

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: 09/21

Date to Members: 05/03/2021

Member's Deadline: 11/03/2021 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

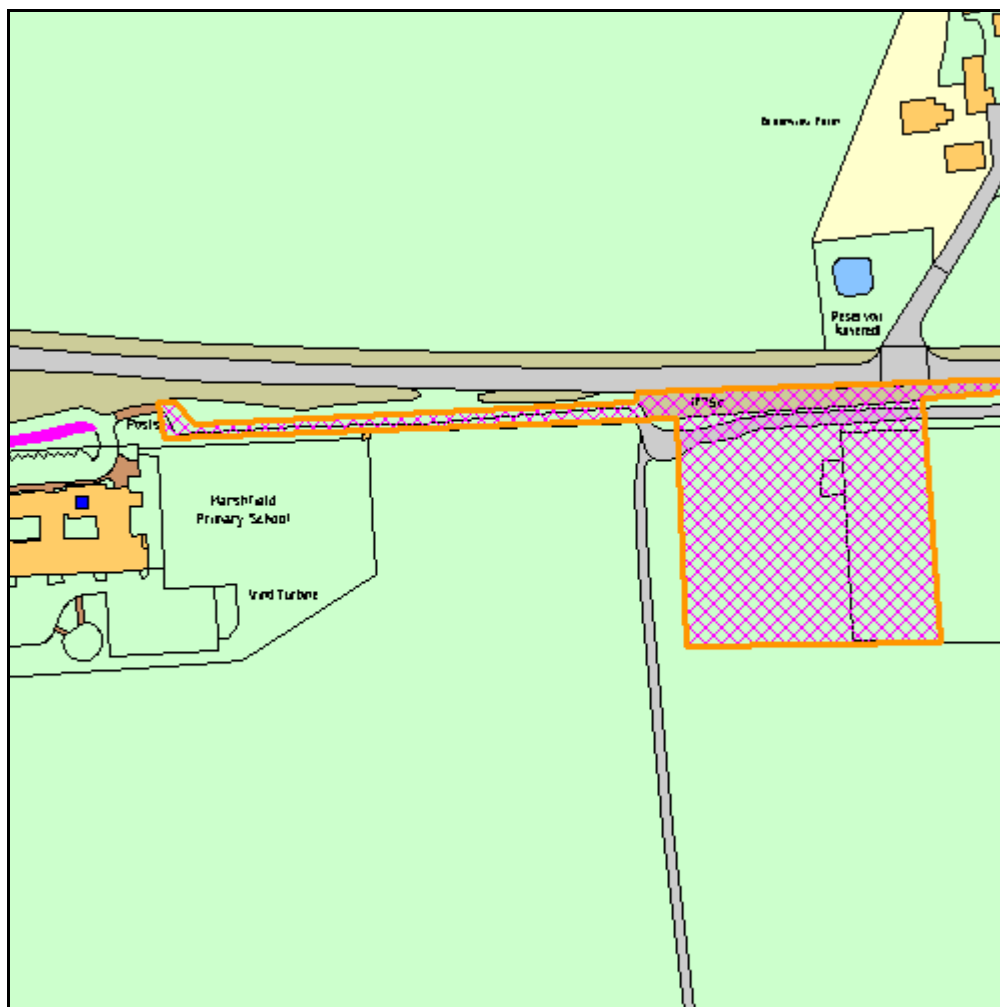
CIRCULATED SCHEDULE 05 March 2021

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/19778/F	Approved Subject to Section 106	Land West Of Garston Farm Marshfield South Gloucestershire	Boyd Valley	Marshfield Parish Council
2	P20/10660/F	Refusal	Hill House Cottage Frith Lane Wickwar South Gloucestershire GL12 8PB	Chipping Sodbury And Cotswold Edge	Wickwar Parish Council
3	P20/14136/RM	Approve with Conditions	Lyde Green Schools Honeysuckle Lane Emersons Green South Gloucestershire	Emersons Green	Emersons Green Town Council
4	P20/23750/F	Approve with Conditions	Adjacent To Harlequin Office Park Fieldfare Emersons Green South Gloucestershire BS16 7FN	Emersons Green	Emersons Green Town Council
5	P21/00296/F	Approve with Conditions	123 Alma Road Kingswood South Gloucestershire BS15 4EG	Kingswood	None

CIRCULATED SCHEDULE NO. 09/21 -5th March 2021

App No.:	P19/19778/F	Applicant:	Mrs Christine Eden Marshfield Community Land Trust
Site:	Land West Of Garston Farm Marshfield South Gloucestershire	Date Reg:	13th January 2020
Proposal:	Erection of 18no. dwellings with associated landscaping and highways works including new road access to Chippenham Road (A420).	Parish:	Marshfield Parish Council
Map Ref:	379117 173825	Ward:	Boyd Valley
Application Category:	Major	Target Date:	13th April 2020



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100023410, 2008. N.T.S. P19/19778/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.

INTRODUCTION

On 7th May 2020 a report was included on the Members Circulated Schedule relating to the erection of 18 no. dwellings with associated landscaping and highways works including new road access to Chippenham Road (A420). The report was referred in accordance with the Council Constitution as a total of three objections were received that are contrary to the Case Officer's recommendation. The application was not referred to the Development Management Committee.

At the current time therefore there is a resolution in place to grant consent for the development subject to conditions and the signing of a S106 agreement.

On the 1st October 2020 a further request for further time to allow for the signing of the S106 agreement was made, in the light of Section 7.2 of the original report (See Appendix below). Advice from the Council Legal Officer is that further time is required. A further extension was allowed until 15th January 2021 was allowed. Subsequently on 8th January a further extension until 15th March 2021 was given.

On 2nd March 2020 a request has been made for further time to allow the signing of the S106 Agreement. The Case Officer is aware that issues relating to the foul water disposal have required additional consideration. It is understood that the signing of the agreement is now imminent but an additional period of time until 30th April is now requested.

RECOMMENDATION

That a limited period of additional time until 30th April 2021 is given.

Appendix 1

1. THE PROPOSAL

- 1.1 This application is for the erection of 18 no. dwellings to the east of Marshfield. The development is made by the Marshfield Community Land Trust and will comprise 12 units of affordable housing (10 units being made available for Social Rent and 2 for Shared Ownership), 3no. Units that will be retained by the landowner with 3no. Units being sold as outright sale (it is indicated that these will help fund the development).
- 1.2 Access to the site is located midway on the northern elevation. Visibility splays are to be provided each side of the entrance. It is proposed to construct a new pedestrian and cycle path on the southern edge of the layby that runs alongside the A420 to give access to the village and in particular the school. 35 parking spaces are indicated, the majority of which will be located at the northern edge of the site.
- 1.3 The development will comprise largely barn style structures which while two storey are designed to sit low in the landscape (almost appearing single storey

when viewed from the wider landscape. These buildings are set around a central courtyard. In contrast a cluster of three units (those to be retained by the landowner) will be located at the south-eastern corner and these appear more in keeping with the tradition form of a rural farmhouse with their own courtyard in a farmyard style. The development therefore comprises four groups of dwellings.

- 1.4 The site is situated beyond the eastern boundary of Marshfield on 0.83 hectares of land. The site is farmland situated to the immediate south of the A420 and is surrounded to the west, south and east by further farmland. Immediately to the west of the site lies a farm track (which is a public right of way running south into the Doncombe Brook Valley), with Marshfield Primary School lying a further 100 metres away. A small Airstrip lies approx. 260 metres to the south used for limited recreational flying. To the east lies further farmland and approximately 40 metres from the site lies a hedgerow and the first farm buildings associated with Garston farm. To the north lies the A420 separated from the site at present by a low rise bund and hedgerow. A rough roadway runs parallel to the A420 between the site and the school to the west.

In terms of topography the site is relatively flat albeit with a slight slope from east to west (the fall is indicated as being 2 metres).

- 1.5 The application site is situated outside of the settlement boundary of Marshfield within the Area of Outstanding Natural Beauty (AONB) and the Green Belt. The application is submitted as a Rural Affordable Housing Exception Site. There are no other constraints.
- 1.6 In support of the application, in addition to the Design and Access Statement and Plans, the following documents have been submitted; Affordable Housing Needs Survey Report, Affordable Housing Statement, Landscape Visual Impact Assessment, Arboricultural Report, Geophysical Survey, Drainage Strategy, Ecological Impact Assessment, Transport Statement and Energy Statement.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS19	Rural Housing Exception Sites

CS24	Green Infrastructure, sport and recreation standards
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP5	Undesignated Open Spaces
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) June 2007

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

Landscape Character Assessment SPD (Adopted) November 2014

CIL and S106 SPD (Adopted) March 2015

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. **RELEVANT PLANNING HISTORY**

3.1 There is no relevant planning history

4. **CONSULTATION RESPONSES**

Please note, some of the consultation responses, given their length are set out in summary form. The full comments are on the South Gloucestershire Website.

4.1 **Marshfield Parish Council**

Marshfield Parish Council strongly supports this small-scale housing scheme on an 'exception site' within the current settlement boundary, led by a community initiative, which delivers a small number of local requirement homes to meet the identified need. These 18 new homes will be secured in perpetuity for local people and for this reason MPC favours the inclusion of rented accommodation.

MPC strongly approves of the design which is in keeping with the rural/agricultural landscape along with the sustainable and energy efficient approach to the design and build.

4.2 **Other Consultees**

Sustainable Transport Team

Initial Comments (summary)

The development is considered to have two key material planning considerations. Firstly whether the site is in a sustainable location and secondly whether there will be an adverse impact upon the surrounding highways network.

Sustainability

The site is within the vicinity of local services inc a primary school, doctors surgery, two convenience stores, community centre, post office and two pubs. Public Transport facilities meet the criteria although there is no Sunday service. The minimum criteria of walking distances to services exists subject to the provision of the footpath to the front.

Highway Impact

Visibility is considered appropriate at the access. The applicant has agreed to the provision of the extension of the 50mph limit further to the east of the site entrance. Also the provision of a footway to link the site to the village and school. There is a need for a "right turn" facility to avoid waiting traffic on the A420, this has been identified by the safety audit officer and must be provided.

Parking provision meets the Council standard.

Conclusion

1. Whilst, we transportation development control have no in-principal objection to a residential development on this site, we request that the developer reviews its junction design and to provide right turn lane facility all in compliance with safety auditors' recommendations.
2. We would also recommend that all works in relation to the new junction is secured under an appropriate legal agreement.

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

The applicant has now submitted a revised plan showing a revised junction layout - this incorporates provision of a right turn lane facility all designed in line with the highway design standards. In view of the revised plan then, there is no objection to the proposed access.

Other highway works associated with this scheme would involve the creation of a new footway/cycle link connection between the new site and Marshfield. Construction of a footway/cycleway link is essential if the development is to be made sustainable site in respect of access being available on foot and by cycling to all those existing facilities within Marshfield including accessing the Marshfield primary school nearby off Chippenham Road. Proposed footway /cycleway link should be minimum of 2m wide.

Other highway works proposed with this involves a review of the speed limit on the main road. Safety Auditor has recommended that the current speed limit outside the

site is to be reviewed from currently being de-restricted to 50mph passing the new site and this is something that the Highway officers support too.

All highway works as outlined above ought to be secured under an appropriate legal agreement. In this respect, we recommended that the works are covered under a s106 legal agreement.

Conclusion - In view of all the comments made previously, and within this response then, there is no highway objection to this application subject to the applicant first entering into a s106 legal agreement to secure the junction and all associated works, the footway and the speed limit review (to 50 mph).

A condition is required to ensure that all the parking and manoeuvring areas on the approved plans are completed and retained as such thereafter.

Environmental Protection

No objection subject to a condition to a Construction Environmental Management Plan condition and advices.

Public Open Space

Initial Comments:

It is unclear whether public open space is being provided on site. If it is not the contribution to community infrastructure would be as follows:

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Spatial amount provided on site (sq.m.)	Shortfall in provision (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Informal Recreational Open Space	470.4	0	470.4	£12,955.10	£22,835.62
Natural and Semi-natural Open Space	Adequate existing supply of Natural and Semi-natural Open Space within the settlement boundary of Marshfield				
Outdoor Sports Facilities	633.6	0	633.6	£34,702.34	£10,503.25
Provision for Children and Young People	84	0	84	£15,415.86	£16,209.90
Allotments	Adequate existing supply of Allotments within the settlement boundary				

	of Marshfield
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Wales and West Utilities

The applicant is advised that there are gas pipes in this area and that no plant or apparatus can be built over.

Waste Engineer

Initial Comments:

Confirmation is required regarding waste collection arrangements in line with the SPD.

This information has now been supplied and is acceptable.

Environmental Policy Team

Initial Comments (summary):

The overall approach is welcome however the following points are raised:

- The developer is encouraged to consider designing and constructing the scheme to PHI Low Energy building standard as a means of enhancing and certifying the quality and energy performance of the scheme
- Thermal bridging needs be explained
- How will air tightness be assessed?
- Details of MVHR units required
- Ground source heat pumps strongly supported. Recommendations made re the detailed arrangements
- Energy table calculations (regulated and unregulated emissions) need to be checked – appear low
- PV encouraged to be on all units including market sale
- Measures to prevent overheating recommended, use of green infrastructure
- Applicant encouraged to provide 100% of parking spaces with ECV points

The applicant has submitted a detailed Energy Statement that covers the above points. The Environmental Policy Team now state that the development meets the objectives of PSP6 and recommend the following condition:

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy Statement (Energy Statement, Adam Sims, Energy Compliance Ltd, April 22nd 2020) prior to occupation.

In accordance with the approved Energy Statement a total 41% reduction in carbon dioxide emissions (based on the DER and TER) beyond Part L 2013 Building Regulations shall be achieved, and a 20.20% reduction in carbon dioxide emissions below residual emissions (that is regulated and unregulated emissions) through renewable technologies shall be achieved.

Ecologist (summary)

The impact of the site is assessed as being site to local level of ecological importance. The main constraints are bats, birds, reptiles, hedgehogs and dormice. Though no further dormice surveys were considered needed, because of their presence in the surrounding habitat a check will need to be completed as part of bird nesting checks and reptiles checks to confirm absence of dormice by a suitably qualified ecologist.

The strimming of the grass to a lower level included in the reptile mitigation is to be supervised by a suitably qualified ecologist.

As badgers and hedgehogs could be using the site, any excavations must be covered at night and a means for escape should be installed such as a ramp should an animal become trapped. The excavations should be also checked on a daily basis. These informatives should form part of the LEMP.

No objection subject to conditions to; ensure that all works take place in accord with the mitigation strategy in the EIA report; the submission of a lighting design strategy; installation of ecological enhancement features, bird boxes, bat boxes, permeable fencing (hedgehog highways) and native planting; the submission of a landscape and ecological management plan.

Arts Officer

No comment

Housing Enabling Officer (summary)

This application to build 18 homes on a rural exception site meets the required criteria under CS19 of the Council's adopted Core Strategy Development Plan Document. The Strategic Housing Enabling Team support this proposal for Affordable Housing in Marshfield.

Recommendation: No Objection.

Lead Local Flood Authority

Initial Comments (summary)

The proposed drainage strategy has been reviewed. There are questions that must be resolved.

- Treated effluent cannot be discharged to ground via a soakaway after being through the treatment plant. The applicant must gain an Environment Agency permit to allow discharge
- Surface water disposal via soakaways throughout the site is acceptable however infiltration tests need to be complete
- Some soakaways are located close to tree roots and need to be located elsewhere as they need to be accessed for maintenance

Police

The proposal is not acceptable in its current form. For the following reasons:

Footpaths lie to the rear of the two blocks of terrace housing; gates should have a key lock; there is excessive permeability throughout the site.

Following the submission of amended details subject to the inclusion of 6.8mm laminated glass on the ground floor windows and doors, this objection is removed.

Highway Structures

No objection subject to informative

Landscape Officer

Initial Comments

The site is within the AONB, and Greenbelt and is close to the village of Marshfield, a conservation area, with multiple listed buildings. The proposed site is outside the settlement boundary, with views towards Marshfield, and is close to sites of nature conservation interest, and a registered Park, garden and battlefield. Given the designation of the site, views into and out of the site are of importance to the wider landscape and the landscape character of the area.

The Landscape Design and Detail to be conditioned and to include the following. All rear gardens to have fruit trees, all rear gardens to have hedgerows running along the length of the proposed chain link fence, the proposed boundary fence to be stock fence, with the proposed native species hedgerow with hedgerow trees, all walls to be permeable for hedgehog, reduce the number of Hedera helix, Sorbus torminalis to be included in hedgerow trees and include Oak trees within the planting plan.

Further comments have been received following further correspondence with the applicant's agent (summary – full comments on website):

It is considered that the application is acceptable with regard to landscape and compliant with our current landscape policies. The submission of a revised planting plan as a condition of planning is considered appropriate.

Urban Design Officer

No objection. A question over whether sufficient parking is provided. The proposed materials are to be welcomed. A condition should be applied that secures details of pavers, access surfaces, kerbs, self-bound gravel, window frames, doors/garages, lintels and sills, fibre cement tiles/sheet, facing bricks, stone cladding, mortar, guttering. A condition should also secure a palette of materials to show the principle facing materials including brick, stone cladding and fibre cement cladding.

Cotswold Conservation Board (summary)

The provision of affordable housing is an important consideration as evidenced by the Housing Needs Survey. The scheme is proportionate to the existing settlement

The Board is concerned that the development has the potential to have a significant adverse impact on the purpose of the AONB designation which is to conserve and enhance the natural beauty. There is concern that the proposed development is physically detached from the settlement boundary (this is incompatible with the landscape characterised by a very open and exposed nature).

