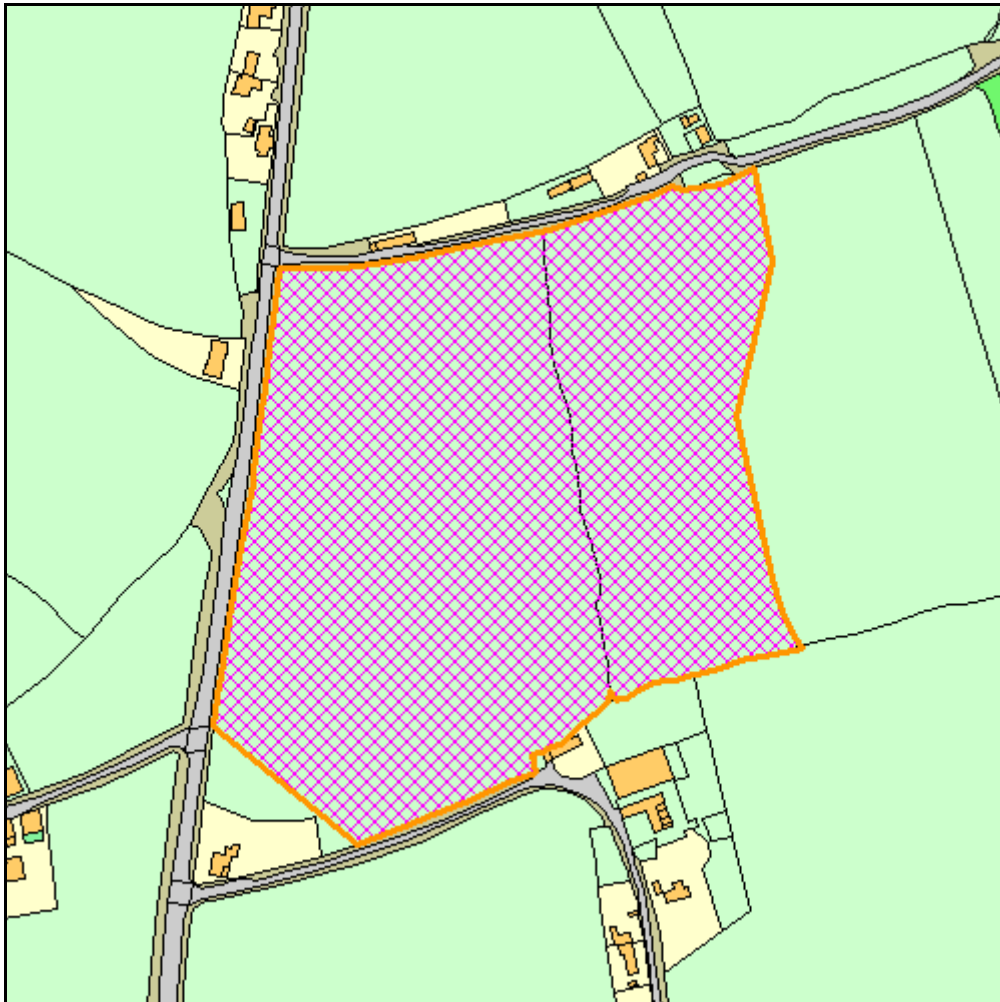
as received by the Local Planning Authority on 26th April 2019.

Reason

For the avoidance of doubt

CIRCULATED SCHEDULE NO. 46/19 – 15TH NOVEMBER 2019

App No.:	P19/5258/RM	Applicant:	Linden Ltd (T/A Linden Homes Western)
Site:	Land South Of Horwood Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8NY	Date Reg:	16th May 2019
Proposal:	Erection of up to 90no. dwellings with access, parking, landscaping, public open space, drainage and associated infrastructure with details of the appearance, landscaping, layout and scale (Approval of Reserved matters to be read in conjunction with planning permission PK17/4552/O).	Parish:	Wickwar Parish Council
Map Ref:	372449 187229	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Major	Target Date:	9th August 2019



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008.

N.T.S.

P19/5258/RM

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

INTRODUCTION

This application has been referred to the Circulated Schedule as objections have been received that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application is for the Reserved Matters associated with outline planning permission PK17/4552/O that was granted consent on 9th November 2018. The Reserved Matters for which consent is sought are for landscaping, layout, scale and appearance (the acceptability of the principle of development and the means of access having been determined through the outline consent).
- 1.2 The development will comprise 58 units of market housing (in a mix of 3, 4 and bed houses) and 32 units of affordable housing (in a mix of 1, 2, 3 and 4 bed houses and flats/apartments). The layout submitted for consideration largely follows that submitted in indicative form at the outline stage, thus the built form is largely to the west of the site with open space, landscaping, play area and drainage attenuation to the east. A landscape buffer is shown along the southern edge of the site. The approved site access is from Sodbury Road. All existing hedgerows are kept (aside that at the approved access, a small area to the north of the site and to facilitate the access points to the multi-user link that is to run between Horwood Lane and Pincots Lane). Native hedgerow planting will take place throughout the development. The development therefore is within the parameters agreed at the outline stage.
- 1.3 The site, that is located largely between Horwood Lane to the north and Pincots lane to the south comprises 2 different sized fields of agricultural land (grassland fields) bounded by hedgerows with some trees. The western field is separated from Sodbury Road by an established hedgerow and is predominantly level, while the eastern field separated from the other by a further established hedgerow and slopes gradually. The application site lies immediately to the east of the Sodbury Road and is outside of the settlement boundary of Wickwar (which runs along Poplar Lane to the north). To the immediate north of the site between Horwood Lane and Poplar Lane consent for the erection of up to 80 dwellings was recently given (PK16/4006/O/PK17/5966/RM) and construction of the development is currently underway by Bellway Homes UK.
- 1.4 In support of the application alongside the plans are a Design Compliance Statement, Arboricultural Report, Noise Impact Assessment and Public Art Commissioning Plan.
- 1.5 For information, applications have been submitted and approved for the discharge of a number of conditions that were applied to the outline consent (see Section 3 below).
- 1.6 As part of the outline consent, the applicant signed a Section 106 legal agreement to secure off-site highway works, a travel plan, a financial contribution towards school travel (secondary school), provision of open space and its maintenance. The applicant also signed a legal agreement to provide affordable housing on site at a rate of 35%

which equates to 32 units (73% for Social Rent and 27% for immediate housing – shared ownership).

- 1.7 Significant negotiations have taken place during the course of dealing with the application to secure a number of improvements to the development in a number of areas as discussed in the report below.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (NPPF) February 2019
National Planning Policy guidance (NPPG) 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS5	Location of Development
CS6	Infrastructure and developer contributions
CS7	Strategic Transport Infrastructure
CS9	Heritage and the natural environment
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS20	Extra Care Housing
CS23	Community Infrastructure and Cultural Activity
CS24	Sport and recreation standards
CS34	Rural Areas

South Gloucestershire Local Plan: Policies, Sites & Places Plan November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Development Related Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Diversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP41	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Residential Parking Standards SPD (Adopted 2013)
Affordable Housing and Extra Care Housing SPD (Adopted May 2014)

South Gloucestershire Biodiversity Action Plan (Adopted)
The South Gloucestershire Design Check List SPD (Adopted August 2007)
Trees on Development Sites SPD Adopted Nov. 2005
Waste Collection Guidance for new developments January 2015 SPD
South Gloucestershire Landscape Character Assessment (adopted Nov 2014)
Wickwar Ridge and Vale LCA 5
South Gloucestershire Landscape Character Assessment (adopted Nov 2014)
Cotswold Scarp LCA 4
South Gloucestershire Council Community Infrastructure Levy (Cil) and Section 106 Planning Obligations Guide SPD (Adopted March 2015)

Other documents

Wickwar Village Plan 2005

3. RELEVANT PLANNING HISTORY

3.1 The Application Site

DOC/1900234 Discharge of conditions 7 (Construction method statement) , 8 (Construction Environmental Management Plan) and 12 (Contamination) attached to planning permission PK17/4552/O. Erection of up to 90 residential dwellings with public open space, landscaping, sustainable drainage system and vehicular access from Sodbury Road (Outline) with access to be determined. All other matters reserved. Conditions discharged 22nd August 2019

DOC19/00302 Discharge of condition 8 (Construction Environmental Management Plan – Revised) attached to planning permission PK17/4552/O. Erection of up to 90 residential dwellings with public open space, landscaping, sustainable drainage system and vehicular access from Sodbury Road (Outline) with access to be determined. All other matters reserved. Condition discharged 4th October 2019

PK17/4552/O Erection of up to 90 residential dwellings with public open space, landscaping, sustainable drainage system and vehicular access from Sodbury Road (Outline) with access to be determined. All other matters reserved (Approved subject to conditions and S106 agreement at the Development Control East Committee 3rd May 2018). Decision issued 9th November 2018.

The adjoining site to the North

PK16/4006/O Outline planning permission for up to 80 residential dwellings (including up to 35% affordable housing), landscaping, informal public open space, children's play area, new access and associated works with access to be determined. All other matters reserved. (Approved with conditions May 2017)

PK17/5966/RM Erection of 80 dwellings with associated landscaping, including wetlands, drainage, pedestrian and vehicle links, open space including play areas, allotments and other associated infrastructure. (reserved matters to be read in conjunction with PK16/4006/O). Approved with conditions 29th June 2018.

PK18/0253/F Formation of a drainage swale associated with the disposal of surface water from the adjacent residential development site (pending consideration)

4.0 **CONSULTATION RESPONSES**

The proposed development has been the subject of two full consultations, the second following the negotiation of revisions to the scheme. For clarity initial comments and follow-up comments are set out below.

4.1 **Wickwar Parish Council**

Comments neither supporting or objecting to the development.

Wickwar Parish Council is concerned that there will be an accident risk from vehicles heading north, turning into the development. Wickwar Parish Council is also concerned about the safety of pedestrians and cyclists crossing from the footpath to Frith Lane on the opposite side of the road. A safe crossing point to Frith Lane is essential.

Following the submission of revised details the following comments have been received:

Wickwar Parish Council remains concerned about the safety of pedestrians and cyclists crossing from the footpath, to Frith Lane on the opposite side of the road. The revised plans do not yet address this. Parishioners are expecting a safe footpath to Frith Lane, and this has been something which has been requested from South Gloucestershire Highways for a number of years. A safe crossing point to Frith Lane is essential in order to deliver this. The route along the Sodbury Road towards Frith Lane is well used by pedestrians, cyclists and horse riders. The safety audit of the crossing point must take account of the increase in traffic along the Sodbury Road, which will result from developments in the north of Yate and on the edge of Wickwar. The Parish Council requests that the footpath also be made accessible to horse riders as this is a route well used by them.

4.2 **Other Consultations**

Housing Enabling (summary)

Initial Comments

Objection: Whilst the applicant has indicated that 35% (32) of the total dwellings will be provided as affordable housing they have not provided detail regarding which units will be for social rent and which for shared ownership and therefore a full assessment of the proposal cannot be made. Enabling request that the applicant provide full details showing the appropriate tenure of the affordable units in order for further comments to be made.

Following the submission of amended details, the Housing Enabling Team confirm that the quantum and tenure/type of affordable dwellings is in accord with the S106. The RP Design brief is also acceptable. There is still an objection as the proposal does not comply with the S106/Policy in terms of clustering.

Following the submission of further details, it is noted that plots 76 –80 with plots 81 and 82 result in a cluster of 7 units however given the house types and the fact that the units have separate frontage - I can confirm that enabling are happy to accept this. The plans have been revised since our last comments of 16th September and now show private amenity space for plot 55 as requested. The applicant has confirmed that the wheelchair units will be built to the South Gloucestershire's wheelchair accommodation standard wheelchair accommodation.

In summary no objection is raised, the proposal in accord with the S106/policy.

Environmental Protection

Noise (Condition 17 – Outline Consent)

I have reviewed the Noise Impact Assessment prepared by Clarke Saunders Acoustics, dated 23rd April 2019 and also the Planning Layout plan which shows the position of the close boarded fencing. The report considers noise from Sodbury Road and has produced a colour coded plan to show the plots that require façade mitigation. The planning layout also shows the position of the close boarded fencing which will protect external amenity areas from noise from Sodbury Road.

Provided the development is undertaken in accordance with Clarke Saunders recommendations, I am satisfied that the requirements of condition 17 have been met.

Contamination (Condition 12 – Outline Consent)

WRS have reviewed the following report in support of the above planning application:

RSK, Geotechnical and Geo-environmental site assessment, Ref: 314126-R01 (00), Dated August 2018

The report is considered to be comprehensive and there are no adverse comments. Based on the current proposals it is recommended that parts A and B of condition 12 can be discharged.

It should be noted that if the development proposal were to change to include a more sensitive use than the currently proposed Public Open Space within the Eastern Field (ie. Residential use with gardens), the risk assessment must be revisited and it is likely that remediation measures would be required.

Air Quality

The principle of this development was given approval under outline planning permission (Ref: PK17/4552/O) and the impact on air quality was considered at that stage. I have no further comments in relation to the reserved matters application

currently under consideration, but for completeness, have included a summary of the comments made in relation to air quality at the outline stage, which I have updated in respect of references to the Council air quality monitoring results in Wickwar.