The Landscape and Visual Impact Assessment (LVIA) is not sufficient in failing to assess the effect of the development on the landscape character. Great weight should be given to this impact, also the site is in the Green Belt. A detailed assessment of the LVIA is included in an annexe (details can be seen on the website).

If consent were to be given the percentage of affordable housing should be increased to at least 75% (15 out of 18) or (12 out of 16).

The farmstead design concept is welcome particularly given the immediate context. If permission is granted the building materials should include locally quarried limestone rather than just yellow brick.

Other Representations

4.3 Local Residents

2 letters of objection has been received. The grounds of objection can be summarised as follows:

- This will set a precedent for future development in Marshfield
The proposal will add to existing traffic problems in Marshfield High Street
- The site is located within an extremely sensitive location and the proposals would not conserve and enhance the scenic qualities of the AONB. The proposed development would therefore not be compliant with paragraphs 172 of the NPPF, policy CS9 of the Core Strategy, and policies PSP 2 and 3 of the Local Plan. The proposed development would result in demonstrable harm to the character, appearance and special qualities of the AONB and these considerations should not be overridden by virtue of the proposals being for affordable housing. As such, the proposed development should be refused on landscape and visual grounds.

79 letters of support have been received. The grounds of support can be summarised as follows:

- The site is ideally placed for facilities.
- Easy access to the school, playing field and Community Centre
- Low cost affordable housing is much needed in Marshfield which is expensive place to live
- Marshfield needs more housing especially smaller units

- It is a good scheme because it includes a large element of social housing
- People who view Marshfield as home can remain (too many individuals and young families forced to relocate to neighbouring towns)
- The proposal meets the requirements for a Rural Exception
- The design is appropriate for the rural context
- Delivers on the localism agenda
- The proposal follows inclusive local consultation and represents feeling in the village
- Good low energy design
- Will enhance the village
- Will help the school which has low numbers
- Planning condition should secure the footpath to the front of the site
- Marshfield residents should get first priority
- This is a valuable addition to the local community

5. **ANALYSIS OF PROPOSAL**

The application proposes the erection of 18 no. dwellings with associated landscaping and highways works including new road access to Chippenham Road (A420).

5.1 Principle of Development

In considering the principle of development, the application site is situated outside of the settlement boundary of Marshfield in the open countryside. Furthermore the site is situated within the Bristol/Bath Greenbelt and the Cotswold Area of Outstanding Natural Beauty (AONB).

5.2 *Locational Strategy*

The locational strategy for the District is set out in policy CS5 and, in this instance, CS34 of the Core Strategy. Under these policies, new residential development is directed to the strategic housing allocations, existing urban areas, and defined rural settlements as shown on the proposals maps. In rural areas, new residential development outside of a defined settlement is strictly controlled and would have to comply with the provisions of policy PSP40.

This application proposes development outside of a defined rural settlement, however policy PSP40 indicates that development will be acceptable for rural housing exception initiatives which accord with Core Strategy Policy CS19 (Rural Housing Exception Sites).

CS19 states that:

Proposals for permanent affordable housing to meet an identified local need (including a small element of market housing where this will facilitate the successful delivery of the affordable housing) will be permitted as an exception on sites where market housing would not normally be acceptable.

Proposals should be:

- *Supported by an approved housing needs survey*

- *Well related to a rural settlement*
- *Modest in scale and in keeping with the form and character of the settlement and the local landscape setting; and*
- *Supported by the appropriate Parish Council*

The permission will be subject to conditions, or a legal obligation to ensure that the affordable housing is reserved in perpetuity for those in local affordable housing need.

In association with the South Gloucestershire strategic housing enabling team, corporate research team and Marshfield Parish, a housing needs survey was carried out between July and September 2018. There was a response rate of 34.4% to this survey which concluded that 17 households were in need of Affordable Housing of which 13 required affordable rented accommodation. These findings are supported by and endorsed by Marshfield Parish Council.

The design and access statement indicates that a thorough site selection process was undertaken, with the site being chosen for a number of reasons. These reason include: proximity to the village and the services/facilities that it can offer future residents; topography – it is relatively level; the site is able to accommodate sufficient affordable and market housing; there are no on site constraints such as archaeology and lastly the site is available on reasonable terms. The form and scale of the development is considered acceptable. The provision of a footway linking the site to the remainder of the village (to the school) will ensure that although there is a degree of separation from the settlement boundary, the relationship is considered acceptable. A more detailed assessment of the impact upon the landscape is set out in the body of the report below.

It is therefore considered that the proposal meets the criteria set out in Policy CS19 and thus can be considered a Rural Housing Exception Site, thus fulfilling criteria 1 of PSP40.

It is important to note that PSP40 also requires that:

In all circumstances, development proposals including any alterations, extensions or creation of a residential unit, will be acceptable where they do not have a harmful effect on the character of the countryside or the amenities of the surrounding area.

This is considered in detail below however subject to this assessment the proposal is considered acceptable in these terms.

5.3 *Green Belt*

The site is located within the Green Belt. Among other criteria, the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, to preserve the setting and special character of historic towns and to assist in safeguarding the countryside from encroachment. The essential characteristic is their openness and permanence.

For the above reasons the forms of development deemed appropriate in the Green Belt is strictly limited.

Para 145 (f) of the National Planning Policy Framework does however indicate the following as an exception to the general rule that the construction of new buildings in the Green Belt should be treated as inappropriate:

Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)

As set out above in 5.2, the site is considered to meet the criteria for a Rural Housing Exception Site that are set out in Policy CS19 of the Core Strategy and it therefore follows that the development is deemed to be an appropriate form of development in the Green Belt.

5.4 *Area of Outstanding Natural Beauty*

The site is situated within the Cotswolds Area of Outstanding Natural Beauty where, in accordance with guidance in the NPPF, great weight should be given to conserving landscape and scenic beauty. To this end, policy PSP2 seeks to resist proposals that would have an adverse impact upon the natural beauty of the AONB. The NPPF is more specific; with regard to development in designated areas such as AONBs it states that 'major' development that would affect the AONB should be refused unless it is in the public interest.

The protection of the Cotswold Area of Outstanding Natural Beauty both in terms of the protection of its character and appearance is also set out within Policy CS9 of the Core Strategy as well as the aforementioned PSP2 and also PSP3.

No definition of major development is given in the NPPF. This has been a matter of contention across the country however in *R (Trevone Objections Group) v Cornwall Council [2013] EWHC 4091* the judge concluded that the definition of 'major' development in the AONB should be a matter of planning judgement rather than defined in the Development Plan. The judge in *Aston v SSCLG [2-13] EWHC 1963* stated that there is no uniform meaning to the phrase 'major development' in relation to the AONB and each should be assessed in its context.

In this case given the number of units and location it is considered reasonable to conclude that the proposal constitutes major development.

The NPPF indicates that consideration of such major applications should include an assessment of:

- a) *The need for the development, including in terms of any national considerations and the impact of permitting it or refusing it upon the local economy*
- b) *The cost and scope for developing outside the designated area or meeting the cost in some other way*

c) Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated

As set out above there is a demonstrable need for the development. This need is specific to Marshfield and thus the development has to be within the parish boundary. This need is recognised and the development supported by the Parish Council. Other sites have been examined but this is a site which has become available and would allow for the delivery of the development meets all the requirements needed within the confines of the Marshfield Parish.

In terms of criteria C, that considers whether the proposal would have a detrimental effect on the environment, the landscape and recreational opportunities (and extent to which the impact can be moderated) the following assessment is made.

Landscape (existing) Considerations

An objection has been received that contends that the proposal would demonstrably harm the character and appearance and special qualities of the AONB and that the proposal would not be in accord with its management plan. The objection contends that *“landscape protection considerations should not be overridden simply by virtual of the proposals being for affordable housing within a rural exception site”*.

The Case Officer completely concurs with the sentiment expressed in this objection and considers that it is for this reason that the NPPF has been written as it has with three distinct and separate criteria that must be **all be satisfied, thus any benefit from the provision of the Affordable Housing cannot outweigh any impact upon the environment and landscape of the AONB.** To reiterate the three criteria are: *The need for the development, including in terms of any national considerations and the impact of permitting it or refusing it upon the local economy; the cost and scope for developing outside the designated area or meeting the cost in some other way; any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.*

The impact upon the Cotswold AONB in these terms goes to the heart of whether the application is acceptable in principle. The extent of that impact and whether it is detrimental and the extent to which it can be moderated is however a matter of planning judgement.

An objection as set out above has been received from the Cotswold Conservation Board (CCB). This objection is available on the website in its entirety. The CCB recognises the benefits of the proposal in terms of the provision of affordable housing and considers the development proportionate in scale to the existing settlement. In the event the scheme is given approval it is considered that the percentage of affordable housing should be increased and a different choice of materials used in part. Notwithstanding this it is considered that the scheme will have a detrimental impact upon the landscape given its nature and separation from the settlement. The supporting Landscape Visual

Impact Assessment is also criticised for underplaying the impact and technically not supporting its conclusions in the submission.

The Council's Landscape Officer has assessed the impact of the proposal, and notwithstanding the comments received from the Cotswold Conservation Board, has made that assessment based upon her professional opinion and interpretation of the information that has been supplied. The assessment set out below is made having regard to criteria C as set out above that major development must consider "*any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated*". The assessment has full regard for the site's context within the AONB and the sensitivity of the site having regard to the designation of the site, views into and out of the site in particular are of importance to the wider landscape.

The site is within LCA2 'The Marshfield Plateau' as identified in the Landscape Character Assessment SPD. In terms of its attributes, the landscape is identified as being gently sloping, open, and agricultural in nature.

It is considered that views of the site will be largely in passing from the A420, from the footway alongside the site or more distant views from land to the south. The applicant has indicated that a number of measures have been taken to mitigate the impact upon the landscape. These include management and replanting of hedgerows, recessive building materials, clustering of buildings, tree planting, avoiding hard surfacing, keeping dry stone walling. It is noted that the design of the terraced buildings which although two storey appear as single storey from the outside of the site due to the roof form design.

A detailed Landscape Visual Impact Assessment (LVIA) has been submitted which demonstrates a limited impact from the proposal. This acknowledges sensitivity to change. This LVIA was produced following detailed discussion between the Council Landscape officer and representatives of the applicant. It should be noted that a total of 46 viewpoints were considered following Zone of Theoretical Visibility modelling and a number of more distant southerly views were ruled out as the site was not visible from these locations. A selection of representative viewpoints were then agreed with the applicant to form the basis of the LVIA.

Concerns that the assessment is not sufficient or broad enough are noted, in particular that the site would be visible from a considerable distance and also that an existing nearby waste management site should be taken into account. The assessment of the impact has been made having regards to the degree of separation of the site from the Marshfield village boundary and its position in the landscape however the Guidelines for Landscape and Visual Impact Assessments (GLVIA 3 2013) require the assessment to be proportionate to the scale of the development. Notwithstanding the objection received, it is the professional view of your officers that the LVIA provides a suitable level of information and accords with the guidance in the GLVIA being considered sound for the purposes of assessing the scheme.

The conclusion of significance of impact has been calculated with regard to the high level of landscape mitigation proposed. It is noted that concern has been expressed that the site currently has no physical boundaries and is in an exposed position within an arable field, however the Landscape Strategy within the Marshfield Plateau landscape character area is ; ‘to “provide a positive enhancement to the current landscape and biodiversity and ensure the conservation and enhancement of the diverse habitats within this character area, to ensure their connectivity via informal broadleaf tree planting and native species hedgerows’.

It is considered that the landscape proposals are in accordance with this strategy requirement and furthermore, additional planting has been secured, as including trees to rear gardens and hedgerows to divide rear gardens, bird and bat boxes, minor amendments to tree species and additional tree planting within the southwestern boundary of the site. It is considered that the planting proposals are appropriate and provide a good level of mitigation and biodiversity enhancement. A revised planting plan incorporating these additional improvements to the scheme will be submitted as a condition of planning

Concern has been raised that the approval of this application and subsequent development, would leave the area of land between this site and the primary school vulnerable to development. It is not considered that this is a matter that can be considered in detail here as each application must be assessed on its own merits. In this case however any such application would have to meet the same very stringent policy considerations that this application is assessed against not least whether it meets those criteria above that define a “rural housing exception site”.

Overall, if permitted the development would be unlikely to have a significant or demonstrable impact on the landscape character of the area. While the aim of the AONB is to preserve land to protect natural beauty, the development would not notably detract from the character of the AONB or degrade the natural beauty of this location within the AONB.

Great weight should be attached to the preservation of the landscape in the AONB in accordance with national guidance, however while there would be some landscape impact, this impact is limited in nature and as a result would not have a significant adverse impact.

5.5 *Principle of Development (summary)*

It is concluded that the application is acceptable in principle. The remainder of this report will considered the detailed material planning considerations.

5.6 Landscaping (proposed)

The impact upon the existing landscape, forms part of the assessment of the principle of development given the location in the Area of Outstanding Natural Beauty.

In terms of the future landscaping of the site itself, this needs to be carefully considered.

A balance needs to be struck between the need to provide a boundary around the site and the need to ensure that the site blends into the existing landscape in a natural way (as indicated above the landscape is generally open). Careful consideration needs to be given to the treatment on the southern boundary in particular. For occupiers of the site, the view across this landscape and the south facing aspect is clearly an important consideration, so it is considered by officers that a dense and high tree belt would not be appropriate either as a response to the landscape character or in terms of the amenity of the occupiers. Against this consideration needs to be given to security and a boundary to the site. Given the prevailing winds perhaps a more substantial cluster of trees is appropriate at the south-western corner of the site. Along the southern boundary a native hedge is appropriate with trees of a suitable size and species at intervals.

In addition officers would like to see all rear gardens to have fruit trees and to have hedgerows running the length of the chain link fence. A stock fence on the boundary is considered appropriate to the rural character (along with the native species hedgerow and hedgerow trees discussed above). Walls should be permeable for hedgehog and oak trees should be included in any planting plan.

It is considered appropriate to attach a condition to the decision to secure a detailed landscaping plan (as indicated elsewhere in the report a condition will also be included to secure a Landscape and Ecological Management Plan).

5.7 Ecology

Policy CS9 of the Core Strategy and Policy PSP19 of the Policies, Sites and Places Plan indicate that development should conserve and enhance the natural environment, avoiding or minimising impacts upon biodiversity. PSP19 in particular indicates that where appropriate biodiversity gain will sought proportionate to the size of the scheme.

An Ecological Impact assessment has been submitted with the application, which has been viewed and agreed with by officers.

While the site is not within a designated site for nature conservation, it is within an area that would have the potential to impact upon the St Catherine's Valley SSSI, however it is considered given the scale of the development that this would not in fact be the case. Turning to those species that are protected under the habitat regulations:

Bats

There were no trees or other features on the site that were found to provide roosting sites. Some activity has been recorded within the northern hedgerow but this is limited given the proximity to the main road and regular hedge maintenance. It is concluded that the low level of activity is present and the ecological value for bats is low.

Great Crested Newts

There is a lack of suitable waterbodies and these are unlikely to be found although some areas of the site may be used by toads.

Dormice

Due to intensive agricultural practices it is considered that while the site potentially could offer a suitable habitat these are unlikely to be present.

Birds

The site provides a suitable habitat for ground nesting birds

Reptiles

Notwithstanding the fact that the site largely comprises arable farmland, the margins in particular the stone wall and rougher grassland/scrub may provide habitat however it is considered that the site is unlikely to support a population.

Badgers

No signs of badgers were recorded although they may cross the site.

Hedgehog

The site provides suitable sheltering and hibernation habitat for hedgehogs within the areas of dense scrub, field margins and hedgerow bases.

Invertebrates (e.g. noble chafer)

No notable invertebrates were recorded during the survey and the habitats are considered to be of sub-optimal quality for invertebrates due to the agricultural management and species poor hedgerows and field margins.

It is concluded that the site would have a local level of ecological importance with the main potential being with regards to bats, birds, reptiles, hedgehogs and dormice.

The proposal is considered acceptable in ecological terms subject to conditions to ensure that all works take place in accordance with the recommendations set out in the "Mitigation Measures" section of the submitted Ecological Impact Assessment report and a condition to secure a detailed lighting design strategy (bats, badgers and hedgehog). Also a condition will be attached to ensure that the ecological enhancement features that are set out in the Ecological Appraisal are installed prior to the first occupation of the development, these features should include but not be limited to bird boxes, bat boxes, permeable fencing and native planting. Lastly a condition will be attached to the decision notice requiring the submission of and implementation of a landscape and ecological management plan (LEMP).

5.8 Affordable Housing

As set out in the section above (5.1 to 5.5), the provision of a Rural Housing Exception Site through this proposal allows for the development of affordable housing in a rural location where because of planning policy the provision of market housing would not normally be acceptable. Policy CS19 states;

Proposals for permanent affordable housing to meet an identified local need (including a small element of market housing where this will facilitate the successful delivery of the affordable housing) will be permitted as an exception on sites where market housing would not normally be acceptable.

Proposals should be:

- Supported by an approved housing needs survey
- Well related to a rural settlement
- Modest in scale and in keeping with the form and character of the settlement and the local landscape setting; and
- Supported by the appropriate Parish Council

The permission will be subject to conditions, or a legal obligation to ensure that the affordable housing is reserved in perpetuity for those in local affordable housing need. Taking the above criteria in turn:

Proposals should be Supported by an Approved Housing Needs Survey

In April 2018 Marshfield Parish Council (MPC) asked SGC's Housing Enabling Team to conduct an Affordable Housing Needs Survey (AHNS) as the previous one had come to the end of its 5-year shelf-life.