The Air Quality Assessment prepared by Wardell Armstrong, dated September 2017 considered the potential impacts on local air quality during the construction and operational phases of the development and considers the relevant pollutants; nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀). There were some shortcomings with the assessment, however, these were considered unlikely to affect the overall conclusions of the assessment.

The assessment concluded that the impacts on annual mean NO₂, PM₁₀ and PM_{2.5} concentrations at the existing and future receptor locations assessed are predicted to be negligible with concentrations remaining below the relevant objectives, both with and without the development in place in the proposed opening year (2022).

The results of SGC air quality monitoring at a worse case location in Wickwar High Street show nitrogen dioxide levels are well below the relevant objectives. Based on this, the development would not be considered likely to result in exceedances of the relevant air quality objectives at this worse case location. The 2017 monitoring data is available in the 2018 Air Quality Annual Status Report which can be found on the council website. The provisional result for the monitoring in 2018 shows the nitrogen dioxide levels to be slightly lower than in 2017. The finalised 2018 data will be available in the 2019 Air Quality Annual Status Report due later this year which will be published on the webpage above.

Conditions were applied to the approval granted for the outline application PK17/4552/O to reduce emissions and contribute to better air quality management, and will need to be discharged in due course. These conditions included:

- Where on-site parking is provided for residential dwellings, Electric Vehicle (EV) charging points for each parking space should be provided.
- All gas fired boilers to meet a minimum standard of <40mgNO_x/kWh.
- Measures to mitigate the risk of dust emissions during the construction phase to be incorporated be incorporated into a Dust Management Plan (DMP), which can be integrated into a Construction Environmental Management Plan (CEMP). The DMP/CEMP should be submitted in writing to, and approved by, the Council prior to the commencement of any construction works. This is to reduce the potential impacts from dust emissions on nearby sensitive receptors.

Waste Engineer

Initial Comments

Please can you track the site using the refuse vehicle dimensions provided in the Councils waste supplementary planning document? Can you please also review the presentation point for waste containers for properties 23, 24 & 25 and also properties 21 & 22 as I have concerns over the distance containers will have to be carried or

wheeled to and from the collection vehicle from the adopted highway from these presentation points.

The Sustainable Transport Team have viewed the resubmitted details and consider that the proposal is fully acceptable having regard to the Waste Collection Guidance for new developments January 2015 SPD

Heritage Officer

No objection – defer to the Urban Design Officer in respect of the design and layout proposals and the palette of materials being introduced.

No further comment for the revised proposals

Avon and Somerset Police

Paragraphs 91, 95 and 127 of the National Planning Policy Framework July 2018 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, 117, and 127 also require the creation of safe environments within the context of the appropriate section.

Having viewed the information as submitted we find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

Sustainable Transport Team

Initial Comments (summary)

Additional Information/amendments required on the following:

- Full details of the visibility splays from the site access and for the footway/cycleway connection as well as for the pedestrian crossing point opposite Frith Lane
- Radii either side of the site access junction and auto-track to show that vehicles can pass at the entrance
- Details of crossing point for pedestrians and cyclists opp Frith Lane
- Details of poss footway north of Frith Lane junction to avoid pedestrians walking on a grass verge
- Visitor parking arrangements needed for this development. This needs to be spread across the whole development (could be located also along the shared road serving plots 15-20)
- Block paving not recommended on tight bends and hammerheads at locations within the site although block paving is recommended on straight sections of the road
- Correct auto-track needs to be completed for refuse vehicles
- Electrical vehicle charging sockets should be provided for all houses

- 2 no. parking spaces needed at Plot 3 excluding the garage. In addition garages (single must be 6m by 3m)

Following the submission of amended details there is no objection to the development on highways grounds.

The Sustainable Transport Team have considered the concern raised by the Parish Council relating to the requirement for a crossing to link the development to Frith Lane and advised the Case Officer accordingly (please see the Transportation below)

Ecologist

I have no major concerns relating to the landscape design or species composition at present. The important information will be provided in the Landscape and Ecological Management Plan (LEMP) relative to Condition 11 of PK17/4552/O.

No objection to the revised proposals

Environmental Policy (Summary)

Initial Comments

The energy strategy presented follows the policy approach of reducing energy demand through building fabric and energy efficiency measures, followed by the inclusion of on-site renewable energy generation. This is welcomed.

- *Fabric Energy Efficiency* - The proposal adopts an airtightness standard of $5\text{m}^3/\text{h.m}^2$ @50 Pa, which is significantly better than the limiting value of $10\text{m}^3/\text{h.m}^2$ at 50Pa set in Building Regulations. A condition is recommended to require post construction certification to show that the air-tightness standard is achieved in practice
- *Overheating* - The Energy Statement includes references to overheating but no details have been submitted of thermal modelling. The finding should be used to inform the detailed design.
- *Solar PV* - The applicant proposes the use of Solar PV to meet the 20% reduction in emissions required by Policy PSP6. However further information is required to show that these measures are accurate. Plans are needed to show the distribution of the solar panels rather than a generic description; the annual yield of energy used in the calculations is needed; the shading factor should be used in the calculations to show the true yield
- *Heat Pumps* – Air/Ground Source Heat Pumps should be considered. There is disagreement with the applicant that their use could lead to an increase in CO₂ emissions over gas boilers. They can work well in association with solar power. Moving away from traditional gas heating systems is essential to help meet carbon emissions reduction targets as set out in the South Gloucestershire Climate Change Strategy (Adopted 2018). This should be considered

- *Carbon Emissions Calculations* – These should be more detailed given that at the reserved matters stage actual house types are now known
- *Post Construction Evidence* - In order to demonstrate that the proposed energy standards set out in the Energy statement have been met in practice, and that consequently, the correct amount of Solar PV has been installed to reduce residual carbon emissions by at least 20%, post construction evidence will need to be provided.

Following the submission of a revised Energy Statement, no objection is raised subject to a condition being applied to secure the agreed measures.

Lead Local Flood Authority Drainage Engineer

Initial Comments for Surface Water Strategy (summary)

- Sections through pervious paving required
- Confirmation as to whether proposed basin is to be lined is required
- Section through basin is required
- Drawing needed to show strip around detention basin and unimpeded access to be demonstrated
- Annotation of basin plan needed and cross section
- Ground raising details questioned for watercourse as well as drainage network details
- Detailed Suds plan required for the site that clearly states responsibility for various components and maintenance activities inc during construction
- Responsibility information for ordinary watercourse for Suds required
- Assessment of this watercourse is also required

Following the submission of revised details, the following comments have been received:

We are now satisfied with the information that has been submitted and are in acceptance of the proposed surface water drainage strategy for the site. Providing the development is constructed in accordance with the approved plans and supporting documents, which are acceptable to the LLFA, we have *No Objection* to this application.

Public Rights of Way Team

Initial Comments

The proposed development affects Public Footpaths LWR 22 & LWR 21A

In the Section 106 agreement for this site is the requirement for a multiuser route to be included, this is shown on the current planning layout but there must be a link to Pincots Lane in the site to ensure it has proper connectivity. The S106 also includes contribution towards diversion of the northern end of LWR 21A to ensure continuity with the footpath to the north and contribution towards the diversion of LWR 22 to the south as it is currently shown through the curtilage of Pincots cottage.

Therefore I require an amended plan to show:

The Multi user link extra link to the south to Pincots Lane; the proposed change of route of LWR 22 to accommodate the diversion and the amended route of LWR 21A to the north. I have also been asked to seek a diversion of LWR 21a to the immediate south of the site so this will be included in the Highways Act 1980 diversion for the site. There is also an amount in the S106 to improve the path furniture, we will provide any new path furniture required to accessibility BS standards for all the entry and exit points to the site (3 no) to comply with the latest requirements. I request that the surface treatment of the public rights of way through the site are agreed with PROW prior to any permission being granted.

Following the submission of revised details, the following comment has been received:

The proposed development will affect the public footpaths LWR/22 and LWR/21A and are shown on the landscape plans. I am generally happy with the proposed minor diversions as shown which will reflect the available routes and will be included in the S106 Highways Act diversion proposals. There is one omission which is that clear signage is required for the path LWR/22 where it cuts through the landscape strip from Sodbury Road to Horwood Lane. Please supply detail of the signage style and locations for this path and its neighbour (LWR/21A) to ensure that the public and local residents are completely clear where the footpath runs. As a standard we would expect signage that was clear (not worded but icon based) and with destination at each end. Footpath way marking is generally in yellow.

The surface of the multi user path has to be suitable for pedestrians, horse riders and cyclists therefore has to have a high psv value. For this reason can I request a condition that materials for the multi-user path must be agreed prior to the installation and must be suitable for all users.

Archaeologist

No comment

Tree Officer

The trees are adequately protected in accordance with BS:5837:2012 therefore there are no objections to discharge of conditions.

Urban Design Officer

Initial Comments (Summary)

Rear parking courts – The two areas to the rear of No.76 to 79 and 60 to 63 should be relocated to the front of properties for security reasons – need for ownership, security etc.

Boundary treatments – Boundary treatments that define the public realm should be solid either brick, stone, render, not timber. Garden boundaries are largely timber post and panel fences which have long term maintenance issues

Access through open spaces – paths should be of appropriate surfaces in order to be accessible for all members of the community (safe and convenient).

There needs to be appropriate planting in parking areas

The house types need to be reflective of the rural character – a condition needs to be secured to require the submission of physical samples with only the use of high quality and contextual materials being accepted.

The Design Officer has reviewed the last submission which has been the subject of intensive negotiation and states:

Given the recent changes I would not now object to the development but should reiterate that the quality of the building and public realm materials is a key challenge for the discharge of conditions stage.

Wessex Water

No objection

Information submitted shows that a point of connection can be agreed to the public sewer in Sodbury Road, capacity is available for foul flows within the local foul network to accommodate the proposed flows from the development. The applicant is advised to discuss the detail with Wessex Water.

Landscape Officer (summary)

Initial Comments (summary)

The width of the landscape buffer on the western side of the site has been substantially reduced from that shown on the indicative layout submitted with the outline application (meant to be up to 17 metres but down to 4 metres in places). On the southern elevation the buffer is reduced from 37 metres to 27 metres and further at the southern point.

The treatment of the diagonal route is also unacceptable. Various issues of concern:

- Pinched in places esp by parking at the north-west end
- Close board fences as garden boundaries with corridor not appropriate, native hedging and natural stone walls more suitable
- Refuse point should not be located in the corridor
- Trees too utilitarian, street trees. Should be naturally formed and native

Better consideration of the play area is needed – location too random

Better consideration of the allotment area needed. Is squashed but contributes with parking spaces/hard landscaping to the squeezing of the southern buffer. Both the allotments and the play area would be better located in the eastern area.

Attenuation pond appears well designed but cross-sections needed

Others concerns/comments:-

Treatment of back gardens in terms of planting; opportunity for community orchard; DAS indicated inclusion of various SuDS elements (rainwater harvesting, basins and swales, should be integral part of landscape design)

More robust landscaping structure is required. Less suburban approach needed with the use of more native species and less ornamental front hedges. More natural appearance required. Greater use of natural stone walls needed, too much utilitarian fencing shown, hedging around parking areas, conservation road kerbs.

Following extensive negotiations improvements to the scheme and while there are some remaining issues no objection is raised.

Public Open Space Officer

Initial Comments (summary- full details are on the public website labelled “initial comments)

A number of detailed concerns raised relating:

- Public Open Space plan requires amendments. Discussion over what areas to be adopted
- The Green Corridor has variable width and is of poor design
- Boundaries landscape buffers not compliant with the Development Plan framework
- The LEAP needs to cater for a wider age range esp at older age and entrances need to be at either side. Would allow access to the wider POS to the north. Needs to be better shaped. Better signage and play equipment. Better surfacing. Differences between drainage and landscaping plans needed. Possible conflicts between easements and foundations of play area.
- The expected amount of woodland not being provided. The attenuation area is significantly larger than previously shown. Greater care is needed in terms of the size and species of trees being provided. Landscape specification is missing as is detail of the boundary treatment with the agricultural land. Path materials should be appropriate for all. Seating needed
- Plant specification details are needed. Fencing details needed around the pumping station
- A separate application will needed for the outfall from the pond
- Improvements are needed to the tree pit arrangements
- Greater information is required in relation to the allotments – sheds, fencing. It is essential that the external works plan coincides with the landscape plan
- Clarity is needed over whether the multi-user path is to be adopted or included in the public open space.

The Public Open Space has viewed the most recent submission and commented. No objection is raised

Arts and Development Officer

Initial Comments (summary)

Relevant planning condition: The reserved matters details referred to in condition 1 shall include full details for a unique site specific integrated public art scheme including but not limited to detailed designs, timescales and triggers. For the avoidance of doubt the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note

Principles of the submission accepted but not advanced enough and lacking in scope and vision. Reasonable budget not allocated to secure a quality scheme (expected to be around 50K) of scale and ambition. I would recommend that the developers engage with us and revise and resubmit the plan.

Following further engagement including the addition of an appropriate timetable for the implementation of a scheme there is no objection.

4.3 Other Representations

Local Residents

Proposal as originally submitted

There have been 16 letters of objection received in response to the original proposals. The grounds of objection can be summarised as follows:

- Lack of facilities in Wickwar resulting in an increased need to travel by car
- Increase in traffic where poor footpaths and need for more road repairs
- Poor conditions locally for pedestrians
- Development not suitable for first time buyers
- Development will take place over the water supply
- The development represents developers "greed" and is not needed
- The development is closer to Pincots lane than on the outline consent
- Not appropriate in times when there is a climate emergency also no solar panels
- Surrounding roads overloaded with traffic and limited public transport
- Safety for children waiting for buses
- Concern over destruction of environment and future maintenance of the open space
- Concerns that the proposal will be detrimental to air quality particularly from additional road traffic
- Development should be smaller, more select and upmarket
- Permission should be withheld pending the occupation of the first development to see how the area copes with the additional traffic

One letter of support has been received stating the proposal will bring new families to the village who will support the village community and local facilities.

Councillor Patricia Trull (Ward Councillor) has commented as follows:

Environmental concerns.

South Glos Council endorse their climate change strategy. Protecting and enhancing the environment for future generations. Renewable energy target of 25% of local energy demand by 2036. So why are we still allowing thousands of houses to be built including Wickwar without solar panels fitted as standard? Cavity wall and loft insulation to the very best and not the minimums standard? Triple glazed high standard windows fitted. We all care about the future of this planet and that must include our Local Authority so why don't they insist on these must have simple environmental measures? We have a climate emergency, we are encouraged to use less but we will of course use more due to the lack of foresight and future planning.

Building 4/5 bed houses does very little to alleviate the housing crisis in the UK. When we need 1/2/3 bed houses at affordable rents and affordable prices.

Travel sustainability.

South Glos Council bases its assessment of car/vehicle movements per household as 8 per day. Based on 90 houses that would be 720 extra vehicles on the Sodbury Road per day. (To include the 80 houses on the adjacent field that would be 1360 extra vehicle movements). To include the very high percentage of cars from the Yate/Chipping Sodbury area and also travelling in the opposite direction from the Charfield, Kingswood area, the road system will be beyond capacity. We have queues of traffic at peak times and this will be set to increase. Air pollution should be continually monitored on the Wickwar Roads, if you want children to have an outdoor active life you will have to save their lungs.

Buses every 90 minutes at not so convenient times will very little to keep people from using their cars. Wickwar does not have a convenience store or a post office, thus the nearest shops are in Yate. You would have to use the car for the simplest of journeys. Thus creating pollution. There are no safe cycle routes along the Sodbury/Wickwar Road. Due to the high speeds and high accident rates along this road towards Yate/Chipping Sodbury its not a particularly safe route and certainly not encouraging sustainable transport. Travel plan submitted by applicant was considered weak and unsustainable and therefore was refused. So what has changed? What has been improved upon? Nothing in this application enhances or improves Wickwar. Not even the design which is severely lacking in environmental and transport factors.

Proposal as Revised

Following the submission of revised details and subsequent re-consultation, there have been 2 letters of objection. The grounds of objection can be summarised as follows:

- The development will add to the existing serious congestion
- The development will be result in an increase in air borne pollution to the detriment of health.

5.0 **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The proposal is for the erection of 90 residential dwellings (of which it is agreed that 35% shall be of affordable housing), with associated access, parking, hard/soft landscape works, public open space/children's play area and allotments.

The application is the Reserved Matters application that follows the approval of outline consent PK17/4552/O (as set out in Section 3 above) and landscaping, scale, appearance and layout are the material considerations.

The site area is identical to that approved in the outline consent and the scale parameters are as per that consent. While concerns raised in relation to the location of the development in relation to services and facilities and the impact upon the surrounding road network are noted, these were issues that were considered in the planning balance that was applied at consideration of the outline consent and on

The principle of development (along with the position of the access) is therefore acceptable having been established through the outline consent. The remainder of this report will consider in detail the outstanding material planning considerations.

5.2 **Environmental Protection**

Policy CS9 indicates that new development will be expected to protect land, people and buildings from pollution and also to promote the re-use of contaminated land with appropriate remediation. PSP21 sets out the requirement for new development to take into account potential impact by way of pollution with specific reference to noise, air quality and contaminated land.

As these matters relate to the principle of whether development upon this site is appropriate relevant conditions were attached to the outline application and thus form part of the consent.

Land Contamination

Given the historical use of the land for agricultural purposes a condition (condition 12) was attached to the outline consent requiring that prior to the commencement of development a detailed site investigation is undertaken to confirm whether contamination is present and then if that is the case the appropriate mitigation is undertaken. The condition also requires immediate action/remediation in the event of contamination being found once work has commenced.

Information has been submitted with the application and viewed by the Environmental Health Team. It is considered that the information supplied is sufficient to discharge condition 12. It is important to note that the condition also requires that if unexpected contamination is found after the development is begun, then the development will immediately cease upon the part of the site affected. The applicant is then required to inform the Local Planning Authority immediately in writing. A further investigation and risk assessment will then be required to be undertaken and then where necessary an additional remediation scheme prepared. Those findings and report will then have to be

submitted and agreed in writing with the Local Planning Authority prior to works recommencing, with all the subsequent works on the affected area being implemented in accordance with the mitigation measures agreed.

Noise

With respect to the impact upon the development from existing noise sources, a condition was attached to the outline consent (Condition 17) requiring the submission of a scheme for the protection of the dwelling from road traffic noise and requiring the approved scheme to be completed prior to the completion of each dwelling. The condition required internal noise levels as follows: Living rooms 35dB LAeq 16-hour (0700 to 2300); Bedrooms 30dB LAeq 8-hour (2300 to 0700). In addition it was a requirement that general daytime noise level in rear gardens should not exceed 55dB LAeq 16-hour (0700 to 2300).

A detailed scheme recording noise levels and making appropriate recommendations has been submitted with the application in order to discharge condition 17. This scheme has been viewed by the Environmental Protection Team and is considered acceptable. A condition is recommended to be attached to the decision notice to ensure that all works take place in accord with the approved details.

Air Quality

Concerns have been raised that the proposed development will result in a deterioration of air quality at the site and its surroundings. It is important to note that the impact of the proposal was considered at the outline application stage when considering whether a development of this scale and type was appropriate in this location in principle, for completeness and clarity however the comments of specialist officers have been re-sought and these include reference to monitoring that has been undertaken since the outline application was considered.

In summary the Council Environmental Protection Team viewed a detailed air quality assessment report submitted for the outline consent (received Sept 2017). That report considered the potential impacts on local air quality both during the construction and post-construction/operational phase of the development and concluded that concentrations of the relevant pollutants at receptor sites would be negligible both with and without the development and would be below the objective levels.

Further to these findings it should be noted that South Gloucestershire Council has undertaken air quality monitoring in Wickwar High Street (considered to be the worse-case location) in both 2017 and 2018. Officers advise that the 2017 nitrogen dioxide levels here are well below the relevant objectives and thus this development would not be considered likely to result in exceedances of the relevant air quality objectives at this worse case location. The provisional results of the 2018 monitoring (which will be published in the SGC Air Quality Status Report 2019) shows that nitrogen dioxide levels are slightly lower than 2017.

It is also important to note that all residential properties on the site are to be provided with on-site electric vehicle charging points, all the boilers on the site are restricted by Condition 19 on the outline consent to a minimum standard of <40mgNO_x/kWh. Also

during construction the site is subject to the provisions of a Construction Environmental Management Plan which includes a Dust Management Plan,

In summary the proposed development is considered acceptable in terms of the impact upon air quality and to be in accord with the aims and objectives of Policy CS9 of the Core Strategy and PSP21 of the Policies, Sites and Places Plan.

5.3 **Ecology**

The National Planning Policy Framework (Section 15) indicates that the planning system should contribute to and enhance the natural and local environment primarily through minimising impacts on biodiversity and providing net gains in biodiversity where possible (para 170). Core Strategy Policy CS9 and PSP19 also require that new development shall conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity.

The impact upon the ecology of the site and the wider locality was considered in detail at the outline application stage and a detailed Ecological Appraisal has been submitted. The site comprises intensive agricultural fields and is not covered by any statutory or non-statutory nature conservation designations. Bishops Hill Wood – designated as a Site of Special Scientific Interest (SSSI) and Site of Nature Conservation Interest (SNCI) for its calcareous grassland and broadleaved woodland – and the Little Avon River and Tributary SNCI – designated for its open flowing water and bankside vegetation – lie to the southeast and east of the application site respectively although neither will be directly affected by the development.

It was considered that on balance at the outline stage that while some hedgerow would be lost as part of the development at the access, that the provision of significant areas of public open space comprising a mixture of (species-rich) grassland, tree/shrub planting and allotments will have a benefit to local biodiversity and thus this enhancement outweighed any loss.

The details submitted at the reserved matters stage are in accordance with the objectives set out at the outline stage. Details have been submitted separately to this application to discharge condition 8 (Construction Environmental Management Plan) setting out mitigation details on birds, great crested newt, reptiles, dormice and badger, and pollution prevention measures (See planning history above DOC19/00302). A small area of additional hedge loss will occur, at the northern end of the site at the entrance to Horwood Lane, this will allow appropriate visibility to and from the multi-user link. This is deemed acceptable and an ecologist will be present to ensure no damage to dormice during the works which have already commenced at the time that this report is being written.

An additional condition attached to the outline consent will be required to be discharged prior to the first occupation of the development (Condition 9), this requires details of the location, number and type of habitat boxes for birds (including house sparrow and swift), bats and dormice is required with the approved details being carried out.

In addition a condition (Condition 10) requires a scheme for external lighting to be submitted prior to its installation. The submitted plan has been viewed by the Council Ecologist and agreed.

Lastly prior to the first occupation of the development a detailed landscape and ecological management plan is required to include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer (Condition 11).

As the layout follows the principles established at the outline stage and subject to the above conditions it is considered that the proposal is acceptable in ecological terms.

5.4 **Impact Upon Trees**

Policy CS1, CS2 and Policy CS9 of the Core Strategy indicate that development must safeguard, conserve and enhance existing features of the landscape. The site is covered by a tree preservation order.

With respect to existing trees a condition was attached to the outline consent as follows:

The landscaping details submitted pursuant to condition 1 shall include the submission of an Arboricultural Implications Assessment, Arboricultural Method Statement and a Tree Protection Plan for approval. The development shall be carried out in accordance with the approved details.

This information has been submitted with the application and has now been assessed by the Tree Officer. The details submitted are considered acceptable and a condition will be attached to the decision notice to ensure that all works take place in accord with these details in respect of tree protection.

5.5 **Heritage Issues**

The NPPF promotes the conservation and enhancement of heritage assets. The Historic Environment is recognised as an essential tool in helping to deliver the social economic and environmental benefits that attract people to live and work in the district. Policy CS9 seeks to ensure that new development conserves, and enhances heritage assets in a manner appropriate to their significance. PSP17 sets out that the conservation of South Gloucestershire's heritage assets is a priority and where development would result in harm to the significance of the asset it should be refused unless public benefit outweighs the harm.

It was noted when considering the Outline application that the application site contains no heritage assets. It was also noted that there is a Grade II* farm house in Frith Lane (Frith Farm) however it was considered that this building was at too great a distance from the development for there to be an impact upon its setting.

A locally listed building sits at distance to the north of the site on the main road known as Tollgate Cottage. There are also two locally listed cottages on Pincots Lane to the south. Locally listed buildings are defined as non-designated heritage assets. It was acknowledged at the outline stage that there would be an impact upon the setting of

these buildings. In particular the cottages on Pincots Lane benefit historically from a tie to the agricultural land which will be lost through this residential development.

At the outline stage it was acknowledged that there would be a harm to these non-designated heritage assets however that harm would be less than substantial (the test set out in the NPPF). This impact therefore while less than substantial formed part of the planning balance in the approval of the outline application when the public benefit was considered to outweigh any harms. The Heritage Officer raises no objection to the detailed proposal.

5.6 **Public Rights of Way**

Policy CS8 states that all new development will be encouraged to support travel by other means than the private car, with this being achieved among other means by the provision of and integration of walking, cycling and public transport into the local network. The policy along with Policy CS6 allows for developer contributions to secure improvements to existing facilities. Policy PSP10 of the Policies, Sites and Places Plan also safeguards active travel routes which include public rights of way as well as seeking improvements to existing routes and ensuring that new developments are integrated into the existing network of paths.

In considering the outline application, in recognizing that there is a long standing objective to secure a cycle way from Wickwar to Chipping Sodbury provision for such a link was made within the hedge along the front of the site on the indicative plan. It should be noted that this facility is being provided in the development to the north currently under construction. The provision of this facility will provide a link back to Wickwar. To this end the following condition was applied to the outline consent:

The reserved matters details to be submitted for approval referred to in condition 1 shall include full details of a 3 m wide multi-user link to run from the north to the south of the site alongside the Sodbury Road (these details will include the necessary access points from the link). The approved details shall then be implemented prior to the first occupation of the development.

To accord with the above policies it was considered at the outline application stage that the development, as well as providing the new multi-user link, would provide an opportunity to improve existing footpath infrastructure. Indeed the improvement of these assets formed part of the planning balance.

All existing footpaths namely LWR/22 that runs diagonally from Sodbury Road to Pincots Lane and LWR/21A that runs north to south from Horwood Lane to Pincots Lane are retained within the proposed layout. Improvements to access arrangements were secured at each end of these footpaths through the S106 agreement. The formal diversion of LWR/22 at the southern end as been secured through the S106 so that it goes around Pincots Cottage was secured (this the route on the ground but the definitive map shows the route crossing the curtilage of Pincots cottage. In addition at the northern end of footpath LWR/21A the path will be formally diverted, (also secured through the S106), so that it is possible to leave it and cross Horwood Lane to immediately join the path opposite that goes through the development to the north.