Following discussions with MPC, survey questions and distribution method were agreed and the survey was conducted during the summer, closing in mid-September 2018.

Subsequent analysis took several months but the final consultation report was published in January 2019 and concluded the housing need as set-out below:

Affordable Housing	
Social rent tenure	13 households
Shared ownership (40% or 50% product)	4 households
Total	17 households

The survey also offered further detail on the house-types required:
10 x 1-bed, 5 x 2-bed and 2 x 3-bed

Table 2 provides a summary of the number of affordable homes needed by tenure and bedroom size.

Table 2: Affordable Homes needed by tenure and size			
Tenure	1bf	2bf or 2bh	3bh
Social rented	7	4	2
Shared Ownership	3	1	
Total	10	5	2

In association with the South Gloucestershire strategic housing enabling team, corporate research team and Marshfield Parish, a housing needs survey was carried out between July and September 2018. There was a response rate of 34.4% to this survey which concluded that 17 households were in need of Affordable Housing of which 13 required affordable rented accommodation. These findings are supported by and endorsed by Marshfield Parish Council.

It is therefore considered that the above evidence demonstrates that there is a genuine need for affordable housing within Marshfield from those with close connection to the parish.

Proposals should be Well Related to a Rural Settlement

By definition exception sites are outside of the village's development or settlement boundary, as is the case with this application. This site is situated just outside the settlement boundary where a footpath to the front of the site will provide access to the facilities that Marshfield is able to provide. Although there is a gap top the settlement boundary it is considered that the site relates well to the village.

Proposals should be Modest in Scale and in Keeping with the Form and Character of the Settlement and Local Landscape Setting

The impact of the design and layout of the proposal upon the local landscape setting is discussed elsewhere in this report in detail. The proposal is considered to meet this criteria.

Proposals should be Supported or Initiated by the Appropriate Parish Council

Marshfield Parish Council outlined their position in January 2016 when they endorsed South Gloucestershire Council's stance for an 'exception site' where this would allow a small-scale development, under local control, to potentially come forward. Officers of the Housing Enabling Team note that the Parish Council have supported the work of Marshfield Community Land Trust and endorsed the finding of the housing needs survey at a meeting on 5th March 2019. The Parish have also shown their support for the proposal in their response to this planning application (see 4.1 above)

It is proposed to provide the following as part of the development:

Social Rent

Quantity & Type	Min Size m ²
4 x 1 bed 2 person flats	50
4 x 2 bed 4 person houses	79
2 x 3 bed 5 person houses 2 storey	93

Shared Ownership

Type	Min Size m ²
2 x 2 bed 4 person houses	79

The remainder of the units i.e. 6 dwellings will help subsidise the affordable element.

In terms of the design, delivery, rent levels, these have been set out and with one exception meet the requirements of the SPD. The one exception is that in this case it is considered that the provision of one wheelchair accessible unit can be waived. This judgement has been made in association with the occupational therapist on the basis that:

1. As a semi-rural location, its geography can make access to facilities, public services & retail challenging.
2. Public transport can be challenging or infrequent and this may cause isolation for the disabled person.
3. Commissioning care from Care agencies is challenging in semi- rural communities.

In terms of the design the affordable units are to be built to the same high quality design standards and will be visually indistinguishable from the market units and in addition, Part M of the Building Regulations accessibility standards M4(2), Secured by Design Silver, Part Q Building Regulation standards and compliance with the RP Design Brief;

- i. All rear gardens to be turfed and generally to have 1.8m high close boarded fencing to boundaries and privacy panels;
- ii. All properties to have vinyl/tiles on floor in all ground floor rooms;
- iii. Ceiling height tiling to 3 sides of bathroom to be provided;
- iv. Provide wall mounted shower (either electric or valve and kit);
- v. Provide gas and electric points to cooker space (where gas is available);
- vi. Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)

In terms of the delivery and phasing the applicant has confirmed that should permission be achieved, the development will proceed over one development phase.

The Council to refer potential occupants to all first lettings and 75% of subsequent lettings. As a rural exception site a local lettings policy will be agreed between SGC, and Marshfield CLT.

Affordable housing on rural exception sites will be subject to a condition or legal obligation, which limits occupancy to those with the local connection, (defined in CS19, paragraph 10.55). Should dwellings remain unoccupied for a period of time a cascade approach to widen the area of connection will come into effect. The cascade approach will be defined in a legal agreement, together with details of how the dwellings will be reserved as affordable in perpetuity.

In terms of the rent levels and affordability Social Rent homes to be let at Target Rent (Rent Standard Direction 2014). Shared Ownership homes to be sold at no more than 40% of market value, and annual rent on the equity retained by the RP should be no more than 1.5%. Service charges will be capped at £650 per annum (April 2016 base and linked to RPI) to ensure that all housing costs are affordable to future occupants.

The Affordable Housing provision will be secured through a planning obligation as set out in Section 7(a) below, both in terms of the quantity, tenure and details set out above.

5.9 Environmental Protection

Policy PSP 21 states that proposals for development on land which may be affected by contamination will be acceptable where adequate remedial measures are taken. Officers note the current use as arable land and that the chance of contamination is low however it is considered appropriate to apply a precautionary condition to require the reporting of any contamination found during construction and to secure measures to deal with this if it is found. Subject to this condition the development is considered acceptable in these terms.

5.10 Transportation

Policy CS8 of the Core Strategy considers the location of new development and encourages new development that is sustainably located where development can secure access to facilities and services by means other than the private car. PSP11 in more detail requires development to have an acceptable impact on highway and road safety.

In support of the application the applicant has submitted a Transport Statement.

Sustainability

The application site is situated just beyond the settlement boundary by approximately 260 metres, the nearest development being the Marshfield Primary School and its grounds. The access profile for Marshfield shows a dedicated community centre, post office, two public houses, there are also two convenience stores. Unusually for a rural settlement there is a Doctors surgery (Three Shires Practice Back Lane) approximately 800 metres from the site.

Within the settlement there is a small safeguarded employment area (Listed under Policy CS12 as the Sungard Vivista Premises). As indicated above the settlement has a primary school with walking and cycling distance.

Marshfield lacks facilities such as a library, pharmacy, dentist, large food retail store, secondary school and major employers. MJ Church is approx. 2km from the site further to the east along A420 but is not considered to be accessible easily/safely by anyone wanting to walk or cycle so is discounted.

In terms of Public Transport, a Service (No.53) runs between Kingswood and Marshfield. PSP11 sets out the accessibility criteria for bus services, indicating that this should have at least one service arriving before 9am and at least one that returns after 5pm. The criteria indicates that on Saturdays there should be one service that arrives before midday and returns after 3pm. The above service meets these criteria. There are no public transport connections on a Sunday.

In terms of distances to facilities for walking and cyclists from the entrance onto the A420, these are as follows (the appropriate standard set out in Policy PSP11 is included in brackets :

Primary School	260m (3200m)
Post Office	930m (1200m walking/800 cycling)
Community Centre	600m (800m)
Local Shops	1100m (1200m)
Lord Nelson (nearest Public House)	790m (800m)
GP Surgery	790m (800m)
Bus Stop (Chippenham Road)	360. (400m)

In summary it is considered that there is a mixed picture. The principal transport mode will be the private motor car. For a rural settlement the available facilities can be considered appropriate and those available although likely to be accessed by car, all fall within the minimum criteria in PSP11 for walking and cycling.

Highway Safety – Site Access

The single vehicular access to and from the site is in the form of a simple “T” Junction. Visibility is considered acceptable. A safety audit undertaken made three recommendations; the provision of a new footway between the site and the access road serving the school (where connection exist to the remainder of the settlement); the extension of a 50mph speed limit between the site and a point to the east on the A420 and lastly a right turn facility from A420.

The applicant has agreed to the provision of the above through a S106 agreement (see Section 7 below). Considerable negotiation has taken place to secure an appropriate design for the right turn facility but that is now agreed. Officers consider the number of likely traffic movements justify this facility on

Highway Safety grounds. The footpath is absolutely critical in ensuring connectivity to those facilities available.

Parking

South Gloucestershire Council residential parking standards are set out in PSP16 and in the Supplementary Planning Document (SPD) adopted in 2013. The standards are described as minimum provision, plus visitor allowance. For this proposed development consisting of 4no. 1-bed and 6no. 2 bed and 8no. 3-bed the minimum parking requirement is 33 including 4 visitors' spaces. The submitted details show a total of 36 car parking spaces. This therefore exceeds the minimum standards and as such is considered acceptable.

In summary subject to the signing of a legal agreement to secure the above provisions and a condition to secure the provision of the parking spaces prior to first occupation the development is considered acceptable in transportation terms.

5.11 Urban Design

Policy CS1 (and PSP1, of the Policies, Sites and Places Plan) of the Core Strategy indicates that development will only be permitted where *"the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that siting, form, scale, height and massing, detailing, colour and materials are informed by, respect and enhance the character distinctiveness and amenity of both the site and its context."* Integration with the landscape such that it is integral to the design, safety and security are all considerations.

The design of the proposal is as set out above in 5.1 to 5.6, one of the considerations in considering the principle of development in so far as this is a factor both in terms of consideration of the AONB where the development must make a positive contribution but also in terms of meeting the tests of meeting the definition of a Rural Housing Exception Site i.e. being *"Modest in scale and in keeping with the form and character of the settlement"*.

The site has an unusual context as it is effectively a "stand-alone" rural development where there is a degree of separation from Marshfield. The context is therefore largely open farmland.

The applicant has set out that the scale, massing and layout of the proposal is considered to respond to the various aspects of the context by minimising the visual impact of the development. The development is set out as a courtyard development with largely linear barn like structures that are set around shared communal space. The exception to this is a cluster of three buildings at the south-east corner to be used by the farmer. These have the appearance of standard farmhouses. Buildings will be two storey and avoid north facing elevations. They are set back from the road and an area of car parking is provided back from the northern edge, although smaller areas of parking can be found within the site.

The buildings while two storey, given the pitch of the roof appear as single storey when viewed from long views into the site. This reduces the impact of the development upon the landscape significantly. The “taller eaves” i.e. where the building appears two storey face onto the communal space and thus are view from much closer. The three dwellings at the south east corner are detached but connected at the ground floor by stone walls. This to a degree ensures that this part of the site reads as a single unit.

In terms of materials, the linear barn like structures will be of light-weight materials of a similar type to agricultural buildings. Fibre cement roofs and gable ends with the longer elevations front and back being clad in yellow brick which is said to replicate that to be seen on stone walls. The three dwellings situated at the south east corner are to be clad in masonry with the garden walls that attach the properties to each other at ground floor level to be of buff stone. The fibre cement will match that on the other buildings.

The access/internal roads are to be privately maintained. There will be a communal bin store for the 4 no. flats and each house will be provided with an individual store. There was a concern in relation to the provision of waste storage at the south-east corner of the site as this exceeded the distance to which refuse storage would be collected. As a result a bin storage area is now provided to the west of the earlier location such that it is accessible for the users and collectors within the distance limitation of 25m set out in the Council’s waste standards. Cycle storage is provided with one store per house (to allow storage of 2 no. cycles), with the flats have a separate communal cycle store.

The scheme is not of a scale that would warrant the provision of public art.

Initial concerns were raised by the police with respect to the security of the site. These concerns related to the footpaths to the rear of the properties and natural surveillances, and the preference of gates to these footpaths. The applicant has agreed to add gates to the ends of these footpaths to make clear that this is private or public space. Fence heights have been increased closer to the road. The Case Officer however accepts the view of the applicant following submitted evidence that open areas are overlooked. There are only two access points for the occupiers of the site, one vehicular and one pedestrian and the main public area is overlooked at the centre of the development and anyone not from the site would be visible. The applicant is also showing on the plans the use of thickened laminated glass at ground floor level. The police are now satisfied with the proposal from a safety/security perspective.

Subject to appropriate conditions to secure the submission of details of materials and a specific condition to secure the provision of a sample palette in situ of the facing materials the proposed development is considered acceptable in design terms.

5.12 Climate Change/Environmental Policy

PSP6 in line with the NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change.

PSP6 requires all development proposals to be encouraged to minimise end user energy requirements over the current building regulations. In addition all major greenfield residential development will be required to reduce Carbon Dioxide emissions further by at least 20%. This proposal falls within this category.

An initial Energy Statement was submitted with the proposal and as set out above (consultation response), further information was requested. Following a few further revisions the energy statement has been accepted by officers.

The applicant intends to build the scheme to Passive House Standards and to use a consultant during the construction phase of the development. The following key areas are to be used:

Low thermal fabric u-values go far beyond the guidance set out in Part L 1A.
 Highly efficient Kensa Shoe Box Ground Source Heat Pump heating system to supply both heating and hot water.
 Low u-value TRIPLE glazed windows and highly insulated entrance doors.
 High levels of thermal bridging performance/efficiency.
 Low air permeability
 Highly Efficient MVHR (mechanical ventilation with heat recovery) ventilation systems.
 100% LED lighting

The submitted information states that a 20.2% Carbon Dioxide saving can be achieved. Furthermore Passivhaus methodology will allow the opportunity to assess overheating as summer temperatures increase. Electric vehicle charging points are to be provided. The Environmental Protection Team is satisfied with the proposed statement and a condition will be attached to the decision notice to ensure that all work is carried out in accordance with the recommendations held within it.

5.13 Drainage

Policy CS9 of the Core Strategy requires that development should be firstly located away from areas of flood risk and secondly should reduce and manage the impact of flood risk through among other criteria the use of Sustainable Drainage Systems (SuDS). PSP20 more specifically considers flood risk and surface water management.

The application site is located in Flood Zone 1 where there is the lowest risk from flooding and where vulnerable development such as that proposed should be located in the first instance.

Notwithstanding this fact, it is requirement that development proposals should reduce surface water discharge from the site area. This is a greenfield site and it is a requirement that discharge is restricted through a controlled outflow to minimise surface water both within the site and to minimise off-site flood risk.

Initial draft proposals were deemed inappropriate primarily because of inappropriate means of discharge from a package treatment system for foul rather than surface water.

It is now considered that it is possible to address this issue satisfactory subject to a condition to secure full details of a surface water and foul water sewage scheme ensuring flood prevention, pollution control and environmental protection, bearing in mind that no public sewer connection is possible in this location. The condition will specify the level of detail required including the exact location of any soakaways and details of a new sewage package treatment plant and method of disposal.

Subject to this condition the development is considered acceptable in drainage terms.

5.14 Public Open Space

Policy CS6 of the Core Strategy recognises that new development of a sufficient scale (and this proposal as a development of 18 no. dwellings falls within the thresholds specified in the National Planning Policy Guidance (NPPG), will add to the overall demand upon existing infrastructure. The policy states that the development will be required to provide on-site provision but also where the provision cannot be provided on site “financial contributions will be sought and may be pooled to secure the necessary off-site infrastructure investment”.

Within the supporting text (6.19), the provision of Green Infrastructure to include Open Space, play and outdoor sports facilities is included as a facility or service that a development may be required to contribute towards. The provision of a full range of open spaces is recognised as a key element in the delivery of sustainable communities supporting the residents’ health and social well-being.

It is predicted that an additional dwellings would result in a population increase of 39.6 people. An audit of existing provision has demonstrated a shortfall of Informal Recreational Open Space and provision for Children and Young People. There is a reasonable quantity of outdoor sports facilities however Withymead Playing Field has been identified in the SGC Playing Pitch Strategy as needing improvements through better maintenance. There is an adequate supply of Natural and Semi-natural Open space and allotments within the settlement boundary of Marshfield. Withymead Playing field is well connected to the site by footpaths either to the south or via the front of the site and to the side of the school (this puts emphasis on the importance of upgrading/providing this link to the front of the site).

It is considered that if informal recreational open space is provided on site then this is sufficient to meet the required amount. This will be maintained privately by the developer.

There is adequate existing supply of natural and semi-natural open space within the settlement boundary of Marshfield as well as Allotments. It is noted

however that the submitted landscape plans indicate on-site provision of 510sq.m of Natural and Semi-natural Open Space and 314sqm of Ancillary Space and the Heads of Terms of the S106 will include this and the requirement for its inclusion in the future maintenance arrangements by the private management entity.

There is a requirement however for both outdoor sports facilities and equipment/facilities for children and young people as well as its future maintenance to be provided off-site and as indicated above this will be provided at nearby Withymead Playing Field. This is included in the S106 Heads of Terms set out in Section 7 below.

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Spatial amount provided on site (sq.m.)	Shortfall in provision (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Outdoor Sports Facilities	633.6	0	633.6	£34,702.34	£10,503.25
Provision for Children and Young People	84	0	84	£15,415.86	£16,209.90

5.15 Residential Amenity

Given the scale and the location of the proposed development and the relationship with the nearest residential properties, the proposed development will not result in any loss of amenity to existing residential occupiers.

Turning to the development itself the proposed development adopts a layout/inter-relationship that ensures that the amenity of future occupiers is protected in terms of privacy and outlook. In addition adequate private amenity space is provided for the future occupiers to accord with Policy PSP43 of the Policies, Sites and Places Plan.

5.16 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.