The public rights of way team are satisfied that the proposed layout accommodates these changes and that subject to conditions to secure appropriate signage and full details of the surface materials for the multi-user link that the proposal is acceptable and in accord with Policies CS8 and PSP10.

5.7 **Flood Risk/Drainage**

Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy in accord with Chapter 10 of the National Planning Policy Framework seeks to reduce and manage the impact of flood risk through location, layout, design, choice of materials and the use of Sustainable Urban Drainage Systems (Suds). PSP20 states that development will be expected to reduce surface water discharge from a site *“incorporating Sustainable Drainage Systems (Suds) to reduce surface water run-off and minimise flood risk”*.

The application site is located within Flood Zone 1, the lowest area of Flood Risk. Condition 6 attached to outline consent PK17/4552/O required the submission of a full Sustainable Urban Drainage scheme with the reserved matters application. This has allowed the landscaping scheme now submitted as a reserved matter to be considered at the same time as the drainage which is essential on a green- field site.

This information is included on the submitted plans and within a separate Suds Management Strategy. When considering the application further clarification and additional information has been sought and received regarding the detail of the drainage scheme and it's future operation/maintenance. The strategy includes an outflow into the existing drainage ditch on the southern boundary and this is deemed acceptable.

Subject to a condition to ensure that all works take place in accordance with the agreed drainage details the proposal is considered acceptable in drainage terms and will discharge Condition 6 attached to the outline consent.

5.8 **Residential Amenity**

The relationship between the new houses and those that surround the site is considered acceptable having regard to any impact upon privacy or outlook. As discussed elsewhere in this report, it is considered that adequate private amenity space to accord with the standards set out in PSP43 is being provided.

5.9 **Design**

The current proposal considers the detailed layout of the proposal as well as the appearance. At the outline stage, as required, a Design and Access Statement was assessed by officers and endorsed setting out the broad design principles that the detailed design and appearance were expected to follow taking into account the characteristics of the site and its surroundings including its constraints and opportunities.

The site is located at distance to the south of the formal settlement boundary and away from the historic core of Wickwar. To the immediate north of the site a development of 85 dwellings (Bellway Homes) is currently under construction and is

housing largely comprises modern two storey detached properties. Detached properties with more individual characters lie on the opposite side of Sodbury Road and on the southern boundary (Horwood Lane). Key constraints are the hedgerows on and around the site with trees on the southern and north eastern boundary as well as a number of footways (LWR 21/10 from Horwood Lane to Sodbury Road and LWR 20/10 on fields to the west). A significant number of changes to the original submission have been negotiated in conjunction with the Urban Design Officer that are too numerous to list here.

Layout

Key principles agreed at the outline stage, through the Design and Access Statement have been carried through to the detailed design and this is welcomed.

This includes properties facing onto Sodbury Road (as per the other side of the road), to create a frontage. It is considered important for the development to integrate with the existing settlement in this way. Given the rural surroundings, where the development abuts the countryside it was considered important that there were lower densities so that there was a soft and filtered edge to the settlement. The entire eastern boundary comprises the area of open space (open space in total constitutes over half the application site area) but further into the site the first area of built form comprises the larger detached properties facing onto this large landscape buffer.

Careful consideration has been given having regard to safety and security at the site and to this end it has been important to ensure that to the greatest possible extent all areas are overlooked creating natural surveillance, well-lit and where there is sense of ownership in order to reduce crime and the fear of crime. Generally the scheme follows a perimeter style of development where housing and associated gardens are placed back to back forming secure living environments. There are clearly defined streets and open space to the front of buildings that provides good opportunities for overlooking of the public realm. The scheme has been examined in detail by the police architectural liaison officer who has indicated satisfaction with the proposal.

The main central square at the end of the primary street off Sodbury Road is welcome where the interesting pin wheel arrangement where the view down each street entering the space terminates at the front of a property. This arrangement should also help to slow vehicle speeds through the site.

There are a few areas where improvements could have been made, for example a reduction in boundary treatments along the public right of way, with access drives alongside creating more activity in that area although a shared surface does cross at one point. There are perhaps more access roads than strictly necessary and a more efficient use of land could have been achieved. There is a slightly awkward area where the garden of No.10 will be overlooked at a distance of approx. 9m by windows in No.15, 16 and 17 which is not an unusual situation in an urban setting but could be better. From a design point of view a more formal arrangement for the public right of way might be preferable however the more informal surface is preferred by the public rights of way team within a rural setting. Large scale garaging is not preferred, there are still some examples but greatly reduced and the design and appearance has been changed to use high quality materials including doors.

The parking layout is generally acceptable, being largely on-street and aside from one location (plot 60 to 63) all parking courts are to the front.

In layout terms, some improvements could still be made, however overall the layout is considered acceptable, providing an attractive environment for future occupiers and the wider public realm.

Scale

The outline allowed for up to 90 dwellings and this limit has not been exceeded. In order to reflect local character, a restriction in the maximum height of buildings was imposed by condition of 9 metres and this has been adhered to in the detailed design, however across the site buildings have a variation in heights so that there is a varied roofscape across the site. Whilst the overall restriction of height of 9 metres in height has not been exceeded a variety in the height of ground to ridge height or eaves adds visual interest. In addition there are a variety of property widths. The scale of the buildings are considered appropriate.

Appearance/Materials

The detailing proposed is considered acceptable, this includes a variety of features such as chimneys and window styles.

Initially there were concerns relating to the amount of tarmac shown. A significant amount of block paving has now been added following negotiation. This helps to differentiate parking areas from the surrounding highways and streets.

Building materials comprise a mix of smooth render, recon stone, brick and grey and red tiling. This is a very simple approach and it is noted that two brick types would be preferable. A detailed "materials condition" is therefore to be applied and very careful consideration will be given to the brick type of choice, with a very high quality being expected.

Initially there was a considerable concern regarding the amount of red clay tiles proposed, in particular as these are not compatible with the use of Solar PV panels (black on red). The amount of grey tiling has been increased on almost all those properties that have this feature and certainly where in a prominent location. Slate tiles will be the predominant roofing material particularly along the site frontage, main-street and facing onto the open space on the eastern side of the site, with concrete tiles used limited to properties along the secondary roads.

Boundary Treatments

Initially a large number of the boundary treatments comprised close boarded fencing, something not appropriate to a rural location. While private boundaries to the rear comprise fencing in most cases, stone screen walling and hedging is used in almost all prominent locations following negotiation.

Public Art

Policy CS1 seeks to ensure “where the scale, location and/or significance of the development proposal warrants it, embedded public art within the public realm or in a location where it can be viewed from public areas”. A Public Art Plan has been submitted setting out the proposed approach having regard to the character of the location, the commissioning process, a draft budget (£26,925) materials and maintenance. A timescale for implementation has also been agreed.

The Public Art Officer has reviewed the plan and is happy with the contents. A condition will be added to the decision notice to ensure that the development proceeds fully in accord with this plan.

Energy use (Onsite Renewable and Low Carbon Energy)

Policy CS1 of the Core Strategy seeks to ensure that energy conservation and the protection of environmental resources is integral to good design. PSP6 goes further and indicates that all development will be encouraged to minimise end user energy requirement over and above the building regulations through energy and efficiency measures (with major development being required to reduce Co2 emissions further by at least 20% via the use of renewable and/or low carbon generation sources on or near the site providing it is practical and viable). It should be noted that PSP6 was adopted after the grant of outline consent and therefore agreement to comply with the policy can be considered a positive benefit.

To help secure the aims and objectives of the above policies three specific conditions were applied to the outline consent, firstly Condition 18 required full details of a scheme of Electric Vehicle Charging Points for each property. This information has been submitted and a condition to ensure compliance with the approved plan will be attached to this decision notice. Secondly a condition was applied to ensure that all gas fired boilers met a particular minimum standard (less than 40mgNOx/kWh) in the interests of air quality. This is a compliance condition (Condition 19). Lastly a condition was applied to require as part of the reserved matters submission, information to demonstrate how the development will reduce carbon dioxide emissions through the use of renewables and/or low carbon energy generation either on or near the site (Condition 22).

A detailed Energy Statement has been submitted to accord with the requirements of Condition 22 and this has been revised to take into account the initial comments raised by the Environmental Policy Team. The statement broadly provides an estimate of the energy demand and the CO2 emissions that will result from the development, how the layout, orientation etc is designed to minimise energy consumption and detail of the measures that have been taken to minimise energy demand beyond those required by the building regulations through the use of calculations. In addition the statement sets why those measures have been chosen.

The statement concludes that the development will incorporate Carbon reduction measures in accordance with the PSP Policy 6 calculation guidance ie a 20% reduction. The statement concludes that a range of energy demand reduction measures have been considered and that the scheme will deliver a circa 4% reduction over the Part L compliant baseline. Low and zero carbon energy systems have been

considered for their suitability and feasibility of delivering the 20% CO₂ reductions required by PSP6. This assessment concludes that due to the high carbon saving potential of the technology, solar PV systems are considered most appropriate. Based on the initial calculations undertaken, a system capacity of circa 121,329kWh is proposed, to offset 62,970kg CO₂/year equivalent to 20.00% of the residual regulated and unregulated emissions from the development, in accordance with PSP Policy 6.

The statement also concludes that in compliance with the additional requirements set out in Condition 18 and 19, Linden Homes will provide suitable electric infrastructure in order to support future installation of electric charging points and utilise gas boilers of a minimum NO_x standard of <40mgNO_x/kWh.

In summary, the development is considered acceptable in these terms subject to a condition to ensure; that the development proceeds in accordance with the submitted Energy Statement (as revised); the provision of Electric Charging Points for vehicles as shown on submitted plans and lastly to require the submission of certification to show that air-tightness has been achieved in each unit prior to the occupation of the 30th, 60th and 90th Unit.

Overall it is considered, (subject to careful consideration of the materials proposed through condition discharge), that the design of the development is of a high quality that combines a distinctiveness while also being acceptable within the context of the wider area.

5.10 **Archaeology**

Policy CS9 seeks to ensure that new development conserves, and enhances heritage assets in a manner appropriate to their significance.

Prior to the determination of the outline application the applicant undertook a geophysical survey of the site which indicated that there is an absence of archaeology of national significance, however given that the results did not demonstrate clearly that archaeology did not exist on the site, a condition was included with the decision requiring trial trenching leading to the production of a detailed mitigation strategy to be applied to the construction phase of the development. The Council Archaeologist has stressed the importance of the applicant abiding by the requirements of the condition.

5.11 **Transportation**

Access to the development was determined/agreed through the outline permission and the access shown on this application for reserved matters is fully in accord with those details.

Concerns have been raised that the site will be to a large extent “car dependent” and thus the site is located in an unsustainable location. Also concerns are raised about the increase in traffic likely to be generated on roads that are already considered to be at capacity. It is important to note that car dependency was identified as a harm at the outline stage in considering the principle of development and formed a key part of the planning balance in reaching a decision at that time. At the outline stage it was considered that the benefits from the proposal would outweigh any harm.

At consideration of the outline application, it was not considered that the numerically small increase in traffic numbers would justify the refusal of the application. It was acknowledged that the site would largely be car dependent. In mitigation improvements to footpaths, including a multi-user link are being provided along with improvements to bus stops, traffic calming and contributions to school transport have been secured. Two specific conditions required the provision of a north-bound bus stop and associated works with crossing point. The information submitted is deemed acceptable.

In considering this, the reserved matters application the key issues for consideration are therefore relate to the detailed layout. In considering the layout the issues for consideration are whether the road layout (both internally and at the access), is appropriate in design terms for all users including service vehicles, whether the connections to the wider area for pedestrians are provided in an appropriate and safe way as these links are particularly important for a greenfield site where the relationship with the existing settlement is important. Lastly the provision of parking spaces to accord with the Council's standards is a key material consideration both for future occupiers and visitors.

Crossing Point (Frith Lane)

Concern has been raised by the Parish Council that the proposal should include a safe crossing point from the development to Frith Lane and note that the revised plans do not include this and that this has been a long standing priority.

It should be noted that as part of the package of measures secured through the S106 Agreement (and condition). These measures comprised three broad categories as follows:

- 1) The creation of a vehicular access plus provision of multi-users path along the development together with associated works
- 2) The construction of traffic calming and extension to 30mph zone on Sodbury Road. This included the payment to the Council of its reasonable costs in connection with any traffic regulation orders or consultation procedures required for the development or the highway works and carryout forthwith any consequent physical works including associated works
- 3) The provision of bus stop on the north-bound Sodbury Road with associated works including a crossing.

It is very important to note that while the outline consent has secured in principle the necessary works and funding, agreement to the detailed design of "the physical works" will be examined and approved through Section 278 of the Highways Act 1980, supporting the planning approval.

The Council Development Implementation Team have confirmed that the detailed design of the works have not been approved yet through the S278 process and discussion on an acceptable (final) design is on-going. Given the concern that has been raised by the Parish Council Officers are seeking as a priority adjustments to the design to secure a crossing point between the two areas of tactile paving that are

shown on either side of Sodbury Road. Such a move would likely also take place in conjunction with the location of a speed table at the crossing point together with the change to the 30mph speed limit at the Frith Road junction. All these works as well as all other highways works associated with the development will be the subject of a safety audit.

Parking

Minimum standards for residential parking are set out in PSP16 of the Policies Sites and Places Plan (Adopted Nov 2017). The number of spaces required is based upon the number of bedrooms per dwelling or apartment (for example a 3 bed dwelling would require 2 no. parking spaces). In addition 0.2 spaces per dwelling should be provided for visitors unless otherwise agreed by the Council.

The proposed development provides parking provision in accordance with this policy position. Some alterations to the location of parking provision have been negotiated, for example to ensure that parking is wherever possible is located in a secure/overlooked location. In addition the location of some visitor parking spaces has been revised for example close to the central square area to avoid inappropriate parking and also close to the allotments.

Subject to a condition to ensure that all parking spaces are provided prior to the occupation of each property, the development is considered acceptable in these terms.

Layout

Careful consideration has been given to the visibility splays from the site access and the footpath/cycleway connections as well as for the pedestrian crossing point opposite Frith Lane to ensure that these avoid conflict between the different users. Information has been secured to show that the vehicles can pass at the entrance to the site. Alterations to road widths have been secured at points across the site in order to ensure effective circulation throughout the site.

In terms of Waste Collection alterations to the layout have been made to ensure that the site is fully accessible by refuse vehicles and to ensure that the development is fully compliant with the requirements that are set out in the Waste Collection Guidance for new developments January 2015 SPD by ensuring that waste management is integral to the design. Storage points are all within the boundaries of semi-detached and detached properties and to the front. Where collection points are required these are all well within the 25m limit set out in the Waste SPD. Negotiations have ensure that none of the facilities are located with any areas of open space (for example the diagonal footpath or its surrounds).

Subject to the condition set out above the proposed development is considered acceptable in transportation terms.

5.12 **Landscaping**

Policy CS1 of the Core Strategy requires that development of a sufficient scale or significance explains how it contributes towards the vision and strategic objectives of the locality. Policy CS9 states that new development will be expected to “conserve

and enhance the character, quality, distinctiveness and amenity of the landscape” and that character is identified in the South Gloucestershire Landscape Character Assessment (Wickwar Ridge and Vale) that was adopted as a supplementary planning document in November 2014.

The key consideration at the outline stage was the impact of the proposal upon the existing landscape character, nevertheless the design and access statement informed as to how the detail to be brought forward at the reserved matters stage would respond to the site and its setting.

Concerns as set out above (consultation response) were raised to the quality of the original submission for this application and a protracted series of negotiations has taken place to secure necessary improvements. The number of changes are too numerous to list in detail but below is a summary of the changes that have been agreed.

Improvements have been made to the quality and size of the landscape buffers around the urban form to align the scheme more closely with the indicative layout shown at the outline stage. The buffer along the Sodbury Road has been deepened, particularly close to Plots 1, 2 and 3 also Plot 90. There will be a narrowing close to Plots 63 and 64 but this is considered acceptable. A significant improvement in the southern landscape buffer has been negotiated to that originally shown. In particular the negotiated repositioning of the allotments to the southern boundary allows an improvement on this edge of the site.

As acknowledged elsewhere in this report, some additional hedgerow removal has been allowed (through the discharge of condition), at the northern end of the multi-user link and this is regrettable but necessary to ensure safe access from this facility in terms of visibility.

Originally a pinch point was shown within corridor provided for the public right of way that runs diagonally across the site (not the prowl itself but surrounding land), this has been removed as has all obstructions such as bin storage. Public facing boundaries originally comprised large areas of close boarded fencing, this was not considered appropriate for a rural location and ran contrary to objectives set out in the design and access statement at the outline stage. Screen natural stone walling has been introduced in most public facing areas (although there are some exceptions where fencing remains in prominent positions such as the diagonal public right of way these are fronted by new mixed native hedgerow), so in general fencing is more limited to rear private areas. Where fencing is proposed details of weather-proofing will form part of the material condition attached to the decision notice.

Details of the security fencing around the pumping station will be included in the materials condition, this will need to be mindful of the rural location, for example unpainted palisade padding would not be appropriate within this context. Hedgerows also have been added in particular front garden hedging comprising new native hedgerow which will add character to the development. Stock proof fencing is to be provided on the eastern boundary where a hedgerow would have been preferable.

A significant number of street trees and trees more generally within the public realm have been secured included two within the central square area. The nature of the

planting, sizes and species has been agreed and will form part of the approved plans. Limited rear garden planting is shown but to an extent it is considered that the treatment of rear gardens is a private matter.

While significant improvements have been secured, it has not been possible to agree an area for community orchard planting which is regrettable.

The use of buff hoggan paths has been secured, which is more natural and preferable to asphalt. The condition requiring the submission of details of materials (prior to the commencement of development) will include a requirement for details of the material to be used in these paths including its colour and quality. This condition will require details of the edging to be used for the paths.

As indicated above a materials condition attached to the decision notice will require the submission of further details of aspects such as path surfacing and fencing. A condition will also be attached to the decision notice to ensure that all hard and soft landscape works shall be carried out in accordance with the approved details. The condition will also require that any planting that does not thrive within the first 5 years, shall be replaced with plant material of the same species and size as approved under the original planting scheme. Subject to these conditions the proposed development is considered acceptable in landscaping terms.

5.13 **Public Open Space Issues**

Given that a large proportion of the site is devoted to open space to include surface water infrastructure including attenuation pond and pumping station, allotments, lighting, play area, paths and planting, a very significant level of negotiation has taken place to secure improvements to initial proposals in all these areas.

Clarity has been sought as to which areas will be publically adopted through the S38 procedure and this is now shown on a “to scale plan”. The amount of public open space is set at a minimum of 3.26 hectares in the S106 agreement and it has now been shown on the plan that this is achieved.

As set out above considerable attention has been given to the diagonal green corridor which includes the public right of way to ensure that this has high amenity value. Refuse collection points have been removed and areas of hedging including where at the outset fencing was proposed, or at certain positions hedges will be planted to the front of hedges. Appropriate hedge species have been secured. An appropriate system has been agreed for the “tree pits” to ensure the successful growth of street trees while at the same time not impacting upon the condition/future maintenance of the streets.

Initially concerns were raised that the details submitted for the locally equipped play area showed an over emphasis on the youngest age groups, this has been amended and the overall design of this facility is much improved, this includes ensuring that pipework associated with a nearby attenuation feature (part of the sustainable drainage) will not conflict with the play equipment foundations, appropriate fencing is provided, appropriate surfacing and not least an appropriate shape. Adequate access to the drainage features is now provided. Regarding surfacing for public paths across the site, this has been agreed in principle but as indicated elsewhere in this report the

exact surfacing materials will be agreed by condition. Bins and appropriate seating will be provided.

Full details of sheds, fencing and gates for the allotment area has been agreed following negotiation and this area is deemed acceptable

It was envisaged at the outline stage that the attenuation pond would be smaller than that shown and this has resulted in a reduction in the amount of woodland planting originally shown, however negotiations have secured an increase in the amount of planting. The level and types of planting is largely agreed following negotiation, including a significant amount of tree planting including extra heavy standard trees, to the satisfaction of officers. Aside from trees 2066 shrubs of a mix agreed with officers will be planted across the site.

To avoid “desire lines” being created across the landscaped areas, between the public path and access routes from the residential areas on the southern side of the site more formal links are now shown in three locations, following negotiation.

Subject to conditions to ensure that works take place in accord with the Suds Management Strategy and approved plans and a conditions to secure details of fencing and surfacing (materials condition), the proposal is considered acceptable in these terms.

5.14 **Affordable Housing**

Concern has been raised that the development does not provide affordable housing of the appropriate type however, as set out in Section 4.2 above, following negotiations, the development will secure the provision of 32 units of affordable housing (23 units for social rent and 9 units for shared ownership) with the house types being broadly in accord with the S106 agreement. The following is a more detailed breakdown of the provision:

Social Rent

Number	Type	Min Size m ²
2	1 bed 2 person flats	50
4	2 bed 4 person flats	70
4	2 bed 4 person houses	79
3	2 bed 4 person wheelchair spec house	95
8	3 bed 5 person houses 2 storey	93
2	4 bed 6 person houses 2 storey	106

Shared Ownership

Number	Type	Min Size m ²
2	1 bed 2 person flat	50
3	2 bed 4 person houses	79
4	3 bed 5 person houses 2 storey	93

The design of the buildings accords with the S106 being built to the same design standard as the market units and in addition Lifetime Homes standard, Part 2 of the Secured by Design Standard and the Design Standards set out in the “*Registered Providers Design Brief*”.

Negotiations have secured amendments to the clustering arrangements. Policy (and the S106 agreement) require that dwellings should be in clusters of no more than 6, and for flats this means no more than 6 with a shared entrance. At one location it is noted that 7 units namely Plots 76-80 and Plot 81 and 82 would be in close proximity however given the house types and the fact that there is a clear separate frontage, officers consider this acceptable. Wheelchair units are of an appropriate design. The proposed development is acceptable in these terms.

5.15 **Consideration of likely impact on Equalities**

The Equality Act 2010 protects people from discrimination in the workplace and in wider society. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity; and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. **CONCLUSION**

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

7. **RECOMMENDATION**

That planning permission is granted subject to the conditions set out below

Contact Officer: David Stockdale
Tel. No. 01454 866622

CONDITIONS

1. Tree Protection

All works shall take place fully in accordance with the Arboricultural Impact Assessment and Method Statement (Tyler Grange 6th November 2019)

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

2. Noise Attenuation

The development shall proceed in accordance with the Noise Impact Assessment (Clarke Saunders Acoustics, dated 23rd April 2019).

Reason:

In order to protect the amenity of future occupiers of the development and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP21 of the South Gloucestershire Council Local Plan Policies Sites and Places Plan 2017.

3. Public Art

The development shall proceed in accordance with the agreed scheme of Public Art (The Diana Hatton Consultancy February 2019 as submitted on 22nd July 2019)

Reason:

To protect the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policy CS23 - Community Infrastructure and Cultural Activity and Policy CS1 - High Quality Design Point 7 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

4. Parking Provision

The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

5. Landscape Implementation

All hard and soft landscape works shall be carried out in accordance with the approved details. All plant material which fails to thrive within the first 5 years, shall be

replaced with plant material of the same species and size as approved under the original planting scheme.

Reason;

To ensure the successful establishment of the approved planting scheme and adequate mitigation for the development is achieved and to accord with Policies CS1,CS2 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. Energy Statement

Each dwelling hereby approved shall incorporate energy efficiency measures, renewable energy, and climate change adaptation measures into the design and construction of the development in full accordance with the approved Energy Statement (Revision 3 as revised by AES Sustainability Consultants 29th October 2019) prior to occupation.

Prior to first occupation of each dwelling, Electric Vehicle Charging Points shall be provided in accordance with Drawing No.100 Rev B P4 (Appendix C of the Energy Statement Rev 3)

Evidence that air-tightness of 5.0m³/h.m² at 50Pa (as set out in 4.10 and 4.11 of the Energy Statement) has been achieved in each built unit shall be provided prior to occupation of the 30th dwelling, 60th dwelling and 90th dwelling through the provision of appropriate certificates.

Reason:

To ensure high quality design through Sustainable Construction and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013

7. Multi-User Link

Notwithstanding any details shown on the plans hereby approved, prior to the commencement of that part of the development, a sample of the surfacing materials to be used for the route shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accord with the approved details.