RECOMMENDATION

7.1 That authority be delegated to the Director of Environment and Community Services to grant permission, subject to the conditions set out below and the applicant first voluntarily entering into an agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

a) **Affordable Housing**

- 12 dwellings to be delivered as affordable housing, as defined by the NPPF
- Tenure split as follows:

Social Rent

Quantity & Type	Min Size m²
4 x 1 bed 2 person flats	50
4 x 2 bed 4 person houses	79
2 x 3 bed 5 person houses 2 storey	93

Shared Ownership

Type	Min Size m²
2 x 2 bed 4 person houses	79

- In all other respects the development shall comply with the requirements as set out in para 5.8

Reason:

To accord with Policy CS19 of the South Gloucestershire Core Strategy 2013 and the Affordable Housing and Extra Care SPD 2014

b) Transportation

- The construction of a new junction off the A420 Marshfield Road in accordance with the details as shown in principal on drawing title 'REVISED HIGHWAY IMPROVEMENT SCHEME' plan (i.e. drawing no. SK004 rev A) together with all associated works.
- The construction of a new footway/cycleway (minimum 2m wide) link between the site and existing footway outside Marshfield Primary school off Chippenham Road together with all associated works as shown in principal on plan title 'SITE PLAN PROPOSED' (i.e. Drawing 1811 (00) 002 rev P09.
- The Council's reasonable costs towards promoting a 50 mph speed limit along the development frontage on the A420 through an application for a Traffic Regulation Order (TRO) at this location.

c) Public Open Space

- On-site Informal Recreational Open Space shall be provided as shown on Drg. No 1811 (00) 130 P01 Public Open Space Plan (for the avoidance of doubt this is 1089sq.m). This Informal Recreational Open Space shall be made accessible to the public at all times.
- The on-site provision of 510sq.m of Natural and Semi-natural Open Space as shown on Drg. No 1811 (00) 130 P01 Public Open Space Plan and its future maintenance by the private management entity.

The provision of 314sqm of Ancillary Space as shown on Drg. No 1811 (00) 130 P01 Public Open Space Plan and its future maintenance by the private management entity.

- The Council charges a fee (£52.00 per 100sq.m.plus £500 core service fee) to inspect the open spaces to ensure their compliance with the approved plans prior to transfer to the private management entity.
- A contribution of £34,702.34 towards the provision of Outdoor Sports Facilities and £10,503.25 towards its future maintenance
- A contribution of £15,415.86 of provision for children and young people and £16,209.90 towards its future maintenance

Reason:

To accord with Policy CS24 of the South Gloucestershire Local Plan Core Strategy (adopted Dec 2013)

- 7.2 That should the agreement not be completed within 6 months of the date of the resolution that delegated authority be given to the Director of Environment and Community Services to refuse the application.

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. Mitigation Measures (Ecology)

The development shall proceed in strict accordance with the Mitigation Measures provided in Chapter 3 of the Ecological Impact Assessment (Clarkson & Woods, December 2019) this shall include the further monitoring recommended for bats.

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

3. External Lighting Design

Prior to commencement of above ground works, 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:

a) 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;

b) 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.

c) All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained/retained thereafter in accordance with the strategy (no further external lighting shall be installed without prior consent from the local planning authority)

For the avoidance of doubt the strategy/plans shall prevent light spill over bat commuting/foraging habitat created or retained as open space (European Protected Species), most particularly along the northern boundaries. The lighting plan should concord with BCT/ILP Guidance Note 08/18 'Bats and Artificial Lighting in the UK.

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

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

4. Landscape and Ecological Management Plan (LEMP)

A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence managements.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

5. Ecological Enhancement Measures

Prior to first occupation of the two areas identified on Drawing No.1811 (00) 109 P02 (Proposed ecological enhancement areas received 25th February 2021) , evidence of the installation of the ecological enhancement features recommended in the Ecological Appraisal (Clarkson & Woods, December 2019) shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to, bird boxes, bat boxes, permeable fencing (hedgehog highways) and native planting

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

6. Land Contamination

Any contamination found during the course of construction of the development 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 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 development (or relevant phase of development) is resumed or continued.

Reason:

To ensure that the development will not be affected by existing contamination and to accord with Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Nov 2017.

7. This decision relates only to the plans identified below:

Received 24th December 2019

1811(00)001 P01 SITE LOCATION PLAN

Received 10th January 2020

1811(00)050 P04 EXISTING SITE PLAN/TOPOGRAPHICAL SURVEY

1811(00)160 P03 TYPICAL UNIT PLANS

1811(00)252 P06 SITE WIDE SECTIONS_PROPOSED SHEET 2

1811(00)360 P03 ELEVATIONS PROPOSED BUILDING A FLATS

1811(00)361 P03 ELEVATIONS PROPOSED BUILDINGS B AND D BARNES

1811(00)362 P03 ELEVATIONS PROPOSED BUILDING C 'FARMHOUSES

1811(00)370 P03 ELEVATIONS PROPOSED BUILDING A FLATS COLOUR

1811(00)371 P03 ELEVATIONS PROPOSED BUILDING B & D BARNES COLOUR

1811(00)372 P03 ELEVATIONS PROPOSED BUILDING C 'FARMHOUSES
COLOUR

Received 12th March 2020

1811(00) 100- GATES, PERIMETER BOUNDARIES AND LOCKABLE GATES

1811(00) 100- OVERLOOKING/PASSIVE SURVEILLANCE

Received 30th September 2020

1811(00)002 P10 SITE PLAN PROPOSED

1811(00)250 P07 ELEVATIONS_PROPOSED SHEET 1

1811(00)251 P07 SITE WIDE SECTIONS_PROPOSED SHEET 1

Received 25th February 2021

1811(00)100 P16 GROUND FLOOR PLAN PROPOSED

1811(00)101 P11 FIRST FLOOR PLAN PROPOSED

1811(00)102 P13 ROOF PLAN PROPOSED

1811(00) 109 P02 PROPOSED ECOLOGICAL ENHANCEMENT ZONES

1811(00) 130 P04 OPEN SPACE PLAN

Reason:

For the avoidance of doubt

8. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

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.

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

9. Materials

Prior to the commencement of above ground works details of the following materials shall be submitted to an approved in writing by the Local Planning Authority:

Pavours
Access Surfaces
Kerbs
Self-bound gravel
Window frames doors/garages
Lintels and sills
Fibre cement tiles/sheets
Facing bricks
Stone cladding
Mortar
Rain Water goods

The development shall be carried out in accordance with the approved details.

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.

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

10. Samples

Prior to the commencement of above ground works panels of the facing materials shall be provided on site for inspection. The panels shall include the brick, stone cladding with mortar and fibre cement cladding

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.

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

11. Drainage

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.

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

A clearly labelled drainage layout plan showing the exact locations of any soakaways and new sewage package treatment plant or other method of disposal to be utilised.

A copy of the approved discharge consent from the Environment Agency (EA) in relation to treated effluent disposal from the sewage package treatment plant.

Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regs H - Drainage and Waste Disposal

Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.

It is important to note that Soakaways must be located 5 Metres from any structure including the Public Highway

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.

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

12. Car Parking/Manoeuvring Area

Prior to the first occupation of the development the car [vehicle] parking area and manoeuvring area as shown on the approved plans shall be provided and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

To ensure the satisfactory provision of the parking facilities and manoeuvring area, 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.

13. Construction Environmental Management Plan (CEMP)

A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority prior to commencement of development. The CEMP as approved by the Council shall be fully complied with at all times.

The CEMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (IV) Adequate provision for the delivery and storage of materials.
- (V) Adequate provision for contractor parking.

Reason

In the interests of highway safety and environmental protection, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP21 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2013 and the National Planning Policy Framework.

This is required to be agreed prior to the commencement of development as it relates to the construction period.

14. Energy and Sustainability

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy Statement received April 23rd 2020 (Energy Statement, Adam Sims, Energy Compliance Ltd, April 22nd 2020) prior to occupation.

In accordance with the approved Energy Statement a total 41% reduction in carbon dioxide emissions (based on the DER and TER) beyond Part L 2013 Building Regulations shall be achieved, and a 20.20% reduction in carbon dioxide emissions below residual emissions (that is regulated and unregulated emissions) through renewable technologies shall be achieved.

Reason

To ensure that the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies CS1 and PSP6, and reduces regulated and unregulated emissions in accordance with policy PSP6.

15. Accessibility

The Affordable Dwellings, identified as A01, A02,A11, A12, B01,B02, B03, B04, B05, D02, D03 and D04 in the Design and Access Statement and on Drawing No. 1811(00)100 P16 GROUND FLOOR PLAN PROPOSED, shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2)

Reason:

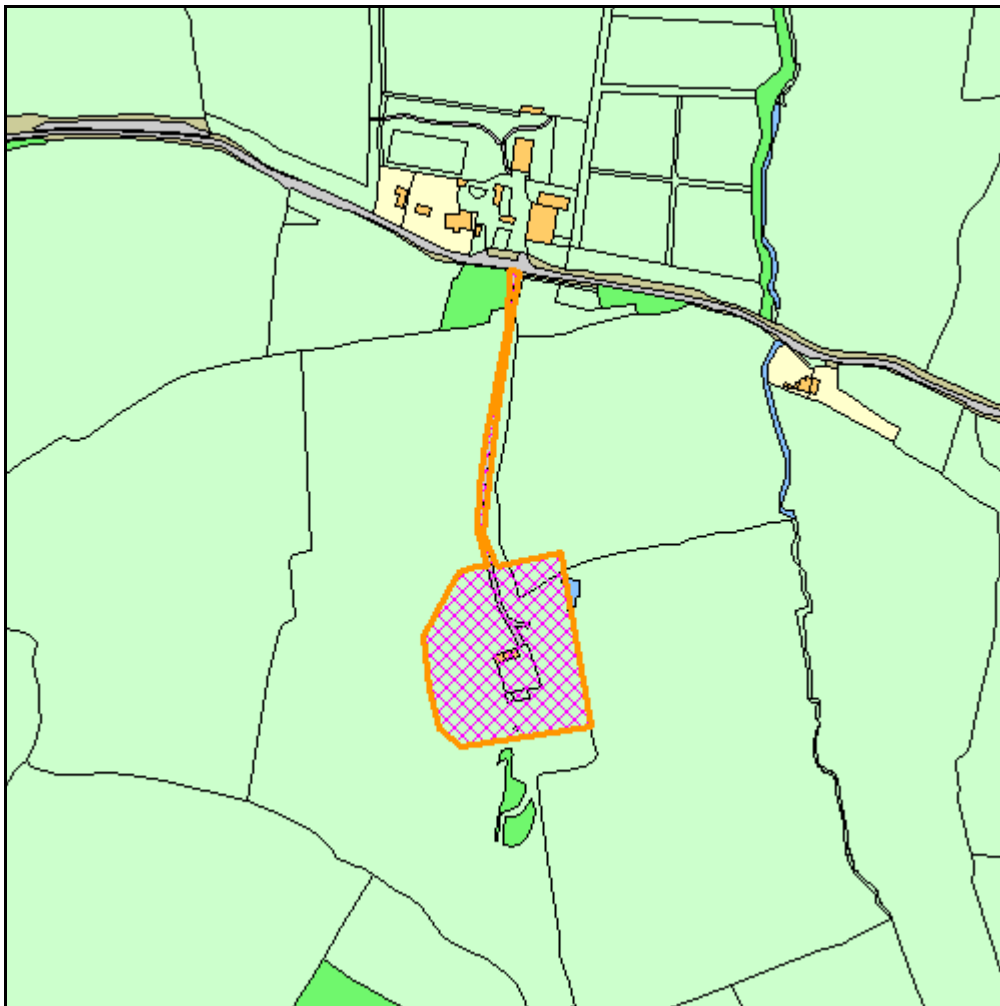
To ensure inclusive design access for all in accordance with Policy PSP37 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan.

Case Officer: David Stockdale

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 09/21 -5th March 2021

App No.:	P20/10660/F	Applicant:	Mr and Mrs J JonesC/o Rural Solutions
Site:	Hill House Cottage Frith Lane Wickwar South Gloucestershire GL12 8PB	Date Reg:	6th October 2020
Proposal:	Construction 1 no. dwelling house, ancillary annex, pool house, detached garage and new access with associated works (Paragraph 79 House).	Parish:	Wickwar Parish Council
Map Ref:	371757 187367	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Minor	Target Date:	30th November 2020



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 100023410, 2008. **N.T.S.** **P20/10660/F**

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following the support by the Parish Council, contrary of the officer recommendation detailed below. This report has been updated since initially appearing on the Circulated Schedule to correctly record the corroboration with the design review panel.

1. THE PROPOSAL

- 1.1 Planning consent is sought for the erection of a large two-storey dwellinghouse, with an ancillary annex, pool house, detached garage, and a new access with associated works.
- 1.2 In addition, the application proposes to divert the Public Right Of Way (PROW) which skirts the existing ruins on the site. The submitted information contends that the proposal is of exceptional design, and that it should be covered within the scope of paragraph 79 of the NPPF.
- 1.3 The application sits outside of any development boundary and is considered to lie within the wider setting of a number of above ground designated heritage assets. These are the Grade II* Frith Farmhouse to the north; the Grade II listed Hall End Farms to the north-west and west of the site; and the Grade II listed Hillhouse Farm to the south. Whilst the proposed development is set within the ruins of an 18th century tannery, they are not statutory listed. Aside from the designated heritage assets and PROW as mentioned above, no other restrictive policies cover the site.
- 1.4 The proposed development involves a collection of single and two storey buildings forming a loose courtyard arrangement around the ruins of an 18th century farmstead/ tannery. Off these ruins, the three gable walls of the former cart store, its lean-to extension, and the buttressed wall form the most prominent remains. These remains, situated on the ridgeline form a prominent landmark.
- 1.5 The proposed accommodation would include a two-storey, 5 bed dwellinghouse, arranged around three additional single storey structures, containing a swimming pool, an annexe, and a garage with office space, for which are connected by a series of glazed and external canopies. The gross internal area of each has been provided as follows:

Main House	= 410sqm
Swimming Pool	= 95sqm
Annexe	= 55sqm
Garage and Officer	= 75qsm

- 1.6 To add context to the proposed arrangement, the new chimney breast of the main house is located at the ruined edge of the original cottage and bread-oven. The pool house is located behind the ruined buttressed stoned walls of the original tannery, and the guest annexe would be nestled within the ruined walls of the cart store/ barn.
- 1.7 Its stated that the arrangement of the buildings have been considered to avoid root protection areas for the existing trees and that the height of each building is to maintain views of the existing Ash from the wider landscape.
- 1.8 The ridge of the proposed swimming pool building has been set above the buttressed west wall so to reference a modern intervention.
- 1.9 As per page 28 of the design and access statement, the proposed scheme is stated to appear as a modern interpretation of a typical arrangement of simple barns forming a working yard. As such, the scheme is proposed to incorporate a simple pallet of materials, including: Cotswold Limestone Rubble Walls, Timber Cladding vertical boards with SIOO coating, and pre painted (dark grey patina) standing seam zinc cladding and roof panels.

2. **POLICY CONTEXT**

- 2.1 National Guidance
National Planning Policy Framework

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy

CS1	High Quality Design
CS3	Renewable and Low Carbon Energy Generation
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS34	Rural Areas

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 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
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

Landscape Character Assessment SPD (Adopted) November 2014

CIL and S106 SPD (Adopted) March 2015

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. RELEVANT PLANNING HISTORY

3.1 Ref. PK13/4459/F. Permission Granted, 21/2/2014

Proposal: *Change of use of barns to facilitate conversion to tourist accommodation (Re Submission of PK13/2948/F).*

3.2 Ref. PK07/2060/F. Permission Refused, 21/8/2007

Proposal: *Restoration of derelict cottage to form 1no. dwelling with erection of double garage and associated works.*

3.3 Further to the aforementioned applications, it has been noted that pre-application advice (Ref: PRE19/0057) was previously sought from the council. The advice provided was informal only, and does not form a material planning consideration. Furthermore, a history of consultations exists with *Creating Excellence Ltd – Design: Southwest Review Panel*. Whilst South Gloucestershire Council (SGC) were invited to attend a review session, this was beyond what is covered by the pre-application fee.

4. CONSULTATION RESPONSES

Parish/Town Council

4.1 Wickwar Parish Council – Support

“Wickwar Parish Council supports this application on the grounds that it makes good use of redundant buildings which would otherwise be demolished, whilst maintaining the original structures as far as possible.”

Other Consultees

4.1 Highway Structures - No comment.

4.2 Lead Local Flood Authority – No objection subject to conditions.

4.3 Sustainable Transport – Objection. Comments incorporated below.

4.4 Public Rights of Way – No objection, further information required.

4.5 The Archaeological Officer – No objection subject to conditions.

4.6 The Tree Officer – Further information required.

- 4.7 The Listed Buildings Officer – Objection. Comments incorporated below.
- 4.8 The Landscape Officer – Further information required and conditions recommended.
- 4.9 The Ecology Officer – No objection subject to conditions.
- 4.10 Environmental Protection – No objection subject to informatives.
- 4.11 Creating Excellence Ltd – Design: Southwest Panel (formerly South West Design Review Panel). Support.
Key points from the review panel have been summarised as:

- Ruins help to integrate the house into the landscape;
- Prolongs the life of the heritage asset;
- Each element works with the extent fabric, yet remains distinct from it;
- Elements reference original positions and functions of the ruins;
- The heritage asset is respected, and visitors would be able to enjoy the historic farmstead;
- Evidenced how the material character of the ruins and their former use will be experienced anew;
- Appreciate the relation and retention of existing trees;
- The looser configuration around the original courtyard disperses the footprint, provides glimpses and improves the scheme;
- Satisfying arrival sequence;
- Internal volumes well-proportioned and arranged;
- Light and form used to create contrasting and delightful spaces;
- Form and massing well considered;
- LVIA is comprehensive;
- Liking of how the strategy extends beyond the domestic curtilage;
- Diverting the footpath would be advantageous to the public;
- Improvements to habitats;
- 75-80% ambition for carbon reductions against a SAP 2012 baseline is ambitious for a house of this nature.