Reason:

In the interests of the visual amenity of the area and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013

8. Approved Plans

This decision relates only to the plans identified below:

Received 8th November 2019

Planning Layout 1351 100 Rev F

External Works Layout 1351 110 Rev E

Soft Landscape Proposals Sheet 1 12116_P02e F

Soft Landscape Proposals Sheet 2	12116_P02e	F
Soft Landscape Proposals Sheet 3	12116_P02e	F
Public Space Location Plan	12116_P04c	D
Vehicle Swept Path Analysis	L456-07F	G
Proposed Levels and Contours Sheet 1	L456-15E	F
Proposed Levels and Contours Sheet 2	L456-16E	F
Proposed Levels and Contours Sheet 3	L456-17E	F
Proposed Levels and Contours Sheet 4	L456-18E	F
Highway Surface Finishes and Kerbs Sheet 1	L456-22E	F
Highway Surface Finishes and Kerbs Sheet 2	L456-23E	F
Highway Surface Finishes and Kerbs Sheet 3	L456-24F	G
Highway Surface Finishes and Kerbs Sheet 4	L456-25F	G
Street Lighting Plan	L456-27E	F
Proposed Drainage Strategy including Cross Sections of Attenuation Ponds		
L456-26E	H	

Received 14th October 2019

Location Plan 1351_102 Rev A
 Affordable Housing Plan 1351_106 Rev B
 Parking Strategy Plan 1351_107 Rev B
 Play Area Specification (Saxon Gate) 1908.23691
 Outfall and Control Manhole Detail L456-40

Received 13th September 2019
 Street Scenes 1351_51 Rev A
 Wall and Fence Details A2 1351_54
 Garages A2 1351_56-1 Rev A
 Garages A2 1351_52-2 Rev A

House Types (Elevations and Plans) as follows:

HT Eveleigh x 2 Elevations HT-EVx2-01 REV A
 HT Eveleigh x 2 Floor Plans HT-EVx2-02 REV-
 HT Mountford Elevations HT-Mo-01 REV A
 HT Mountford Elevations HT-Mo-02 REV A
 HT Mountford Floor Plans HT-Mo-03 REV A
 HT Mountford & Eveleigh Elevations HT-Mo-Ev-01 REV A
 HT Mountford & Eveleigh Floor Plans HT-Mo-Ev-03 REV A
 HT Mylne Elevations HT-My-01 REV A
 HT Mylne Elevations HT-My-02 REV A
 HT Mylne Floor Plans HT-My-03 REV A
 HT Knightley Elevations HT-Kn-01 REV A
 HT Knightley Elevations HT-Kn-02 REV A
 HT Knightley Elevations HT-Kn-03 REV A
 HT Knightley Floor Plans HT-Kn-04 REV A
 HT Knightley Elevations HT-Kn-05 REV A
 HT Pembroke Elevations HT-Pe-01 REV A
 HT Pembroke Elevations HT-Pe-02 REV -
 HT Pembroke Elevations HT-Pe-03 REV A
 HT Pembroke Floor Plans HT-Pe-4 REV A

HT Ripley Elevations HT-Ri-01 REV A
 HT Ripley Floor Plans HT-Ri-02 REV A
 HT Blenheim Elevations HT-BI-01 REV A
 HT Blenheim Elevations HT-BI-02 REV A
 HT Blenheim Floor Plans HT-BI-03 REV A
 HT Collcutt Elevations HT-CI-01 REV A
 HT Collcutt Floor Plans HT-CI-02 REV A
 HT Cottingham Elevations HT-Ct-01 REV A
 HT Cottingham Elevations HT-Ct-02 REV A
 HT Cottingham Elevations HT-Ct-03 REV A
 HT Cottingham Floor Plans HT-Ct-04 REV A
 HT Fletcher Elevations HT-FI-01 REV A
 HT Fletcher Elevations HT-FI-02 REV A
 HT Fletcher Elevations HT-FL-03 REV A
 HT Fletcher Floor Plans HT-FL-04 REV A
 HT Goodridge Elevations HT-Go-01 REV A
 HT Goodridge Floor Plans HT-Go-02 REV -
 HT Leverton Elevations HT-Le-01 REV A
 HT Leverton Elevations HT-Le-02 REV A
 HT Leverton Floor Plans HT-Le-03 REV A
 HT 2BWC Front & Side Elevation HT-2BWC-01 REV A
 HT 2BWC Floor Plans HT-2BWC-02 REV A
 HT 2BWC Front & Side Elevation HT-2BWCx2-01 REV A
 HT 2BWC Rear & Side Elevation HT-2BWCx2-02 REV A
 HT 2BWC Floor Plans HT-2BWCx2-03 REV A
 HT A10L, A24L & A30L Elevations HT-A10L-A24L-A30Lx2-01 REV A
 HT A10L, A24L & A30L Elevations HT-A10L-A24L-A30Lx2-02 REV -
 HT A10L, A24L & A30L Floor Plans HT-A10L-A24L-A30Lx2-03 REV -
 HT A10 & F05 Front Elevation HT-A10-F05x2-01 REV A
 HT A10 & F05x2 Rear & Side Elevation HT-A10-F05x2-02 REV A
 HT A10 & F05x2 Ground Floor Plan HT-A10-F05x2-03 REV -
 HT A10 & F05x2 Floor Plans HT-A10-F05x2-04 REV -
 HT A37, A30L & A24L Front Elevation HT-A30-A24-A30-A37-01 REV A
 HT A37, A30L & A24L Rear & Side Elevation HT-A30-A24-A30-A37-02 REV A
 HT A37, A30L & A24L Floor Plans HT-A30-A24-A30-A37-03 REV A
 HT A30 & A24 Elevations HT-A30-A24x2-01 REV A
 HT A30 & A24 Floor Plans HT-A30-A24x2-02 REV -
 HT A30 & A24 Elevations HT-A30x2-A24-01 REV A
 HT-A30 & A24 Floor Plans HT-A30x2-A24-02 REV -
 HT A37 & A24 Elevations HT-A37-A24x2-01 REV A
 HT A37 & A24 Floor Plans HT-A37-A24x2-02 REV -
 HT A37 & A30 Elevations HT-A37-A30x2-01 REV A
 HT A37 & A30 Floor Plans HT-A37-A30x2-02 REV A
 HT A40L Front Elevation HT-A40Lx2-01 REV A
 HT A40L Floor Plans HT-A40x2-02 REV A

Received 3rd May 2019

Adoptable Drainage Details L456-21

Reason:
For the avoidance of doubt.

9. Sustainable Drainage

The proposed Sustainable Drainage Strategy shall be implemented in accordance with the following approved Plans and Documents:

- Proposed Drainage Strategy Plan / Drwg No. L456/26 / Rev G
- Private Drainage Details / Drwg No. L456/SK38 / First Issue
- Adoptable Drainage Details / Drwg No. L456/21 / First Issue
- Outfall and Control Manhole Details / Drwg No. L456/40 / First Issue
- SuDS Maintenance and Management Plan / Issue 2/ Dated October 2019
- Micro drainage Calculations - Surface Water Drainage / File L456 04-09-19.MDX / Dated 09/09/2019
- Document 'Discharge of Condition 6' / Issue 1 / Dated May 2019
- Overlay Plan 2 Topographical Survey, OS Mapping, Title Plan and Location Plan / Drwg No. L456/02 / First Issue

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

10. Footpath Signage

Prior to the first use of Public Footpaths LWR/22 and LWR/21A full details of directional signage with their locations shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall install the signage in accordance with the approved details prior to the first use of the footpaths.

For the avoidance of doubt the signage shall be clear (not worded but icon based) with the destination indicated at each end. Footpath way marking is generally in yellow.

Reason:

To ensure the provision of clear signposting and therefore the effective use of the footpaths to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP10 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

11. Street Lighting Plan

The Street Lighting shall be installed in accordance with the details set out on Drawing No. L456/27 Revision E (Street Lighting Plan)

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the adopted South Gloucestershire Local Plan Core Strategy 2013.

12. Materials/Samples

Prior to the commencement of that part of the development full details of external finishes shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The applicant is advised for the avoidance of doubt that the submitted details shall include the following:

Facing materials, including any bricks, render, cladding panels, timber cladding or stone (either recon or natural) - physical samples are required. On-site sample panels are required for significant areas of facing materials. If recon stone is one of the facing materials, the the coursing and jointing details also need to be submitted to the Local Planning Authority.

Boundary treatments, including any walls, railings, fencing including security fencing around the pumping station, (with any weather-proofing details). A good quality photo where similar treatments have been used will be acceptable, along with a clear technical specification

Public realm materials (excluding tarmac), including any paving (inc public paths), kerbs, edging, gravel-based systems with associated retaining structures (Brochure Details)

Windows and doors material and colour, with 1:50 scale technical drawing. Brochure images are acceptable provided these are clear (not pixelated) photos of the products specified. Drawing must show all recesses, reveals and associated elements, such as lintels and sills. Colours should be stated in RAL colour system.

All rainwater goods materials and colour, including guttering, downpipes and hoppers, and associated materials such as fascias and barge boards around eaves (Brochure).

- Mortar colour, to be submitted as a sample.
- Roofing materials, submission of physical samples.

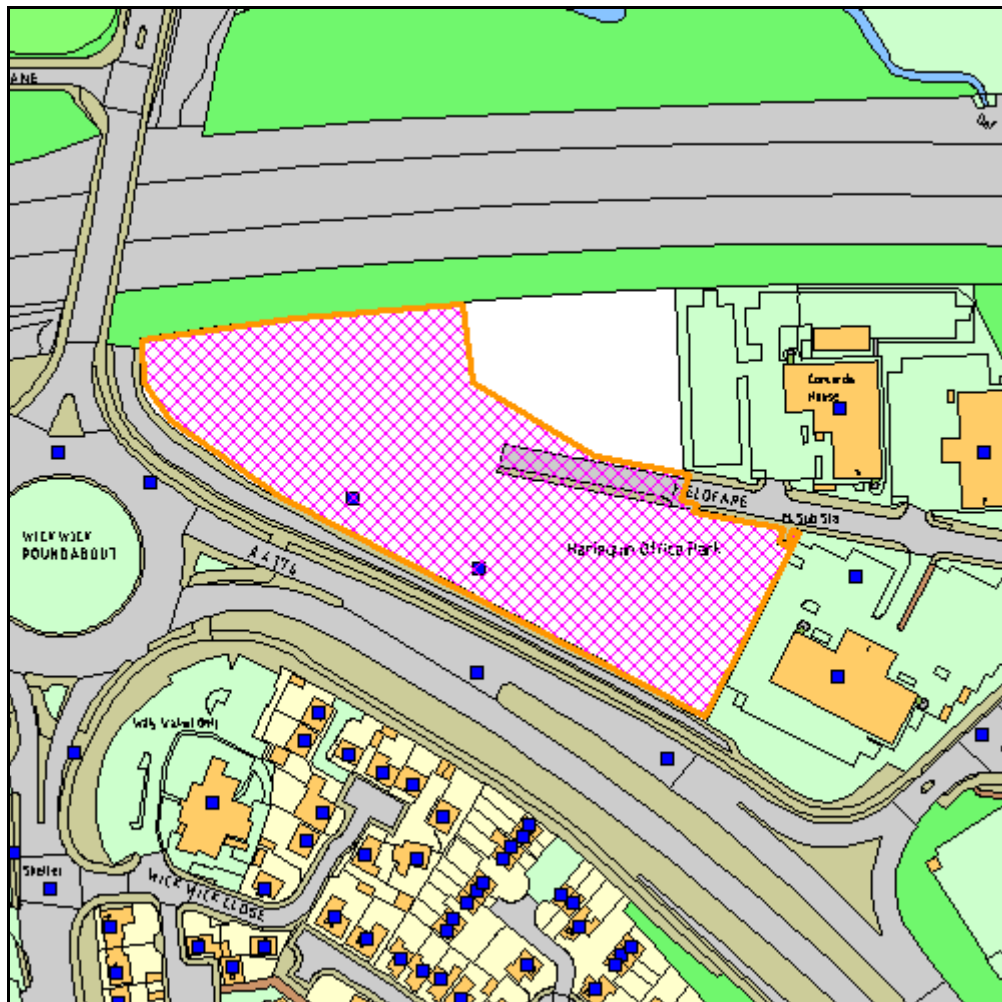
A pre-commencement condition is required in order to avoid the need for future remedial action.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework. A pre-commencement condition is required in order to avoid the need for future remedial action.

CIRCULATED SCHEDULE NO. 46/19 – 15TH NOVEMBER 2019

App No.:	P19/8333/F	Applicant:	Hinton Properties (Hotel1) Ltd And Emersons Green
Site:	Land At Harlequin Office Park Emersons Green South Gloucestershire BS16 7FN	Date Reg:	19th July 2019
Proposal:	Erection of mixed-use development comprising of 1no. 90 bedroom Hotel (Class C1), 1no. Restaurant/Bar (Class A3/A4) and 1no. Coffee Shop with Drive Thru Facility (Class A1/A3) with parking, landscaping and associated works.	Parish:	Emersons Green Town Council
Map Ref:	366323 178567	Ward:	Emersons Green
Application	Major	Target	15th October 2019
Category:		Date:	



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P19/8333/F

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

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for change of use of 1.32Ha of vacant land within Emerson's Green business park strategic employment allocation to a mixed-use development comprising a new 90 bedroom hotel, restaurant/bar (A3/A4) and coffee shop with a drive thru facility. The scheme sets up three individual units within the site, each having their own parking facilities. Overall 207 parking spaces are proposed (12 of which are for disabled users) together with 12 cycle parking spaces
- 1.2 Previously known as area B under planning application P92/4320 three of the office blocks now stand three stories high in buff brick with simple elevation treatments and low pitched roofs.
- 1.3 It is anticipated that the Hotel and coffee shop with drive through facility will be commenced in one phase and that the pub/restaurant will be commenced separately.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS8	Improving accessibility
CS9	Managing the Environment and Heritage
CS11	Distribution Economic development land
CS12	Safeguarded areas for economic development
CS 14	Town Centres and retail
CS23	Community Infrastructure and Cultural Activity
CS29	Communities of the east fringe of Bristol urban area

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

PSP1	local distinctiveness
PSP3	Trees and Woodland
PSP8	Residential amenity
PSP11	Transport impact management
PSP18	Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)
PSP19	Wider Biodiversity
PSP20	Flood risk , surface water and watercourse management

PSP21	Environmental pollution and impacts
PSP26	Enterprise areas
PSP31	Town Centres uses
PSP35	food and drink uses (including drive through takeaway facilities)

2.3 Supplementary Planning Guidance
SG Design Guide

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK11/2551/RM Harlequin Office Park Erection of 3no. (Class B1) Office buildings with landscaping and associated works. (Approval of all remaining reserved matters to be read in conjunction with planning permission PK09/5530/RVC, PK06/2470/RVC and P92/4320 and P92/4320. This scheme showed three blocks of offices roughly in accord with the location of the proposed hotel, the proposed pub restaurant and in the area coloured blue on the location plan closest the mototway where it is anticipated that an office may still come forward
Approved with conditions 08.11.2011.
- 3.2 Neighbouring site
PK07/3393/RM Harlequin Office Park Erection of 3no. (Class B1) Office buildings with landscaping and associated works. (Approval of all remaining reserved matters to be read in conjunction with outline planning permission P92/4230 and PK06/2470/RVC. Approved and all constructed. A masterplan accompanied this scheme and was broadly followed in PK11/2551/RM above.

4. **CONSULTATION RESPONSES**

- 4.1 Emersons Green Town Council
No Objection in principle, however, Members would like to see areas within the site set aside for bee corridors, and the maintenance of the landscaped areas to provide good and continuing bio-diversity to the area. Members also have serious concerns of the impact the proposed businesses may have on nearby existing businesses.

- 4.2 Other Consultees
Transportation Development Control
No objection. Satisfactory response was submitted to the officers
concerns and this was incorporated in the updated Travel plan (dated 7 Oct 2019).

Highways England
Not objecting given the extant consent, the scale and uses proposed, the site's location in relation to surrounding land uses, and the likely spread of trips across the day rather than concentrated in the peak hours, the traffic impact of the development on the Strategic Road Network is not considered to be severe.

Recommend condition as a result of concerns about surface water run off onto and affecting the M4 Motorway drainage, road and natural infrastructure.

Environmental Protection officer

No objection subject to terms of operation noise levels

Archaeology – no objection

Economic development – support

Overall this proposed development presents employment opportunities in an Enterprise Area in which we expect to see significant growth and development in the very near future, by utilising vacant land to provide amenities for the surrounding businesses, making the site more attractive to future occupiers. This application is consistent with the council's ambitions to support and bring forward employment uses in the Emersons Green Enterprise Area and therefore the Economic Development Team at South Gloucestershire Council supports the presented proposal.

Lead Local Flood Authority

No objection subject to a condition seeking full details of SUDS and foul drainage. It is accepted that the existing surface water drainage infrastructure which the proposed development wishes to connect into has a previously agreed overall restricted discharge rate of 38.4l/s and therefore we base our comments accordingly. This is different to the drainage condition proposed by the Highways England.

Wales and west utilities

Responded with map or their resources indicating that the pipes are essentially along pavements or in roads.

Ecologist

An ecological impact assessment (The Landmark Practice, May 2019) was submitted with the application. No designated sites for conservation interest will be affected by this development. Range of conditions are proposed and the officers observations are included below in the report.

Highways structures

No objection

Avon and Somerset Designing Out Crime Officer

Design advice has been given which does not materially affect the external appearance of the site but will need consideration by the user. Police are keen to prevent direct access onto the A4174 in case of conflict with the Drive through route and to prevent car crime.

Much CCTV, alarmed doors, limited openable windows are recommended as a result of known activity in the area.

Environmental Health

No objection subject to accordance with acoustic measurements set out in the report by Applied Acoustic Design 19 June 2019. And suggests construction sites informative

Contaminated land officer

No objection satisfied with strategy submitted – condition recommended

Conservation officer (Heritage)

No comment

Arts and development

A public art programme that is relevant and specific to the development and locality and commensurate with its size and visibility. The programme should be integrated into the site and its phasing plan.

Other Representations

4.3 Local Residents

10 adverse comments have been received from members of the public in regard to the following concerns:

- Inevitable on this vacant plot
- Concern about cooking smells being adequately controlled -
- Proposals are unnecessary as there are already three other pubs in the area and no need for another hotel.
- Insufficient parking for a 90 bed hotel with 60 staff. Overflow will be to Weston's Brake where residents already struggle.
- Puts other jobs at risk.
- Would rather see a nice park.
- Couldn't Trident be used instead.
- Too much traffic already
- Traffic will increase in evenings and weekends too
- Traffic restrictions at Hambrook have not worked – same will occur at Wick Wick roundabout.
- Costa in Downend closed as residents objected to it- this could happen here / its sold at the garage
- Ugly developer idea of improvement
- Not beneficial use it is corporate opportunism
- Sorry to lose green space - leave this limited corner of green space so we can remember what birds, insects and oxygen was
- Concerns it will add to past planning mistakes like justabus/yellow lines and no parking.
- Concern about more pollution including noise from construction and general noise from the development .
- Need to build more car parks to stop parking in house estate nearby
- Pedestrian access from Downend will be from the footbridge in Westons Brake, increasing noise for residents.
- Willy Wicket pub does not host parties or live bands - we would expect the same from the new development.
- Hotel height overshadows local houses – be seen from residents first floor windows – concern about loss of privacy and this affecting house price.
- CCTV does not stop antisocial behavior

- Would welcome a pedestrian and cycle path access link path from the existing cycle path / footpath direct to site as an unofficial path will soon be forged through once completed.

Support

Two support comments were received:

- looking forward to seeing the plans go ahead,
- a direct pedestrian access (instead of using Feildfare) would encourage walking to the facilities.
- preferable to further office buildings

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Core Strategy Policy CS12 is the main policy for the site and sets out that this large employment site shall be safeguarded for B Use Class employment uses and that changes of use will need to demonstrate that:

1. the proposal would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined employment area; and
2. it can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location; and
3. the proposal would improve the number or range of jobs available in the local area; and
4. no suitable alternative provision for the proposal has been made elsewhere in the Local Development Framework.

PSP26 of the Policies, Sites and Places Plan identifies that the Emersons Green Business park is focused on science and technology to promote science based research and development; technology innovation; robotics and autonomous systems; composite materials development and application; digital media; micro-electronics and silicon design. The development activity will be co-ordinated to provide essential infrastructure to unlock the early delivery of business and employment opportunities. Development proposals will be acceptable where they:

- 1) Safeguard future economic prosperity; and
- 2) Provide for integrated development while avoiding conflicts between neighbouring land-uses; and
- 3) Make appropriate provision towards education, skills development and training and towards enabling communities and local businesses to access jobs and supply opportunities; and
- 4) Contribute towards the provision of physical and social infrastructure in line with the City Region Deal; and
- 5) Provide new high quality, people orientated, public space(s) and public realm, which enhance the environment for existing businesses and support the attraction of inward investment; and
- 6) Make appropriate provision towards the sustainability of sites, the wider Enterprise Area and surrounding communities

These criteria are considered below.

5.2 Economic development

Whilst the site would result on a net loss of deliverable, consented B1 office space (and subsequently, jobs created), in a safeguarded employment area and a recognised Enterprise Area, the site has remained long-term vacant (>10 years) and has been marketed, in its entirety, by the owners for its intended (office) use throughout this period. Therefore, officers consider this presented application acceptable based on the inclusion of an element of employment provision, and that the remaining vacant c.2,330sqm B1 Office plot will be retained and actively marketed in its current consented use. That office space is not part of this application and would stand outside of this application's site boundary.

The Planning Statement indicates that the Hotel, Restaurant and Drive-Thru (Coffee Shop) will create up to c.40 FTEs, with training and development opportunities. The delivery of the retained 2,330sqm office space, could result in a further (approx.) 180 new FTE jobs. The proposed mixed-use scheme supports recent industry commentary (market analysis), which suggests that out of town office space can be less attractive to some occupiers when there are limited amenities in the immediate area. Therefore, the delivery of the proposed amenities referred to in this application could also serve the wider industrial area and office park(s), making the area more attractive to future occupiers. This is likely to increase commercial floorspace uptake and investment in the immediate and nearby vicinity and could be particularly beneficial for the remaining office plot at Harlequin.

In order to comply with Policy CS12 of the Core Strategy and Policy PSP26 of the Policies, Sites and Places Plan, the applicant has suggested that: "The proposed uses will support, not prejudice, the regeneration and retention of B Use Classes elsewhere on the defined employment area and beyond. [The] site has been marketed for over 10 years and no viable interest in developing the site for offices has been forthcoming". Economic development team agree with this statement. Furthermore, Policy PSP26 dictates that development proposals within the Enterprise Areas will be acceptable where they: [3] make appropriate provision towards education, skills development and training and towards enabling communities and local businesses to access jobs and supply opportunities and [5] provide new high quality, people orientated, public space(s) and public realm, which enhance the environment for existing businesses and support the attraction of inward investment.

Additionally, Policy CS12 states that development proposals on safeguarded employment sites will be assessed against the following criteria: [2] it can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location and [3] the proposal would improve the number or range of jobs available in the local area. Officers conclude that the proposed application satisfies both these Policies' criteria, as evidenced by the points made in the above paragraphs. With the proposal being in an out-of-centre location, consideration must be given to the sequential test carried out by JLL

on behalf of the applicant, in which they have considered (and ruled out) one other site in accordance with the scheme's size and location requirements (Emersons Green). With regard to Town Centre uses, officers in Economic development agree with the applicant's conclusion that the proposed scheme will not be detrimental to Emersons Green Town Centre, given that the nature of proposed uses do not conflict with the current offer or vision in the Town Centre.

At present, there is considerable strain on parking around Harlequin Park, Emerald Park and the adjacent employment estate, with both on and off-street parking at near-full capacity. As a result, there is parking that may cause danger occurring in the employment area and parking has begun to spill into the residential area south of the Enterprise Area and the A4174. This issue has been raised by residents, developers and occupiers regarding this site. Consequently, the delivery of a high density, exclusively B1 scheme could exacerbate this issue. Therefore, the proposals (of up to 297 car parking spaces) in this application may mitigate some of the issues relating to parking in the area, although consideration must be given to the submitted Transport Assessment.

This application refers to a site within the Emersons Green Enterprise Area, as designated in the West of England City Region Deal. This means that it is recognised as an area where we expect to see significant employment growth and where specific legislation has been laid down relating to the local retention of business rates. Therefore, the fulfilment of employment opportunities on land designated as an Enterprise Area is of key local importance.

5.3 Transportation

This site already enjoys planning permission for the development of 84,500 sqm of B1 Office land uses in line with the masterplan for the Employment area.

We note that the applicants have provided a Transport Assessment which includes a comparison of the travel demand generated by the consented and proposed developments. Highway engineers broadly accept the applicant's analysis of data which is based on TRICS data samples for the various land-uses and concur with their conclusion that the revision of the land-use mix to be developed on this site will reduce the overall number of vehicular trips associated with it. It also significantly reduces the vehicle movements associated with this site in the critical peak periods.

Moreover, although the applicants have not carried out any operational assessment of the access junction or the adjoining parts of the highway network, movements at this location during the network critical peak periods would be reduced by the change in use from its and not create a significant problem at this junction. Consequently, this development will not create any material congestion issues at this junction or on the surrounding highway network.

We note that the TRICS analysis does not include any sites where there is provision for conferences or other events to take place at the hotel. As these activities would materially alter the trip making patterns of such site, we would recommend that a condition is placed on any planning permission granted for this site to prevent these uses from taking place here.

In terms of parking the applicants indicate that, overall, the on-site car parks will possess 207 parking spaces and that these will be split across the different uses/businesses. Overall parking provision has been compared against other sites and an accumulation exercise carried out. Vehicle arrival and departure profiles predicted by the TRICS output has demonstrated that there is ample capacity for predicted parking needs but also additional for peaks in users such that there will not be an overflow onto Folly Brook road. There are existing parking issues on Folly Brook and officer sought such information to establish if it would materially exacerbate these problems. The proposal now demonstrates that the uses would not add to existing problems.

TRACK analysis has been used to ensure the service access arrangements are adequate for deliveries and refuse collections. This demonstrates that ridged wheel based vehicles are acceptable and it also appears to be adequate for larger vehicles to turn round on the site. As such no objection is raised on this basis.

The Highways engineer has assessed the Framework Travel plan which after modification is acceptable. Individual Travel plans will need to come forward for each business prior to occupation which is secured by condition. Overall the applicants have supplied enough information to demonstrate that the proposal would not generate any significant impact upon the local transport networks and to ensure that transport is also managed during construction a Construction Management Plan shall be required by condition before works commence and shall include to include details of access by HGVs.

5.4 Design

The Masterplan Brief for Emersons Green dated March 1996 annotated this site as being an 'important gateway site'. As such a statement building was sought by the South Gloucestershire Conservation and Design Advisory Panel back in 2001 when the Reserved matters were being pursued for offices. PK11/2551/RM for three offices follows this plan and the proposal now also proposes a tall four/five storey building in the landmark position.

The hotel will comprise four storeys of bedrooms with a plant area above on a roughly east west axis and has a modern form making it 17m tall. The hotel will have a mixed pallet of materials which include buff brickwork and soldier coursing, flat cladding panels and louvres and contrasting detail around the projecting common/entrance area. The proposal would be flat roofed.

The pub/restaurant will take a traditional form with a main building standing 11 m high to ridge (6m to eaves) and a range of smaller attached buildings forming the rest of the accommodation. Materials proposed are red and grey tiles to the roof with red brick predominating the elevations and building features. Also proposed is a Bath Stone random coursed plinth layer with render above

or black fibre cement cladding. Black continues to the soffits and pergola structure in the external seating areas.

The coffee shop is a single storey building rising only 6m high using render and horizontally laid timber cladding. A plastisol coated profiled roof in anthracite grey and some red panelling around the public access door complete the palette.

Design advice from the police would not necessitate amendments to the plans but instead are operational matters worth consideration and as such an informative is added to the decision notice.