In conclusion, the panel stated the following:

“The Panel considers that the scheme does reflect the highest standards in architecture. And would help to raise standards of design more generally in rural areas. This is an ambitious and well-rounded proposal that has a clear vision, that is well related to its context. The user experience of the house in the site is carefully choreographed. The vision is taken through to detailed design, deploying a well-judged materials palette.

“The Panel considers that the scheme does significantly enhance its immediate setting. The proposal is skilfully arranged to significantly enhance the immediate setting – of the ruin, the existing trees, agricultural landscape and long-range views. The existing courtyard is recreated as distinct landscape space with engaging views to the fields beyond.

“The Panel considers that the scheme is sensitive to the defining characteristics of the local area. The building forms are well sited – contributing to the horizon and enhancing and protecting the existing tannery ruins. The relationship between existing and new is very sensitively handled, overlapping the historic and contemporary use of the site.

“There is nothing that is clearly innovative, but it is sufficient to be truly outstanding since Paragraph 79 demands a scheme that is ‘truly outstanding or innovative’: it is not required to be both.

“In the Panel’s view, the scheme is truly outstanding and has therefore achieved the high bar of Paragraph 79 (e).

“In addition to Paragraph 79 (e), the scheme has a case concerning the future of heritage assets under Paragraph 79 (b) and (c).”

Other Representations

4.12 Local Residents

Two support comments have been received from local residents.

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 The application site is located outside of any defined development boundary and as such is located in open countryside. In accordance with policy CS5, development is strictly controlled - whilst some small scale development within or well related to villages or settlements may come forward, it is acknowledged that the application site is within a highly isolated location, therefore this does not apply.
- 5.2 Policy PSP40 relates directly to residential development in the countryside, providing a list of exemptions where development will be acceptable. Due to the scale of the proposed development and the condition of the existing ruins, the proposal would also fail to be included in the exceptions. As such, the proposed development fails to comply with the provisions of the local development plan.
- 5.3 The Council is required to make a decision in line with the local development plan, unless material considerations indicate otherwise (Section 38(6) PCPA 2004 and Section 70(2) TCPA 1990). The NPPF is regarded as a key material planning consideration.
- 5.4 The applicant has sought to demonstrate that the proposal would meet the exception criteria (specifically part e) under Paragraph 79 of the NPPF - which advises that isolated homes in the countryside should be avoided unless one or more of the following circumstance apply:

a) there is an essential need for a rural worker, including those

taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

5.5 In addition for the requirement to meet the circumstances of bullet point (e), the proposed development will also be subject to assessments against harm to designated heritage assets, residential amenity, transport, access and parking, impacts to landscaping, trees, and ecology – all of which hold various weights to the planning balance. What follows below is an assessment into section e of paragraph 79.

Paragraph 79 - *Isolated Homes*

5.6 For the proposal to be assessed under paragraph 79 of the NPPF, it must be regarded as being isolated. The meaning of the word '*isolated*' was the subject of the Braintree judgment and should be given its ordinary objective meaning of '*far away from other places, buildings or people; remote*'. The Appeal Court Judge stated that whether a proposed new dwelling is, or is not, '*isolated*' in this sense will be a matter of fact and planning judgment for the decision-maker in the particular circumstances of the case in hand.

5.7 The development site is located approximately 250m south of Firth Lane in open countryside, no other built development is located within this radius. When viewed in context to its wider setting, its rural setting becomes highly apparent. Whilst there are examples of built development on the ridgeline, they themselves give the impression of being detached and isolated. The dwelling, would therefore be isolated with regard to the Braintree DC v SSCLG 2017 ruling – thus rendering the proposal as a departure from the local development plan. Consequently, the assessment as per paragraph 79 of the NPPF can be legitimised.

5.8 The NPPF expects policies and decisions to avoid isolated dwellings as they are contrary to the principle of locating development in sustainable locations and outside the plan-led process. Isolated dwellings, by their nature, normally appear out of context within their environment, as they would not normally be

expected to be seen - thus resulting in harm to the countryside and falling short of relevant policies. In this respect, the location and design of a new dwelling is crucial for proposals to be delivered by virtue of para. 79.

Paragraph 79 – Criterion E

5.9 *e) the design is of exceptional quality, in that it:*

- *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

5.10 The application is to be assessed as to whether its design is truly ‘outstanding’, rather than ‘innovative’.

5.11 It is first important to understand what ‘*truly outstanding*’ means in the context of para. 79 applications. The addition of the word ‘*truly*’, in plain English, means to provide an enhanced level of requirement (Appeal Ref: APP/F0114/W/18/3208289), with the word ‘*outstanding*’ meaning something that could be exceptionally good, exceptional, or unforgettable (amongst others) (Oxford Dictionaries [online]). It is therefore the intention of the NPPF that the bar for achieving a home under criteria e of para.79 is exceptionally high.

5.12 To assist local authorities in the decision making process as to whether or not a proposal is of a design is of exceptional quality, the NPPF states that local planning authorities should have regard to the recommendations made by design review panels. The NPPG advises that an effective design review should:

- *set clear, meaningful terms of reference to ensure a transparent, robust and defensible process that demonstrates benefit to the public; and*
- *is respectful, diverse, and inclusive, drawing upon a range of built environment and other professional expertise.*

5.13 Four rounds of consultation were taken with the South West Design Review Panel to reach this application submission stage. Whilst the council were invited to one review as part of a pre-application inquiry, the Council did not attend as it was not the subject of a formal planning application. Reviews undertaken by the review panel were as follows:

22 May 2018 Full review, with site visit
Disciplines on the Panel: 2x Architects, 1x Sustainability,
1x Landscape Architect

18 January 2019 Full review
Disciplines on the Panel: 2x Architects, 1x Sustainability,

1x Landscape Architect

September 2019 Desk Top Review
Disciplines on the Panel: 1x Architects, 1x Sustainability,
1x Landscape Architect

March 2020 Desk Top Review
Disciplines on the Panel: 1x Architects, 1x Sustainability

- 5.14 Officers have regarded the outcome of the SW Design Panel considerations, and considered their comments in detail, as their conclusion is: *“In the Panel’s view, the scheme is truly outstanding and has therefore achieved the high bar of Paragraph 79 (e).*

However, the analysis set out below demonstrates in detail why officers have come to a different conclusion to the Design Panel.

- 5.15 As to whether the proposal would be truly outstanding, this requirement should be seen in the context of raising standards of design more generally. In terms of the proposed construction, design, materials and detailing, collectively or individually, it is considered that the proposal does not extend any existing knowledge, nor does it demonstrate something that is solely unique or unforgettable. The proposed scheme is stated to appear as a modern interpretation of a typical arrangement of simple barns forming a working yard. However the same could be said of any modern agricultural building added to any existing agricultural unit across the country.
- 5.16 With regard to its physical form, whilst large in scale it replicates that of a modern steel-portal barn – for which numerous conversions have taken place both locally and nationally, through either local development plans or the GPDO. It is also acknowledged that whilst there may have been a structure in place of the principal building at one point in time, this is no longer the case and should therefore not be used to justify an overtly large volume. Officers find no justification for the proposed garage. To a person who is not familiar with the specifics of the sites individual historic nature, there is no obvious connection with what exists on the ground and the scale of the proposal. In this respect, the ‘loose configuration of buildings’ arrangement is weakly referenced and reinforces overdevelopment of the site.
- 5.17 The mixed material pallet is also a tried and tested method for both modern barn conversions and new builds alike – whereby the physical massing can be broken-up to reduce an overly harsh, prominent, or brutalist appearance. Materials themselves should always be chosen so to reflect the character and appearance of the site and its context, this is a basic principle of standard design. This blend and arrangement of materials is not considered to be unique or outstanding, and can easily be found on many newer build developments.
- 5.18 Where integration of old and new building coincide, two schools of thought exist, simply put: *to either match so to aid assimilation, or to contrast so to visually define new from old.* Within the design and access statement, a number of precedents are provided of where new construction has been implemented

alongside more historical elements. This raises a paradox with the requirements of paragraph 79, specifically in the sense of the design being of an *'exceptional quality'*. In this instance, it is recognised that this style of architecture has been done many times over that it is no longer *an exception*, and could be seen as being cliché. To illustrate this further, the images below comprise one section of the proposed new build development compared with a recent barn conversion which incorporated part of the original fabric with a mixed material pallet and a glazed linking section, very similar to the proposal, albeit to a much smaller scale. The example below is just one of many barn conversions put forward to South Gloucestershire Council, a search of the council's archives will provide many more examples with a similar design ideology.



Fig 1. An elevation of the proposed development submitted as part of this application.

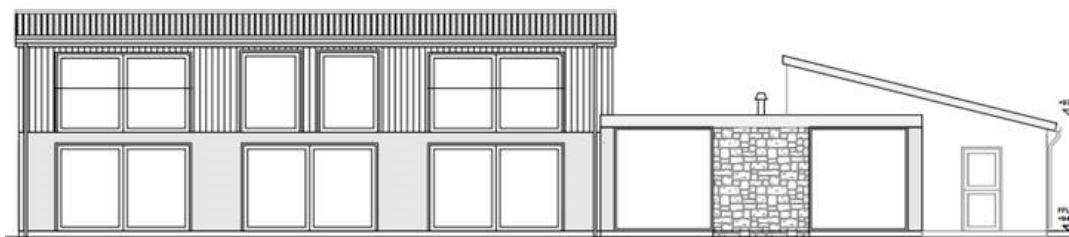


Fig 2. The rear elevation of a local barn conversion. This demonstrates a mixed material pallet and glazed linking section.

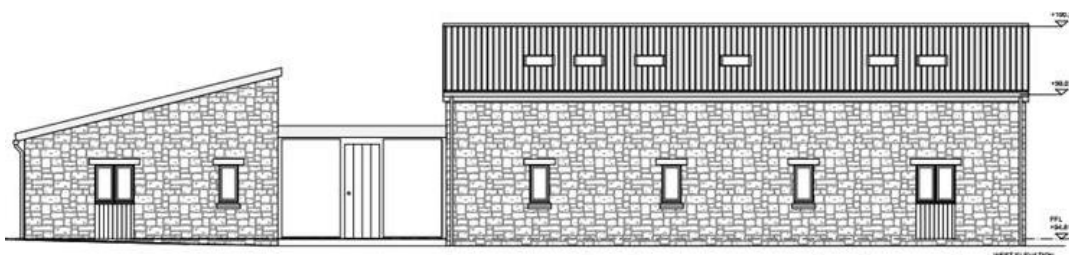


Fig 3. The front elevation of the above property in Fig 2, showing the overall form, a glazed link between two individual sections and the retention of historic materials.

- 5.19 The above is not to say that the proposed dwelling would not be attractive in architectural terms or that it would not be a very good example that should inspire others, and that other examples shouldn't be referenced. It would achieve these intentions. Its design would be of a high standard to a degree, compared to the vast majority of new construction or conversions, but the requirements of para.79 are deliberately set at a higher level. Otherwise,

numerous isolated sites in the open countryside would be occupied with buildings. Whilst the principles adopted are to be strongly encouraged, there is little to suggest that the project would *be truly outstanding or innovative*.



Fig 4. Swinhay House, North Nibley, Gloucestershire. A prime example of a local paragraph 79 house that demonstrates a level of truly outstanding architecture. Its design is solely unique, unforgettable, and is instantaneously recognisable as an exceptional landmark figure.

- 5.20 The intention of the scheme is to integrate with landscape and biodiversity is worthwhile. However, the proposal has to be considered as a whole as to whether the design is of exceptional quality. In this regard, the proposal should significantly enhance its immediate setting and should be sensitive to the characteristics that define the local area. Landscaping and biodiversity enhancements would be of a high quality and is well thought through. However, whilst a comprehensive landscape analysis has been provided, there is no visual assessment of how the development would appear from publically accessible viewpoints, and how it would fit with the historic pattern of large properties along the ridge. With this in mind, whilst there is an opportunity to form a new landmark in the landscape – nothing less than a truly outstanding or exceptional development should be permissible. The council's landscape officer has specifically given reference to the upper built form/ roof profiles, which are not considered to form distinct features which could comprise a noticeable or outstanding landmark. This is not disputed as there is nothing distinct about the roof from and the standing seam zinc cladding roof panel finish.
- 5.21 It is acknowledged that whilst a simple visual assessment has not been provided as how the development would be seen at distance and from public view points has not been provided, clearly the upper and two storey elements would be the most visually prominent aspects. The upper sections, most notably the roof of the pool building would protrude beyond that of the ruined buttressed wall, with other elements such as the garage and annexe being effectively screened within a compound like environment. Whilst these ancillary structures (specifically the annexe and pool building) tie to a degree with the existing ruins, the impression is that the mass is being hidden away and screened so to avoid the risk of not fitting in with the surrounding environment.

This would have been far less of a concern if truly isolated and not within a prominent skyline location, however where a dwelling is proposed by this exception clause, the design should be so outstanding that exceptional architecture is displayed in such a way that it would significantly enhance its immediate setting and is clear in what it's trying to achieve.

- 5.22 It is noted that there is no mention to a character appraisal within both the design and access statement or the design review panel response. Without this, there is no detailed analysis on the wider morphology, context, local materiality and building typologies of the area which is fundamental to defining the local characteristics. As such there is no demonstration as to how the development would *be sensitive to the defining characteristics of the local area*.
- 5.23 With regard to the development preserving the existing ruins, whilst this approach could be seen as beneficial, the ruins are not statutory listed and the heritage/ landscape value is negligible. Essentially, should these ruins collapse in their entirety, no concerns would be raised. As such the retention of these existing structures can only be considered to provide a negligible benefit. Considering that the principal justification of the design ethos is based on preserving these existing negligible structures, the proposal is inherently flawed.
- 5.24 To conclude, the proposed development, if built, by reasons of its overall design would not be of an exceptional quality that it would truly outstanding or innovative. The proposed development would therefore fail to comply with Paragraph 79 of the NPPF. If determined by virtue of the local development plan, the proposed dwelling would be situated within a countryside location, which is regarded as being unsustainable and is unsuitable for residential development. A new dwelling in this location is harmful and the proposed development is contrary to policy CS4A, CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP40 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

Heritage Impact

- 5.24 The application site can be considered to lie within the wider setting of a number of above ground designated heritage assets. These are the Grade II* Frith Farmhouse to the north; the Grade II listed Hall End Farms to the north-west and west of the site; and the Grade II listed Hill House Farm to the south.
- 5.25 In the identification of the designated and/or non-designated heritage assets which are affected, or have the potential to be affected by the application proposal, the South Gloucestershire Historic Environment Record (HER) has been viewed. Where heritage assets are identified as affected, or have the potential to be affected, the information contained on the HER has been used in an assessment of their significance and consideration of the impact on that significance.
- 5.26 The application relates to a dilapidated cart shed and the ruins of a barn, of which can be considered to be part of its east elevation. Hillhouse Cottage itself

which was located to the south it considered to have been abandoned some 70 years ago. All that is left is a low section of wall now covered in brambles that returns off the east elevation remnant of the barn that was set on a north/south axis. Apart from the cart shed, the scale and character of the site which is described as a “house and barton” on the 1840 Tithe apportionment and shown on the historic maps is no longer legible.

- 5.27 The site is also considered very prominent, sitting on something of a ridge in the local landscape. In views from the east in particular, the existing structures are clearly visible and in the case of the Hall End Farm to the north-west, contributes to its backdrop.
- 5.28 The submitted Heritage Statement (hereafter the “HS”) is an interesting and detailed assessment of the history and development of the site. While there are some areas where the HS and conservation officer’s views diverge, ultimately we end up in the same place in that it is considered that the development proposals will result in less than substantial harm to the setting of designated heritage assets.
- 5.29 This is expanded upon on this in more detail below, but first the issue of the significance of the existing remnant structures are discussed. As there is a view within the HS that the proposals will result in a degree of enhancement to this heritage assets and so this needs to be factored into the assessment and consideration of how the scheme could meet the requirements of para. 79 of the NPPF.
- 5.30 The existing ruins of the barn and the dilapidated cart shed may have some local historic interest, but it is residual at best. Conservation officers would therefore not suggest that we are in a position that any potential conversion and rebuild could be argued to deliver any tangible heritage benefits. This however is not being proposed as the development proposals would introduce a significant level of new build and so the scale and character of the site will dramatically change. Consequently, the already limited or weak narrative these structure provide would be completely lost as site is transformed into a large domestic property.
- 5.31 It is therefore not considered that the proposals would meet the requirements of parts (b) of para 79, as all that survives is the remnant ruins of part of a structure and a cart shed in poor condition and the significance of this asset is considered to be very limited to the point that its preservation does not justify the intrusion into the landscape that is proposed. Moreover, as what is proposed would represent a significant transformation in scale and character, if there were considered some benefits in preserving the ruins and safeguarding the cart shed, any benefits would be outweighed by the scale, design and character of what is being proposed.
- 5.32 In light of the prominent and isolated location of the site, the development proposals are also not considered to represent any enhancement to the immediate setting. In their current state, the buildings site quietly within the surroundings and in views from the east and west, while their silhouette is appreciable, what survives appears visually recessive in the wider landscape.

- 5.33 What is proposed would have the opposite effect due to the increase in scale and massing, potential boundary treatments and also function, with domestic traffic using what is a very visually exposed cart track.
- 5.34 To conclude this point, the significance of the ruins and cart shed are of very limited heritage significance and so this is not a case where any enabling development could be justified, although that is not what is being proposed.
- 5.35 In respect to impact on the setting, starting with the Grade II* Frith Farmhouse conservation officers would concur with the HS that the proposed development would be visible from the upper floors. In views from the south (from the PROW) also there would be co-visibility with the Grade II* Farmhouse, although these views of the farmhouse could be lost by the new development. Conservation officers would also concur with the HS that there are also views to the east where Frith Farmhouse and the proposed development would be seen in tandem and in light of the scale, design and materials, while there is a clear hierarchy in place with Frith Farmhouse the prominent feature, the proposed development would provide some visual competition.
- 5.36 The proposed development would be visible also from the upper floors of the Grade II Hillhouse Farmhouse to the south which is orientated on a north-south axis. While there are a number of intervening hedgerows as stated within the HS, the topography rises to the south and so from the PROW that lies adjacent to Hillhouse Farm, the roof top of the cart shed is visible above the hedgerows.
- 5.37 The HS also identifies that the development will be visible in distance views from Grade II listed Hall End Farm to the north-west. From visiting the site the inter-visibility is clearly apparent. While the separate distances are noted, the proposed development along with the domestication of the track would still represent be a prominent intrusion into the rural landscape. As noted above also, in views of the west facing elevation this site forms part of its backdrop and so the potential for an inherently domestic large development sitting on the top of the hill within this view could be also intrusive and harmful to how the building is currently experienced.
- 5.38 To a lesser degree conservation officers would also advise that the proposed development would be visible from the Grade II listed Hall End Farm to the west, although this views would limited to far distant glimpses.
- 5.39 Therefore, whilst conservation officers would agree with the HS that the impact of the proposed development would be limited and would cause less than “substantial harm”, this would apply to the Grade II* Frith Farmhouse; the Grade II Hall End Farm, the Grade II Hillhouse Farmhouse and the Grade II Hall End Farm, as by reason of its scale and siting, the development proposals would cause harm to the rural setting and in turn the contribution it can be considered to make to the significance of these identified heritage assets.
- 5.40 To conclude, by reason of scale and siting the proposals would cause harm to the setting of the Grade II* Frith Farmhouse and the Grade II listed Hillhouse Farmhouse, and the two Hall End Farms. While the harm would vary between

each assets, it would in all cases be limited as it is only in the wider views that the visual impact and change in landscape character would be experienced.

- 5.41 In accordance with the Framework, it is considered that the proposals would result in less than substantial harm towards the lower end of the spectrum to the significance of the Grade II* and Grade II listed assets. Whilst this harm has been identified to be less than substantial, the framework affords this harm great weight. In the context of paragraph 196, the submission outlines that the public benefits would include optimum viable use, retaining an interesting part of rural heritage, achieving outstanding design, and could also result in more people visiting and appreciating the locality and landscaping. As stated above, whilst the ruins may have some local historic interest, it is residual at best. The design is not viewed as being outstanding and it cannot be proven that the development would result in an increase of people passing by to appreciate the locality. Officers therefore conclude that no public benefits would arise which would outweigh the harm identified. The proposed development would therefore fail to comply with the local development plan and the provisions of the NPPF.

**There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Under Section 72 of the same Act, it is the Council's duty to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. It is considered that full consideration has been given to these duties.*

Landscape Impact

- 5.42 The site lies in open countryside to the SE of Wickwar, to the west of the B4060 Wickwar Road and south of Frith Lane to which it connects by an access track that also forms part of the route of public footpath LAY12. The surrounding landscape comprises agricultural land with a strong network of hedgerows. There is a good network of footpaths crossing the local landscape including the Jubilee Way, which lies some 2.5km to the west of the site.
- 5.43 The site includes the remnants of a mid C19 cottage and farm outbuildings. With the route of footpath LAY12 continues south from the access track around the eastern side of these structures. Field hedgerows enclose the site to its N, E and S. 3No. Ash, and 1no. Crab Apple to its south, have been identified as being Category B quality.
- 5.44 The site lies on the west facing slope of Wickwar Ridge at about 300m AOD. The ridge is identified as a Visually Important Hillside on Policy CS2: Key-Strategic GI Network Figure 1. The SGC Landscape Assessment identifies the Wickwar Ridge as a key characteristic of LCA5, and states:

"[...] The Cotswold Scarp to the east forms a significant backcloth and provides extensive views over the area. The Wickwar Ridge to the west forms a distinctive landscape feature in views across the adjacent Yate Vale character area and provides for expansive westward views across the landscapes to the north of Yate."

5.45 Whilst concerns have been raised by the council's landscape officer with regard to the landscape analysis put forward, it is acknowledged that an opportunity exists for a new built landmark within the views of the landscape and skyline. However, it is considered that the proposal does not take full advantage of this opportunity as the roof profile/ upper built form is not distinct in its design. The proposed new landscape and planting scheme would create an attractive garden space around the new building, albeit it is considered that a more specimen skyline trees should be included. Subject to a number of recommended conditions, on balance, the creation of a new landmark in this location could be considered acceptable.

Access and Parking

5.46 Officers note that this site is located in a remote location within open countryside, away from any settlement, other properties or facilities. Hence, it will be wholly car dependent. Therefore, it is not considered that this proposal complies with the requirements of Policy PSP11 of the adopted Local Plan, and therefore object on this basis. It is however acknowledged that as a single property, this proposal is unlikely to generate sufficient vehicular trips for us to consider that this development to have a severe impact on the adjoining highway network.

5.48 The Council's minimum domestic car parking requirements, as set out in the Residential Parking Standards SPD adopted in December 2013, relate the number of off-street parking spaces required to the number of bedrooms present in any property. In this case, the dwelling would have at least 5 bedrooms and so it is necessary to provide at least 3 off-street spaces. Officers note that it is provided with sufficient space to accommodate this number of vehicles and still allow others to park and for all of them turn to leave the site in forward gear. Consequently, the requirements are broadly met.

5.49 In terms of the material for the proposed driveway, detail on this information is not clear, however a suitable worded condition could ensure acceptability. No information has been provided regarding refuse collection, albeit officers find no reason why a suitably worded condition could not overcome this barrier.

Ecology and Trees

5.50 An Ecology Assessment (Burrows Ecological, April 2020) has been submitted to accompany the application and has been reviewed by the council's ecologist. With no objections raised subject to a set of conditions, the proposed development would not result in harm to local wildlife.

5.51 With regard to the protection of trees, only a tree constraints summary has been submitted in support of the application. As such the council's Arboricultural officer has recommended that the following detail be submitted for a full assessment:

- i. Arboricultural impact assessment;
- ii. Arboricultural method statement;
- iii. Tree constraints plan;
- iv. Tree protection plan; and

v. Any details of specialist foundations, No-dig and/or permeable surface treatment.

- 5.52 Whilst this detail has not been submitted, it's clear from the rest of the submitted information that the proposal has been designed (in part) around the retention of the existing trees and it seems unlikely they would be harmed. On balance, it is considered that further information regarding tree protection measures and planting could be secured via condition.

Drainage and Flooding

- 5.53 The relative submitted information has been reviewed by the LLFA. The site is within flood zone 1, therefore no concerns are raised. With regard to foul sewage disposal, a package treatment plant is proposed. Subject to further detail being submitted, no objections have been raised

5.54 Residential Amenity

Due to the siting of the proposed conversion, the proposed dwelling would not result in an unacceptable overbearing or overlooking upon the neighbouring occupiers. Furthermore, the proposed outside private amenity space is above the required minimum as per policy PSP43. As such, the proposal considered to be acceptable in terms of residential and private amenity.

Archaeology

- 5.55 Unlike previous approved applications for this site, the proposed development extends beyond the area of known footprint of now ruined historic farmstead. Therefore, subject to a condition for a programme of archaeological work for all ground works including the provision of services and utilities to the building, no objections are raised.

Public Right of Way

- 5.56 The submitted information has been reviewed by PROW and whilst some concerns are raised with regard to retaining a suitable right of way for users of the public footpath. However considering the scope of the application, further detail could be requested via condition to ensure safe and attractive passage for users is provided.

5.57 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.

- 5.58 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 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**

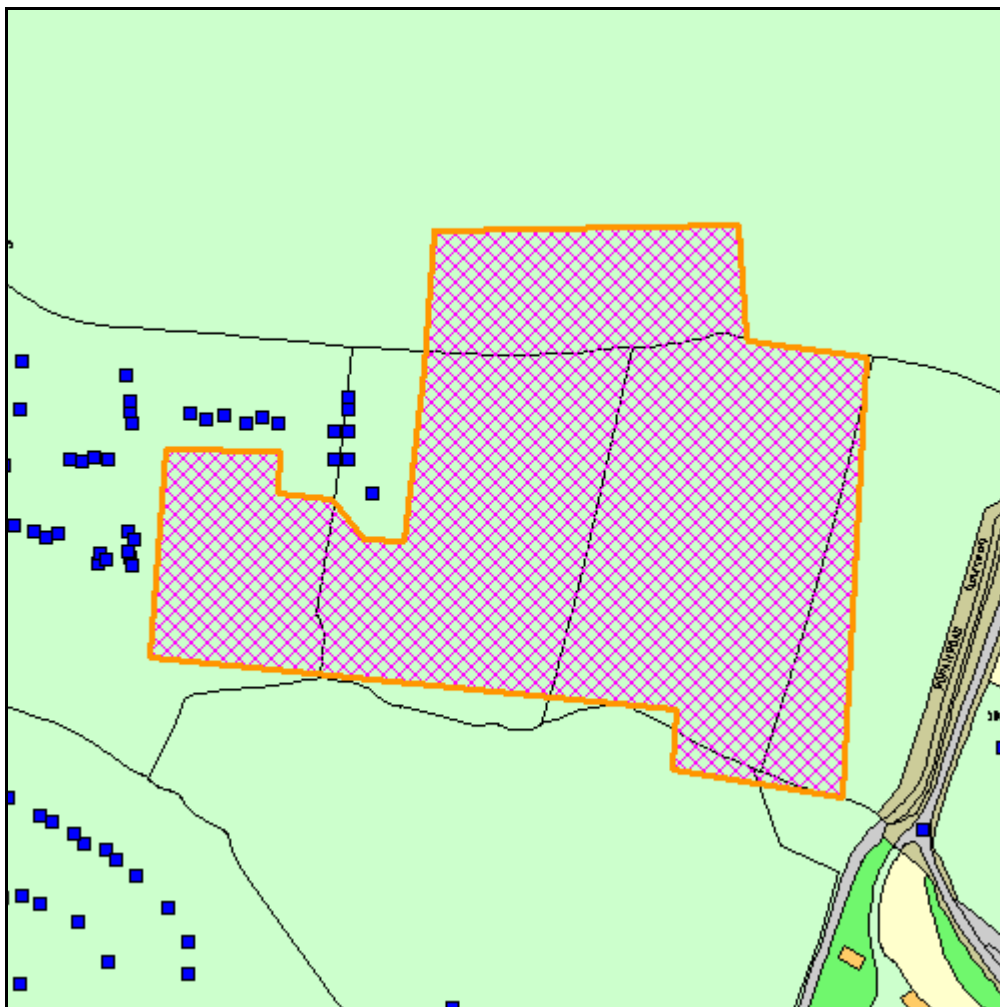
7.1 The Planning Permission is REFUSED.

1. The proposed development, if built, by reasons of its overall design would not be of an exceptional quality that it would truly outstanding or innovative. The proposed development would therefore fail to comply with Paragraph 79 of the NPPF. If determined by virtue of the local development plan, the proposed dwelling would be situated within a countryside location, which is regarded as being unsustainable and is unsuitable for residential development. A new dwelling in this location is harmful and the proposed development is contrary to policy CS4A, CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP40 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and, the provisions of the National Planning Policy Framework.
2. The proposed development, if built, by reason of its scale and siting, would cause harm that is considered to be less than substantial to the setting of the Grade II* Frith Farmhouse and the Grade II listed Hillhouse Farmhouse, and the two Hall End Farms. The public benefits put forward are not viewed to outweigh this harm. The proposed development therefore fails to comply with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and, the provisions of the National Planning Policy Framework.

Case Officer: Thomas Smith
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 09/21 -5th March 2021

App No.:	P20/14136/RM	Applicant:	South Gloucestershire Council
Site:	Lyde Green Schools Honeysuckle Lane Emersons Green South Gloucestershire	Date Reg:	1st September 2020
Proposal:	Erection of new primary and secondary school (Reserved matters to include appearance, landscaping, layout and scale to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)).	Parish:	Emersons Green Town Council
Map Ref:	367651 177449	Ward:	Emersons Green
Application Category:	Major	Target Date:	20th November 2020



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P20/14136/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 appears on the circulated schedule because the applicant is South Gloucestershire Council. In addition, three letters have been received from members of the public objecting to the proposal contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks reserved matters consent for the erection of a new primary and secondary school with access, parking, landscaping and associated works. The reserved matters, which comprises appearance, landscaping, layout, scale should be read in conjunction with outline planning permission P19/09100/RVC (previously PK04/1965/O) for an urban extension on 99 hectares of land including residential development of up to 2550 dwellings and up to 100,000m² of B1, B2, B8 and C1 employment floorspace. This outline consent included details of access to the site as a whole off the Rosary roundabout, and is now in the late stages of being built out.
- 1.2 The proposed school site is approximately 2.4 hectares of land within the eastern part of the allocated urban extension, with the provision of a second Primary School and Secondary School being a Section 106 obligation in the original outline consent. Development at Emersons Green is governed by an outline master plan and design code. The site layout has been adjusted from the masterplan due to ground remediation requirements and utilities constraints resulting in the current proposal for a combined primary and secondary school located slightly to the west of the original site. The utilities restrictions have influenced the site layout and in particular the location of the staff car park.
- 1.3 The proposed school would provide school places for both primary and secondary pupils to meet the educational need for pupils living within the area, with a planned opening date of September 2022. The new school provision is in two elements which are adjacent to each other, comprising a co-located school. The first element comprises a new 420 place primary school provision equivalent to a two form entry school for children of aged between 4 and 11. The second element is for a new 900 place (six forms of entry) secondary school for pupils aged 11 to 16. The need for this secondary school is made up of 450 places required to mitigate the impact of new housing and 450 places to meet basic need growth.
- 1.4 Prior to the submission of the application the views of local residents were sought through a questionnaire and through social media. This engagement included 2,200 letters sent to residents within the Lyde Green area.
- 1.5 Although co-located on one site, there would be separate accesses and separate play and accommodation as appropriate for the age range of children. The proposed building would be two storeys for the primary school and 3 storeys for the secondary school, and designed to new low energy use

standards. The Council is in the process of commissioning Multi Academy Trusts to sponsor/run the new schools.

- 1.6 In accordance with the Section 106 Agreement, the proposed scheme is designed to offer local facilities outside of school hours, both in the new building and within the external areas. The new building will provide use of the halls, changing rooms and 4-court sports hall. Externally the new facilities will be available for local use outside school hours managed by the schools. The Sports facilities include a 3G Pitch (All-Weather Football & Rugby Pitch), Multi-Use Games Areas and Cricket and Football Pitches. The playing fields are part of the public open space designed within the masterplan for the whole development. This outdoor area is covered by a separate planning application (P20/12935/RM) which is currently being determined.
- 1.7 The proposed vehicular access for visitors would be at the western end of the site on Honeysuckle Road, and would provide for a combined entrance area for both schools. The main pupil access for the start and end of the school day is via five access gates, two for the secondary school and three for the primary school. Both schools have an entrance on Honeysuckle Road. Both schools have an entrance through the public park to the north to reduce congestion of people and make use of the car-free routes through the park. The primary school also has an entrance from the coach parking area. The visitor car park will provide 27 visitor car parking spaces and 9 Accessible parking spaces, and a larger car park at the eastern end of the site would provide 127 staff car parking spaces. Cycling, scooting and walking are prioritised with cycle stores close to the building to encourage car-free travel reducing traffic and pollution. The main car park at the eastern part of the site is for staff only during the school day due to restrictions associated with an underground gas pipe nearby. This will also be used by community users of the school facilities outside of school-hours. The visitor car park and coach parking are therefore also shared between both schools. Electric vehicle charging is also provided.

2. POLICY CONTEXT

2.1 The Development Plan

South Gloucestershire Local Plan Core Strategy (Adopted Dec 2013)

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS6 Infrastructure and Developer Contributions

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

CS24 Green Infrastructure, sport and recreation standards

CS29 Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017)

PSP1 Local Distinctiveness
 PSP2 Landscape
 PSP3 Trees and Woodland
 PSP8 Residential Amenity
 PSP10 Active Travel Routes
 PSP11 Transport Impact Management
 PSP16 Parking Standards
 PSP 17 Managing the Environment and Heritage
 PSP19 Wider Biodiversity
 PSP20 Flood Risk
 PSP21 Environmental Pollution and Impacts

Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Emersons Green East Development Brief (Adopted October 2006)

National Guidance

National Planning Policy Framework
 National Planning Policy Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/1965/O Urban extension on 99 hectares of land comprising of Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1, A2, A3, A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (Class D1) and health centre. Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Approved 14th June 2013.
- P19/09100/RVC_Development as above for PK04/1965/O, with Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application. Permission granted October 2019.
- Environmental Impact Assessment was carried out for the Outline planning permission for this development and officers can confirm that the current RM application does not raise any issues that would call into question the EIA conclusions.
- Development Control East Committee on 15th February 2013 approved the Detailed Masterplan associated with outline planning permission PK04/1965/O at Emersons Green East.