South Gloucestershire Local Plan: Core Strategy (adopted December 2013 Policy CS23 states that The Council will work with partners to provide additional, extended or enhanced community infrastructure and encourage participation in cultural activity. Developers of schemes that will attract a large number of users, will be required to demonstrate how their proposals will contribute to the objectives of the South Gloucestershire Cultural, Heritage and Arts Strategies, through the provision of additional, extended or enhanced facilities and access to/or facilitation of art and cultural activities for the new residents. Further to this a scheme of public art is sought and initial discussions have been undertaken with the Public Art officer in respect of the site. Further detail of this will be secured by a condition which has been agreed with the developer.

Whilst the design of the site stops short of creating something really high end in terms of design it does roughly follow the Masterplan previously agreed, creates a landmark building and would create an area of the overall employment area which can reasonably serve the wider needs of the employment area whilst not compounding the parking concerns currently seen to hold back the development of the site.

Sufficient detail has been forwarded in the submitted plans in respect of the Coffee shop with drive through but conditions will be required to clarify the material pallets of the hotel and pub/restaurant.

5.5 Drainage

The LLFA raise no objection to the proposal and note that the existing surface water drainage infrastructure which the proposed development wishes to connect into has a previously agreed overall restricted discharge rate of 38.4l/s and therefore they assessed the scheme on that basis. A condition would be required to secure the finer details of surface water and foul sewerage on the site

Highways England raise concerns about the potential to release water from the site only in accordance with the agreed parameters and that surface water should not undermine the built or natural infrastructure of the M4 corridor. They are of the view that the present surface water drainage design is insufficient to prevent an unacceptable discharge into the highways estate which does not comply with the requirements of DfT Circular 02/2013. However, they are satisfied that these concerns could be addressed by a suitable pre-

commencement planning condition and as such their recommended condition is attached.

5.6 Ecology

The Council's ecologist considered the Ecological impact Assessment submitted which noted that whilst there are recordings of bats locally but the site is considered to offer potential to support only low numbers of common and generalist bat species for foraging and commuting. In terms of Great crested newt (GCN) there are no ponds within 500m of the application site and the terrestrial habitat on site is of sub-optimal quality to support great crested newts. The two records for great crested newts were found 995m south-east of the site and are not considered to be a constraint. Consideration will need to be given to nesting birds but the site is not thought to accommodate ground nesting birds.

Low numbers of reptiles cannot be ruled out but the site and measures have been proposed to safeguard them during construction.

There was no field evidence of badger during the survey. Although the site is indirectly connected to green open space via the motorway embankment and consideration will be required in terms of their legal protection.

Species of principle importance (Priority Species) Section 41 Natural Environment and Rural Communities (NERC) Act and Local Biodiversity Action Plan Species were not found on site but hedgehog box could use the area. No plant species of conservation concern were recorded during the survey.

As such there is limited constraint posed by the site's habitats and protected species. Mitigation measures feature in the submitted Ecological Impact assessment which will be conditioned and include:

The new soft landscape planting will use native species of local provenance with known wildlife benefit. Vigilance during site clearance for any evidence of badger excavations will be necessary and works will have to stop if any suspected in site whilst advice of an ecologist is sought. No excavations to be left open overnight, or a means of escape will need to be provided. Sensitively timed site clearance to protect any nesting birds and hedgehogs. Maintenance of grassland as tightly mown during works, to avoid creating areas of suitable reptile habitat. Any vegetation clearance to be undertaken outside of breeding bird season, or if not practicable a check should be completed by an ecologist.

Proactive matters sought by condition will be the installation of a hedgehog box in a suitable location and a range of bat/bird bricks into the fabric of the new buildings. A 'lighting design strategy for biodiversity' shall be agreed prior to occupation to protect areas particularly sensitive for bats badgers and hedgehogs.

Therefore there this no ecological objection to this application.

5.7 Ground Contamination

The following reports relevant to the potential for contamination have been submitted with the application:

- GIP Ltd, Phase I Geoenvironmental and Geotechnical Report for a Proposed Commercial Development at Emersons Green, Bristol Ref KCD/28099A, dated 24th May 2019.
- GIP Ltd, Phase II Ground Investigation Report for a Proposed Commercial Development at Emersons Green, Bristol Ref KCD/28099B, dated 19th June 2019.

The reports comprise a comprehensive desk study and ground investigation in line with current best practice and guidance and includes an appropriate conceptual model.

No significant contamination of soils or groundwater was identified. The results of ground gas monitoring did identify a potential low risk from carbon dioxide and the report recommends precautionary gas protection measures in line with CS2 (characteristic situation 2).

The conclusions and recommendations of the report are accepted and a phased condition is proposed.

5.8 Noise impacts

Extraction facilities and impacts from the roads have been submitted and assessed by Environmental Protection officers and it is considered that a condition should be attached to any consent to require works to be pursued in accordance with the report by Applied Acoustic Design 19 June 2019. The construction sites informative is also recommended.

The operational air quality impacts have been considered by the developer. Future users will, therefore, experience acceptable air quality and overall the operational air quality effects of the site is judged to be 'not significant'.

5.9 Impact on Other businesses

The uses do not trigger retail impact assessment and will support the immediate use of the expanding business park, whilst also alleviating the additional load of anticipated car parking expected if the site were able to find additional office businesses uses in accordance with the consents already in place.

5.10 Heritage

The results of the archaeological evaluation indicate a very high level of modern disturbance across the site, therefore there is no requirement for further mitigation and no objection.

5.11 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is

unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission is granted subject to the conditions below.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

2. Prior to the commencement of construction of the Hotel and Coffee Shop with Drive Thru Facility a Construction Management plan shall be submitted to and agreed in writing by the Local Planning Authority, and shall include details of access by HGVs. The agreed scheme shall be implemented as approved before this phase of development is brought into use and used throughout the construction period.

Reason

To ensure the free flow of the surrounding highway networks in accordance with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

3. Prior to the commencement of construction of the Pub/ Restaurant a Construction Management plan shall be submitted to and agreed in writing by the Local Planning Authority, and shall include details of access by HGVs. The agreed scheme shall be implemented as approved before this phase of development is brought into use and used throughout the construction period.

Reason

To ensure the free flow of the surrounding highway networks in accordance with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

4. Prior to the commencement of the development hereby permitted, a detailed surface water drainage design shall be submitted for approval to the planning authority (who shall consult with Highways England). Surface water drainage shall be implemented in accordance with the agreed design and maintained as such thereafter.

Reason: In the interest of the safe and efficient operation of the M4 motorway and to protect the integrity of the strategic road network asset and to accord with the the National Planning Policy Framework.

5. No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2018.

For the avoidance of doubt we would expect to see the following details when discharging the above conditions:

- o Confirmation and acceptance of an agreed connection to the existing private 2200mm diameter twin attenuation tank within Fieldfare at an unrestricted discharge rate is required from its current owners.
- o CCTV trace of the existing attenuation tank and its positive outfall to the Folly Brook to confirm its level of siltation, viability, and location of the discharge route outfall.
- o A clearly labelled drainage layout plan showing the pipe networks and any attenuation features.
- o Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- o Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- o The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.

- o The plan should also show any pipe node numbers referred to within the drainage calculations.
- o A manhole / inspection chamber schedule to include cover and invert levels.
- o A phasing plan to show how the site will be constructed.
- o Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation features and Flow Control Devices where applicable for the lifetime of the development.

Sp. Note: Where a drainage 'Compliance' condition rather than a 'Pre-Commencement' condition is preferred, the submission of ALL the above SuDS discharging details will be required prior to any Decision Notice being issued.

6. Within three months of the occupation of the Pub / Restaurant hereby permitted a full Travel Plan, in respect of the Pub / Restaurant hereby approved, in accordance with the Framework Travel Plan submitted 7 Oct 2019, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented as approved within 12months of occupation.

Reason

To encourage means of travel other than the private car in the interests of the environment/health and to minimise use of private motor vehicles in accordance with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

7. Within three months of the occupation of the coffee Shop with Drive Thru Facility (Class A1/A3) hereby permitted a full Travel Plan, in respect of the coffee Shop with Drive Thru Facility (Class A1/A3) hereby approved, in accordance with the Framework Travel Plan submitted 7 Oct 2019, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented as approved within 12months of occupation.

Reason

To encourage means of travel other than the private car in the interests of the environment/health and to minimise use of private motor vehicles in accordance with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

8. Within three months of the occupation of the Hotel hereby approved a full Travel Plan, in respect of the Hotel hereby approved, in accordance with the Framework Travel Plan submitted 7 Oct 2019, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented as approved within 12months of occupation.

Reason

To encourage means of travel other than the private car in the interests of the environment/health and to minimise use of private motor vehicles in accordance with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

9. Prior to occupation and notwithstanding 386_08_E_210 rev P4 pub/restaurant car park lighting and Travelodge Emersons Green External lighting rev 2, clarification in the form of a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- o Identify those areas/features on site that are particularly sensitive for bats, badgers and hedgehog and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - o Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

In the interests of the current and future ecological merits of the site and to accord with policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the NPPF.

10. The development shall proceed in strict accordance with the Mitigation Measures provided in Chapter 5 of the Ecological Impact Assessment (The Landmark Partnership, May 2019).

Reason

In the interests of the current and future ecological merits of the site and to accord with policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the NPPF.

11. Prior to first occupation of the relevant part of the site in accordance with the phasing plan submitted 11/11/2019, evidence of the installation of the ecological enhancement features recommended in the Ecological Impact Assessment (The Landmark Partnership, May 2019) shall be submitted to the local planning authority for approval in writing. This shall include bird boxes, bat boxes, hedgehog boxes and native planting and this shall thereafter be retained.

Reason

In the interests of the current and future ecological merits of the site and to accord with policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the NPPF.

12. Land contamination (in respect of the Hotel and Coffee Shop with Drive Thru Facility)

A) Remediation Strategy - The GIP Ground Investigation report dated June 2019 identified a low risk from ground gases and recommended precautionary gas protection measures equivalent to CS2. Prior to commencement of development of the hotel or coffee shop details of the proposed gas protection measures shall be

confirmed and agreed in writing with the local planning authority. The program of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall then be carried out before the hotel or coffee shop development (or relevant phase of development) is occupied.

B) Verification Strategy - Prior to first occupation of the hotel or coffee shop, where works have been required to mitigate contaminants (under part A) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

C) Any contamination found during the course of construction of the hotel or coffee shop development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the hotel or coffee shop development (or relevant phase of development) is resumed or occupied whichever is the sooner.

Reason

In order to ensure that the low risk from ground gases at the site and its mediation is suitable for its proposed use and in accordance with policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

13. A) Remediation Strategy - The GIP Ground Investigation report dated June 2019 identified a low risk from ground gases and recommended precautionary gas protection measures equivalent to CS2. Prior to commencement of development of the Pub / Restaurant details of the proposed gas protection measures shall be confirmed and agreed in writing with the local planning authority. The program of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall then be carried out before Pub / Restaurant development (or relevant phase of development) is occupied.

B) Verification Strategy - Prior to first occupation of the Pub / Restaurant, where works have been required to mitigate contaminants (under part A) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

C) Any contamination found during the course of construction of the the Pub / Restaurant development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are

found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the Pub / Restaurant development (or relevant phase of development) is resumed or occupied whichever is the sooner.

Reason

In order to ensure that the low risk from ground gases at the site and its mediation is suitable for its proposed use and in accordance with policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

14. The finished development shall comply with the acoustic measurements set out in the report by Applied Acoustic Design 19 June 2019.

Reason

In the interests of the surrounding occupiers and to accord with CS9 of the South Gloucestershire Core Strategy Local Plan 2006 and the NPPF.

15. Prior to first use of the first building a public art programme that is relevant and specific to the development and locality and commensurate with its size and visibility, together with any additional phasing plan and means of integrating the scheme into the site development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be carried out as approved.

Reason

In the interests of good design and inclusion of the community in the development and to accord with CS1(7) and CS23 of the South Gloucestershire Local plan Core Strategy (adopted December 2013) and the NPPF.

16. The occupation of the living accommodation shall be limited to a person(s) solely or mainly employed in the business occupying the pub/restaurant space.

Reason

Residential use on the site is only permitted as a result of the close working relationship the occupier would have with the licenced premises.

17. Prior to the relevant phase of work details of the roofing and external facing materials proposed to be used at the hotel and pub/restaurant shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

18. 16. The development hereby permitted shall be carried out in accordance with the approved plans listed below;
197-01 rev M site plan
197-02 rev E hotel ground and first floor plans

197-03 rev A hotel roof plans
197-04 rev A hotel elevations and sections
197-05 site sections sheet 1
197-06 site sections sheet 2
197-07 hotel second and third floor plans
197-15 costa plans elevations and sections
197-25 rev A vehicle tracking
197-26 existing site plan
197-27 location plan
Travelodge Emersons Green External lighting rev 2 All received 3/7/2019

1816-03 rev B pub/restaurant ground floor plan
1816-04 rev C pub/restaurant first floor plan
1816-05 rev C pub/restaurant elevations
1816-07 rev A pub/restaurant building lighting
1816-08 pub/restaurant service yard
1816-09 pub/restaurant sections
1816-14 rev B pub/restaurant building and patio lighting
1816-39 pub/restaurant fence details

3171_L_SWK_0_01 rev G landscape soft works plan

386_08_E_210 rev P5 pub/restaurant car park lighting
Travelodge Emersons Green External lighting rev 2 All received 18/7/2019

Reason

For clarification and to prevent the need for remedial action