- *Adjacent to the application site:*
- P20/12935/RM-Provision of sports facilities including a cricket pitch, multi-use games area, three football pitches and an all-weather pitch to include details of layout, scale, landscaping and appearance. (Approval of Reserved Matters to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)). Honeysuckle Lane, Emersons Green. Current application.
- P19/5564/RM- Construction of roads 1B, 6 (part) and 7 together with associated drainage and services (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O) amendment to previously approved scheme PK15/1380/RM to amend site levels and drainage. Consent granted 7.10.20.
- P20/21929/RM. Construction of a drainage culvert. Approval of reserved matters to include appearance, landscaping, layout and scale (to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC).Current application. Site lies between school site and proposed school playing fields.

4. **CONSULTATION RESPONSES**

4.1 Emersons Green Town Council
No objection.

4.2 Avon and Somerset Designing Out Crime Officer
The perimeter is secured with 2.4 metre weld mesh fencing and gates and does create a safe guarding and secure inner sterile area, which is good. Concern that the approach to the school main reception boundary is 1.2 metre railing and gates do not secure this area. The fencing and the gates should always be of anti-climb construction. Any double gates should be fitted with an anti-lift bar over the stay drop leg. It should not be possible to pass under the gate/s when in the closed position. Visitor car park will remain open during school hours and should be locked by the school at the earliest opportunity outside these school hours. Staff and Community car park will be secured by a sliding vehicle gate after school and community use hours. However concern as it will be open at all other times and could result in unauthorised use or potential ASB issues. I recommend a barrier system via proxy card for staff and key authorised users.

Refuse Area should be inside the inner sterile area and constructed from metal. Lockable as per the gates mentioned above. These measures are to help prevent the threat of arson. Doors and windows should meet specific minimum standards. Further comments regarding the management of internal security issues including out of hours community use, CCTV and alarms.

Health and Safety Executive (HSE)
No objection.

Historic England

(Comments on the originally submitted Heritage Statement only).

We acknowledge the outline consent for the development of the site and a distance of 165m separating the application site from Lyde Green Farm. However, the Heritage Statement has identified that the school buildings will form the backdrop to views south of the listed group from Roman Road and south-west from the Dramway. The Heritage Statement also concludes that there would be no harm caused, as a result of the proposed development. We therefore advise that this conclusion is substantiated with photomontages from these points. You should then be satisfied that any identified harm to setting is minimised through the design of individual buildings. Historic England retains concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 190, 193 and 194 of the NPPF.

Internal Consultations

4.2 Environmental Protection Officer- Noise

Measured background noise levels at the site over the course of a school day and statistical analysis to derive the appropriate background figure for the (BS4142as amended) assessment;

- Source noise data from all plant equipment provided and the derived rating levels including acoustic penalties for tonality;
- The (BS4142 as amended) impact assessment at the two closest residential receptors (existing and future);
- WHO criteria used to assess external noise levels and potential noise impacts to the outside playground areas;
- Reference to SGC planning guidance in relation to noise.

The (BS 4142 as amended) assessment is approved and satisfactory; considers 24/7 background noise from M4; site less sensitive, less exposed now further away from M4 as shown in the approved masterplan; considered WHO and criteria -external areas for noise, shown to be satisfactory.

Environmental Protection Officer – Contaminated Land

This RM application is located to the north of a former landfill area which has been the subject of re-engineering and remediation. A remediation strategy was approved under Condition 42 of PK15/4232/RVC.

The proposed school buildings appear to be located at a distance greater than 25m from the extent of the landfill i.e. beyond the buffer zone which requires a ground gas assessment of the former landfill to be completed prior to commencement of any buildings within a 25m buffer.

The proposed location of the schools has been used as a processing area whilst the landfill was being remediated. It is unlikely the soils have been significantly contaminated from the processing activities as topsoil was stripped and a low permeability geotextile and runoff water management system were installed to protect soils.

4.4 Conservation Officer

The revised Heritage Statement has taken into account observations made by both myself and Historic England in respect of conflicting statements in relation to the level of harm likely to occur to the significance of the listed buildings as a result of the proposed development. The updated statement, whilst not providing additional visual material or illustrative evidence, recognises that the harm to the current baseline position will, in the context of the Framework, equate to less than substantial harm to the significance of the grade II* listed building. This will, therefore, trigger the need to weigh the harm against the public benefits of the proposal as required under paragraph 196 of the Framework, taking into account the great weight afforded to the conservation of the asset (the more important the asset, the greater the weight should be) under paragraph 193 of the Framework. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The revised Heritage Statement does not attempt to place the finding of harm on a spectrum of less than substantial harm. I would, however, concur that a finding of less than substantial harm is warranted in this instance, taking into account the conclusions of the separate Heritage assessment submitted in support of the recently approved Land at Lyde Green Farm development that also ascribed a level of less than substantial harm to the significance of the Lyde Green Farm.

4.5 Lead Local Flood Authority – SGC Drainage Officer

A Management and Maintenance Report has been produced for Lyde Green School which details the maintenance requirements for the proposed surface water drainage system that will serve the school. The contents are acceptable to us and that we have no queries to raise. In relation to the wider surface water drainage system proposed to serve the school we are now in a position where we the LLFA are in acceptance of their design and have no further queries nor require any additional information to be submitted. However, I would recommend that this planning application from a drainage / flood risk perspective not be approved at this current point of time as we still have some outstanding queries in relation to the planning application that covers the culverting of the on-site ditch to allow the school to be constructed (P20/21929/RM). I appreciate that these are separate applications submitted by two different parties however in our eyes they are strongly linked together and should only be approved once both design proposals are acceptable from a drainage / flood risk perspective.

4.7 SGC Sustainability Officer

No objection, subject to conditions.

4.8 Urban Design Officer

No objection, subject to conditions.

4.10 Landscape Officer

There has been a considerable degree of improvement to the landscape scheme following discussions between the applicant and the planning department. No objection.

4.11 Transportation Officer

No objection to this application; however, a planning condition would be necessary to ensure that all off-street parking and turning areas, as well as cycle parking areas on site are provided and maintained in accordance with the submitted plan.

4.12 Highway Structures Officer

If the application includes a structure that will support the highway or support the land above a highway, no construction is to be carried out without first providing the Highway Structures Team with documents in accordance with BD2/12 of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out.

4.13 Public Art Officer

We would expect proposals for the new school to address public art and would suggest a condition to ensure that public art can be integrated into the scheme.

4.14 SGC Archaeology Officer

No comment.

Other Representations

4.15 Local Residents

Three letters have been received from local residents, objecting to the proposal on the following grounds:

- Concern over single access point planned for vehicles which will mean a huge increase in traffic for the residents on Honeysuckle Road and Willowherb Road, which is not coping with traffic volumes as it is.
- Combining two schools will lead to pressure on the single access point.
- Loss of the pedestrian bridge over the ring road exacerbates the traffic.
- Object to the loss of the local retail centre as approved at Outline stage, this facility is needed.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site forms part of the allocated mixed use development at Emersons Green East (EGE) as set out in Policy CS29 of the adopted South Gloucestershire Local Plan Core Strategy. This policy requires the delivery of development in a way that ensures that the new development integrates effectively with existing communities and in accordance the Strategy for Development, Housing Policy (CS15), the adopted EGE Development Brief SPD, and South Gloucestershire Local Plan Policy M2.

The principle of this Reserved Matters application has been established with the approval of outline planning permission under application PK04/1965/O, (subsequently amended by P19/09100/RVC) which covers a substantial part of the EGE development, allocated by saved policy M2 in the South Gloucestershire Local Plan (adopted) January 2006. The outline planning permission reserved all matters for future consideration, except the means of

access off the Rosary roundabout, which was approved in detail. The site benefits from an approved site wide detailed masterplan and Design Code for the whole of the outline application site.

- 5.2 The National Planning Policy Framework states that the Government attaches great importance to ensuring sufficient choice of school places is available to meet the needs of existing and new communities; and Local planning authorities should give great weight to the need to create, expand or alter schools. The provision of the proposed school is required as part of the S106 agreement in the original consent to mitigate the increase in population resulting from the Emersons Green East Urban Extension. A Deed of Variation regarding the provision of a through school rather than two separate schools is currently being processed. The proposed school is in a sustainable location that will highly accessible by non-car modes of travel; and its location and size is in accordance with the masterplan and design code. The proposal is therefore, acceptable in principle.

The main issues to consider are:

- Whether the proposal achieves a good standard of design and landscaping
- Whether it would adversely affect the residential amenity of neighbouring occupiers through loss of natural light, loss of privacy, noise and disruption;
- Environmental Protection and Health and Safety issues
- The effect on designated heritage assets;
- Transportation effects in terms of highway safety and parking.

5.3 Urban Design

The approved Design Code does not provide a specific design guidance for the schools at Lyde Green, however the school site frontage lies within the Southern Character Area Spine. The proposed continuous frontage of the school building is considered to comply with the design ethos of this area which is one of the primary routes running through the site.

The only relevant approved Outline consent parameter plan is Height and Massing, which indicates the application site falling in an area where up to 3 and 4 storeys in height is permissible. The proposal at 2 storeys for the Primary element and 3 for the Secondary element in height complies with this parameter.

The site of the proposed school buildings is somewhat different to that shown on the approved masterplan. This is due to the presence of a gas main running along the eastern part of the Outline application site, and the need to comply with current Health and Safety Executive (HSE) guidelines. (This issue is dealt with further later in this report).

The proposed design approach of the scheme involves breaking down of the distinct uses (entrance, primary school and secondary school), using varying building lines, heights and materials/colours. As a general approach, this is

considered to work well and provides an opportunity to create interest and variety, and the scale is acceptable. However, the Council's Urban Design Officer had concerns over the detailed design of the elevations of the originally submitted scheme. The main design issues were the large expanses of blank elevation and the use of expanses of brown and orange coloured cladding and the lack of variation and interest.

Revised plans were therefore submitted, with an overall design principle of contrasting dark and light. The darker cladding is balanced by deep window recess clad in white. The cladding colours proposed are darker and the brickwork colours are very pale. In addition, a new material is now introduced- vertical timber cladding (Larch) with boards of varying sizes, in order to make larger areas like the sports hall more interesting, and the natural material helping to integrate the building with the open spaces to the north and east. The timber rainscreen cladding will help break up the elevations and further define the façade aesthetic. Larch is a naturally durable timber and commonly used for external cladding purposes due to the tannins in the wood which create high resistance to decay and rot and it has good impact strength against damage and is ideal for exposed elevations. It will naturally weather consistently to muted shades of silver greys. It is proposed to be treated for fire resistance to building control compliance, for the life of the cladding. (The product is commonly used on schools, for example Corsham Secondary School).

Revised plans also include a feature brick work detail showing a pulled out course every 4th course. The cladding colour for the secondary school include Sepia (which in time will be close to the colour of the larch cladding when weathered) and elements of deep blue. The Primary colours are lighter shades.

The Council's Urban Design Officer considers the revised plans give a more positive character to the overall impression of the school; with the use of complimentary materials and tones being an important part of the change, and the addition of the timber material helping to connect the brick and two cladding colours. The application of materials highlights the different uses and also helps to break down the massing of the development, while also adding a sense of vertical emphasis. It is considered that the colours shown on the elevations work well together, however the unit sizes for the fibre cement cladding panels will be a critical decision; the colour and texture of these panels is the other significant consideration and how the two different colours for the primary and secondary schools complement each other. The colour of the windows is also required to be finalised in detail and the Council's Urban Design Officer has questioned the use of different window colours at different levels, with mid-grey being suggested in order to go well with the materials and help add a sense of depth to the elevations. Finally the related consideration of the colour and material for the window louvres will be needed to be finalised. All these elements will be approved in details through the discharge of a condition.

Subject to the condition noted above, there is no objection from the Council's Urban design Officer, and the proposal is considered to provide a good quality of design, in accordance with Policy CS1.

Secure Design

The Crime Prevention Design Advisor (CPDA) has raised no objections to the proposal in principle but has raised a number of issues with regards to the design. The issues raised with regards to the height of the fence forming the boundary between the car park and the hard play has been covered through the revised plans. Concerns raised regarding the level of surveillance to the pupil cycle and scooter store are noted; therefore, a condition is attached that require this area to be covered by an alternative form of surveillance such as CCTV. Other issues raised relating to the security performance of all external doors and all windows are matters that are covered by Building Regulations; therefore, a condition on this basis is unnecessary and does not pass the tests for applying conditions set out in the NPPF. An informative note will however be attached on this basis.

Landscaping

Core strategy policy CS1 requires "the highest possible standards of design and site planning are achieved" and that siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Core strategy policy CS9 expects that new development will conserve and enhance the character, quality, distinctiveness and amenity of the landscape. The local plan policy PSP2 requires the conservation and where appropriate enhancement of the quality, amenity, distinctiveness and special character of the landscape. This includes protection of landscape features and elements of natural beauty, historical and cultural importance.

The secondary school and primary school buildings are physically linked with a form of two open ended courtyards, the western one creating the primary school and the larger eastern one forming the secondary school. The secondary portion is three stories with a flat roof with the tallest element being 11.7m high. A hall forms the northern elevation of the secondary side slightly lower than the classroom block. The primary school is predominantly two storey has outside access from the classrooms on the ground floor. A canopy projects along the northern elevation of the primary school. A proposed floor level of 57.8m is given for the buildings with ground levels falling northwards to 54.5m at the northern boundary through a series of external terraces with ramps and steps both schools.

An area of visitor parking and a bus drop off area lie to the west of the buildings adjoin flats and houses. A small garden area for nature conservation lies between the main school building and the visitor car park containing a wetland area as part of the surface water management system.

The Council's Landscape architect objected to the originally proposed scheme on a number of grounds including the proposed 2.4m high mesh fencing along the whole of the frontage with Honeysuckle Road, despite the proposed planting along the frontage of a beech hedge of mixed colours with a range of tree planting, the boundary treatment would have created a detrimental impact on the street scene and an unwelcoming entrance to the school. Following negotiations, revised plans have been submitted which indicate areas where the fencing is reduced to 1.8m high.

In addition, fencing has been reduced in height from 2.4m to 1.8 m between the primary and secondary school areas and around the car park areas and between the two school areas. It is considered that this now provides an acceptable balance between the need to provide a safe and secure site, taking into account the comments of the police crime prevention officer, and the visual amenity of the area.

The scheme design removes the central hedgerow and stream line which is the only existing site feature, however there is a need for access across the stream line to the playing fields and some visibility between the various areas of the playgrounds. The extent of the removal as originally proposed was questioned, and following the receipt of revised plans, an additional section of native hedgerow has been retained at the eastern end of the site. In addition, the use of native species for the hedges around the rear of the playgrounds instead of the originally proposed laurel has extended some of the habitat value further. Between the two playgrounds a mix of native and ornamental species to give greater biodiversity and visual interest would now be provided for the benefit to the appearance of the playgrounds.

In terms of parking, there was concern that the originally submitted scheme proposed large areas of car parking that were not sufficiently enhanced by tree planting. Revised plans have however increased the amount of large tree planting in the parking area.

As originally proposed, the pedestrian access from the west was shown as running along the top edge of the retained ditch with the necessary further reduction of the hedgerow and cutting into the required play space around the equipment in the existing play area (NEAP) to the west of the site. In addition, a proposed pedestrian access to the secondary site also indicated a separate route through the NEAP under the root protection area of one of the retained trees, making a second breach in the proposed hedgerow. This has now been amended so that the pedestrian route run within the school site to the north of the play area.

The Council's Landscape Architect has stated that there has been a considerable degree of improvement to the landscape scheme following discussions between the applicant and the planning department. There has been an upgrade in the quality of paving within the secondary school courtyard and a significant increase in tree planting within the staff car park. There have been modifications to reduce the visual impact of the boundary fencing by reducing its height where possible and account has been taken of existing site boundaries with residential properties. A short section of the existing hedgerow through the site is now to be retained at the eastern end of the site and the culvert headwall has been repositioned to reduce conflict with the retained oak tree. Further, additional shrub planting has been added to the primary school boundary to provide more colour and variety.

The planting plans do not include plant or ground preparation specifications/ tree pit details or maintenance but it is proposed that this is covered by

condition. Subject to this condition, the proposed as considered to comply with Policies PSP2 and PSP3 of the Policies Sites and Places Plan.

5.4 Residential Amenity

To the north, the site will be bound by the proposed playing fields, and to the south lies the approved Road 1B (Honeysuckle Road). The visitor car park would adjoin the existing residential parcel 21 to the west of the school site. Rear gardens of dwellings to the north have a 1.8m high brick wall that will provide a degree of protection from the activity of the car park area, and a new hedge and planting between this and the new car parking spaces will add aid separation of the two uses, and it is considered that there would be no significant harm to residents of these dwellings. A three storey apartment block lies immediately adjacent to the western boundary of the site where the car park entrance lies. The originally submitted scheme proposed high fencing at this point, which could have had an overbearing effect on the residents due to the presence of habitable room windows on the adjacent elevation. Revised plans have however been received omitting this and providing the required security fencing further into the car park area away from the windows. Although the entrance to the car park is close to the apartment building, it is considered that the car park, due to its modest size at 31 spaces plus parking for coaches, would not have a significantly detrimental impact on the amenity of the adjacent residents.

Dwellings to the west of the primary school building itself lie some 23m away, and there are no windows proposed on this two storey elevation. It is considered therefore that there would be no resulting loss of privacy or overbearing effect on these nearby residents. In addition, a 4m wide tree and shrub planting belt would be planted to between the new building and these properties, which would provide additional buffer in the interests of residential amenity.

To the east of the site lies a future residential area with no detailed consent yet. It is considered that the proposed secondary school building would not jeopardise the development of this area due to the 35-40m distance between the school elevations and the site boundary here, together with a 1.5m landscaped buffer including trees.

The proposal is therefore considered acceptable in terms of residential amenity and a condition attached to the original outline consent will ensure that any impacts on existing residential occupiers will be reduced during the construction period.

5.5 Transportation

The principle of schools of the size proposed, and in this part of the Lyde Green site has already been approved through the granting of Outline consent. Noting the concerns of local residents, the proposed layout is in fact considered to be a significant improvement on the approved indicative masterplan, as there is now a much longer frontage for the two schools, which enables separate vehicular accesses, which will have the effect of diluting vehicular movements over a wider area. The current masterplan provides for only one access from

both primary and secondary schools, which would have been more of a 'pinch point'.

Access

Vehicular access to the school and car parks would be provided from Honeysuckle Road to the south of the school. Also known as Road 1B, the extension of this road towards the school site is currently under construction. At the south western end of the school site a one way vehicular access is proposed to provide entry to a visitor car park and coach drop off area, with the visitor car park to the north and coaches able to turn right into the dedicated coach drop off. In the centre of the site frontage an exit only from the visitor car park onto Honeysuckle Road would be provided.

Pedestrian/Cycle Access

As noted above in the Landscape section, the proposed pedestrian and cycle accesses to the school have been amended since the scheme was originally submitted. Two pedestrian accesses are proposed to the primary school - one from Honeysuckle Road and the second will now be in accordance with the masterplan, along the shared route through parcel 21. For the secondary school, three pedestrian/cycle accesses are proposed: the main entrance from Honeysuckle Road in the centre of the site frontage, there will also be pedestrian/cycle access from the northwest to link with existing open space to the north of the NEAP- this will be secured through the current application for the school playing fields. In addition, the application for the school playing fields will secure access for pedestrians to the secondary school from the east through an area of future open space. No pedestrian access will be permitted into the staff car park from Honeysuckle Road.

It is noted that a local resident has stated that the absence of a new footbridge over the Ring Road will result in greater vehicular congestion in the area of the school, however officers are satisfied that the proposed enhancement of the existing footbridge will lead to an increase in its use, and when added to the location of the school with good pedestrian and cycle links, there will be no significant highway congestion.

Servicing

Large deliveries to the secondary school including catering vehicles and refuse collection would take place from the school car park to the east of the building. Servicing for the primary school would take place from the coach layby in the south western part of the site. Couriers etc would also be permitted to make use of the coach drop off point close to the main building entrance if not being used by coaches. Service vehicle swept path analysis has been undertaken which confirms that the proposed arrangement is satisfactory.

Maintenance Access

Two maintenance access gates, one to access the rear of the school site, and the second to access the east of the secondary school are proposed in the northwest and west of the staff car park respectively. A maintenance access gate is also proposed from the residential cul-de-sac to the west of the primary school site, north of the visitor car park, with a further maintenance access gate

to the rear of the school playgrounds to provide access between the school site and the playing fields beyond.

Emergency Service Vehicle Access

Emergency Service Vehicles would be able to enter the site via all vehicle access points provided, also making use of the maintenance access gates around the school site to gain access to the rear of the building.

Cycle Parking

Cycle/Scooter parking for the primary aged pupils comprises two shared scooter/cycle shelters in the primary school playground, the first close to the playground entrance from Honeysuckle Road, and the second by the playground entrance from the park to the northwest. Each shelter would be able to accommodate five Sheffield stands for 10 cycles and parking for 20 scooters. Therefore parking for a total of 20 cycles and 40 scooters is proposed. Secondary school pupil cycle parking is proposed in two locations, with a total provision for 180 bikes. Close to the Honeysuckle Road entrance a secure shelter with a total of 30 Sheffield stands for 60 cycles is proposed. To the north of the secondary school building a second shelter with 60 Sheffield stands for 120 cycles is proposed close to the park entrance. Adjacent to the main school entrance a total of eight Sheffield stands able to accommodate 16 cycles for visitors is proposed. This is in line with SGC cycle parking standards, with a minimum of four visitor cycle spaces required for the primary school and five spaces required for the secondary school. A total of 10 Sheffield stands, for 20 cycles are proposed for staff use, 10 of the spaces would be adjacent to the primary school main entrance, and 10 in the staff car park, both areas would be secure and covered.

Car Parking

A 27 space car park for visitors is proposed at the south-west corner of the site, including the provision of four disabled bays. Electric car charging points are to be provided adjacent to two of the standard bays, and one disabled bay. A dedicated staff car park is proposed at the eastern end of the site with a total of 127 car parking spaces, including five disabled bays. Electric car charging points are to be provided adjacent to 11 of the standard bays, and two disabled bays. SGC parking standards seek that 6% of the total parking provision is provided for disabled use, this equates to nine spaces, therefore the proposed provision is in accordance with standards. There is no electric car charging policy for SGC at this time, however 10% of the car parking spaces have access to car charging.

Coaches/minibus parking

A dedicated coach layby is proposed adjacent to the visitor car park. Coaches and minibuses picking up/dropping off pupils would be able to make use of this coach layby. Long stay parking for one minibus is also proposed in the staff car park to the south east of the school building.

Travel plan

A travel plan has been submitted with this application, and therefore a condition is required to ensure that it is implemented.

Subject to the conditions noted above, the Highway Authority has stated that it is not considered that there would be a significant adverse effect in terms of local congestion or highway safety, and has no objection to the proposal.

Heritage Issues

Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The application site lies to the SW of the grade II* listed Lyde Green Farmhouse, a largely unaltered mid-late 17th century farmhouse located in an area that retains a sense of rural isolation despite the auditory/visual intrusion of the M4 and the encroachment of the EGE site. This setting, and the historical association of the farmhouse with the agrarian landscape around it, makes a positive contribution to an understanding and appreciation of the overall significance of the building. The impact of the development should, therefore, be considered in line with paragraph 193 of the Framework, taking into account the great weight afforded to the conservation of a grade II* listed building.

Protecting the character of the surrounding area was a key consideration in securing the approximate location of the new school, with sports fields being located in the intervening fields in order to reduce the perceived encroachment and sprawl of built form into the immediate environs of the farmhouse. The setting of the farmhouse is likely to change as a result of the proposed development to the north and east, but the field to the west remains open as a landscape buffer, and the remnant of the Common and the sports fields beyond further maintain a sense of openness that reflects the existing rural character.

Views to, from and across should, therefore, be considered as part of a setting assessment, in line with Historic England's Good Practice Advice in Planning Note 3 The Setting of Heritage Assets. It is considered that combining the primary and secondary school buildings into one building facing Honeysuckle Road is an improvement to the location previously proposed under earlier versions of the Masterplan. In accordance with the need to undertake the necessary assessments required under P189 of the Framework, a Heritage Assessment and a Revised Heritage Assessment have been received during the determination period of the application.

The Council's Conservation Officer has stated that the revised heritage statement has taken into account observations made by the Council and Historic England in respect of conflicting statements in relation to the level of harm likely to occur to the significance of the listed buildings as a result of the

proposed development. The updated statement, whilst not providing additional visual material or illustrative evidence, recognises that the harm to the current baseline position will, in the context of the Framework, equate to less than substantial harm to the significance of the grade II* listed building. This will, therefore, trigger the need to weigh the harm against the public benefits of the proposal as required under paragraph 196 of the Framework, taking into account the great weight afforded to the conservation of the asset (the more important the asset, the greater the weight should be) under paragraph 193 of the Framework. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The revised heritage statement does not attempt to locate the finding of harm on the spectrum of less than substantial harm. The Council's Conservation Officer concurs that a finding of less than substantial harm is warranted in this instance, also taking into account the conclusions of the separate heritage assessment submitted in support of the recently approved Land at Lyde Green Farm development that also ascribed a level of less than substantial harm to the significance of the Lyde Green Farm.

It is considered harm to the setting of the farmhouse has been minimised through siting, design amendments and increased tree planting in line with Historic England's Good Practice Advice Note 3 (Setting of Heritage Assets). There will, therefore, still be a residual level of harm to the significance of the designated heritage asset which will need to be factored into the planning balance, which can be found at the end of this report.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires planning authorities when determining applications affecting listed buildings to "... *have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*". Decision makers must, therefore, take into account the considerable importance and weight that is afforded to the desirability of preserving the setting of listed buildings. Where the setting of a Listed Building would be harmed, that is a matter to which considerable weight should be given and Section 66(1) gives rise to a strong presumption against the grant of planning permission. Less than substantial harm to a heritage asset does not equate to a less than substantial objection to the grant of planning permission.

Ecology

Officers are satisfied that all conditions relating to the outline application have now been discharged; and that there are no further ecological issues relating to this reserved matters application.

Environmental Protection Issues

Officers are satisfied that the proposed location of the school is acceptable from the point of view of noise from the M4. It has been taken into account that the school building is proposed to be located further away from the M4 than shown on the approved masterplan. The Council's Environmental Protection Officer (EPO) Noise specialist has confirmed that the submitted Acoustic Report has taken into account both internal and external areas of the school and the proposal would result in a satisfactory noise climate.

With regard to contamination, the EPO Contamination officer has noted the location in terms of the recently completed and verified landfill remediation area to the south, and that the school would be located on the former site compound area. The proposed school buildings are located at a distance greater than 25m from the extent of the former landfill area, i.e. beyond the buffer zone which requires ground gas assessment monitoring to be completed prior to commencement of any buildings within a 25m buffer.

The school site has been used as a processing area whilst the landfill was being remediated. The EPO has confirmed that it is unlikely the soils have been significantly contaminated from the processing activities as topsoil was stripped and a low permeability geotextile and runoff water management system were installed to protect soils. In any event, the Section 106 for the school land transfer requires the developer consortium to ensure the site is suitable in this regard.

Health and Safety Issues

The Health and Safety Executive have been specifically consulted (rather than using the standard methodology) on this application as they are a statutory consultee within the consultation distance of a major accident hazard pipeline, currently operated by Wales and West Utilities. The HSE have confirmed that the proposed block plan shows that proposed school development area is located within the outer HSE consultation zone of the pipeline. For school developments the HSE methodology determines that where institutional accommodation is proposed, the whole site area is included. The HSE methodology determines that where the whole area is larger than 1.4 hectares, the sensitivity level of the school development would be level 4. HSE would advise against a SL4 development where more than 10% of the site lies within the outer HSE consultation zone. The HSE have confirmed that in this case, the proposed layout and its position in relation to HSE's zones present a specific set of circumstances and it is sensible to take account of these outside of the standard methodology.

The proposed block Plan shows that only the staff car park will be located within the outer HSE consultation zone, and the Pupil Access Plan shows that that the staff car park will not be accessible to school pupils at any time. Therefore, if this area is inaccessible to children then this would not be included within the school area. The rest of the school site is located outside of the HSE consultation zones. Hence the HSE do not advise, on safety grounds, against the granting of planning permission. In addition the HSE have confirmed that the use of the staff car park by the community outside school hours does is also acceptable. A condition will be imposed to ensure that the staff car park remains inaccessible to pupils.

With regard to the local resident comment regarding the local centre, part of the school site would be located in an area shown indicatively as a local (retail) centre on the Emersons Green East masterplan. The school site was required to be relocated further westwards into this area due to the need to preserve a significant exclusion zone adjacent to the gas pipeline in this part of the site. Having received the current HSE advice prior to the submission of the current

application, there was no alternative but for the school site to be relocated into the area indicated for the local centre. In accepting this revision, officers have taken the following matters into account: the significant pipeline constraint; the fact that there is no requirement in the Outline consent for this second local centre, it having been left to market forces; the existing local centre in the earlier phase of the development providing local retail and other facilities, which still has scope to expand; the overriding need for the new school in the public interest. A discharge of condition will formalise the masterplan revision.

Sustainable Energy

The proposal to design and construct the primary and secondary school in accordance with Passivhaus principles, and the inclusion of air source heat pumps and roof mounted PV is strongly supported.

It is proposed that heating will be provided by air source heat pumps, and the applicant has provided additional information in respect of size and location of the heat pumps, heat distribution (secondary) system and controls as requested by the Council's Sustainable Energy officer. A leak detection and monitoring system should also be provided, so a condition requiring this is therefore included.

It is proposed that the scheme will be constructed with the intention of meeting a certified Passivhaus standard. The Design and Access states that *'The proposed building will be exemplary in its approach to low energy design, following the principle of 'eco-minimalism' to achieve Passivhaus Classic certification'*. The applicant has confirmed that Passivhaus Classic certification has been specified and a registered Passivhaus consultant will be appointed up to completion/ certification. A condition requiring details of this to be submitted is therefore imposed.

It is proposed that two photovoltaic systems will be installed. Further details of the PV system should be provided prior to occupation, to demonstrate the capacity and energy yield, and this will be secured by condition. It has been clarified by the applicant that roof-space not currently allocated to PV (or building services) will be considered for supporting additional PV in the future in line with the target to increase installed renewable capacity and provide the leadership to enable South Gloucestershire to be carbon neutral by 2030. The PV condition therefore allows for this.

With regard to future overheating, this has been modelled to take place in 2080, however it has been clarified that the ventilation plant installed at the time of construction will have reached the end of its life by 2050 and so will have been replaced, hence providing an opportunity to increase flow rates into the spaces and use more efficient fan technology and improve controls. Therefore, this will help to mitigate any potential overheating risk in 2050 in conjunction with external shading.

With regard to Electric Vehicle Charging, it is proposed that in the visitor car park electric car charging points are to be provided adjacent to two of the standard bays. The staff car park proposed to the east of the site includes electric car charging points adjacent to 11 of the standard bays, and two

disabled bays. There is currently no Development Plan electric car charging policy, it is requested that around 10% of the car parking spaces have access to car charging, plus 10% passive provision (ducting). The proposals are in line with this request. Each outlet is proposed to be 3.6KW SP&N. The incoming supply is adequate to allow an additional 10%. Further future provision may require either a load management system, which is relatively common with large banks of EV charging, to prevent going over the current agreed capacity or a larger incoming capacity depending on availability from the network. A condition relating to this is included. Subject to the conditions noted above therefore, it is considered that the proposal goes above and beyond the current Development Plan requirements (Policy PSP6) in terms of sustainable energy and is therefore welcomed in this regard.

Drainage

It is noted that whilst the Council's Drainage Officer has no objection to the proposed school, it has been requested that determination be delayed pending the approval of all the drainage details of the adjacent planning application for a new culvert to the north of the school. This is to ensure that the culvert has been designed so that it conveys all expected flows within the watercourse without having a detrimental impact in terms of flood risk upstream of the school site. If the current design were not acceptable from a flood risk perspective then the culvert would have to be increased in size so that it conveyed all expected flows. This could also mean that the easement area around the culvert would need to be increased. In view of the need to determine the school application in a timely manner in the public interest, it is proposed that a condition cover the potential ramifications of any need to increase the size of the culvert. The condition would require any amendments to be incorporated into the design of the school development, taking into account the fact that the current culvert easement lies within external areas of the school, and any need for an increase in the easement could be accommodated within the school external site area. Subject to this condition therefore, the proposal is acceptable in drainage terms.

Public Art

It is noted that the Council's public Art Officer has requested public art for this scheme, however the planning officer can confirm that public art for the whole of the Outline consent, in accordance with the S106 Agreement, has already been provided on the Lyde Green Community centre.

Planning Balance

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires planning authorities when determining applications affecting listed buildings to "... *have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*". Decision makers must, therefore, take into account the considerable importance and weight that is afforded to the desirability of preserving the setting of listed buildings. Where the setting of a Listed Building would be harmed, that is a matter to which considerable weight should be given and Section 66(1) gives rise to a strong presumption against the grant of planning permission. Less than substantial harm to a heritage asset does not equate to a less than substantial objection to the grant of planning permission.

In terms of heritage, the question should not be addressed as a simple balancing exercise but whether there is justification for overriding the presumption in favour of preservation. Only when harm has been minimised should the unavoidable 'residual harm' be weighed against public benefits. For the reasons given in the *Heritage* section of this report, the revised plans mitigate to some extent the less than substantial harm; in addition it has been taken into account the need for new primary and secondary schools at Lyde Green to serve the new population and to be located in close proximity to the new dwellings, in the interests of sustainability. In addition the fact that the site is part of a wider allocation for an urban extension has been taken into account. These factors are considered of overriding public interest that overcome this less than substantial harm, taking into account the great weight that is afforded to the protection of designated heritage assets and their settings.

It is considered that the public benefit from the provision of the new school outweighs any residual harm to the listed buildings.

Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

That the Reserved Matters submitted in accordance with Conditions 1, 2 and 10 associated with Outline Planning Permission P19/09100/RVC be APPROVED, subject to the following conditions:

CONDITIONS

1. The off-street parking facilities (for all vehicles, including cycles) and turning areas shown on the plans hereby approved shall be provided in accordance with the Car Park Phasing Plan, (drawing no 1954 2130 Rev D) and thereafter retained for that purpose.

Reason: In the interests of the amenities of the area and highway safety and to accord with Policy CS8 of the adopted South Gloucestershire Local Plan Core Strategy and Policy PSP11 of the adopted Policies, Sites and Places Plan.

2. Notwithstanding the submitted materials details on the plans hereby approved, full manufacturer details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to construction above damp proof course level the building hereby approved. Development shall be carried out in accordance with the agreed details:
 - Plant screening - colour
 - Roofing materials
 - Fibre cement cladding- size and colour
 - Window frames- colour
 - Window louvres- colour and material
 - Vertical larch cladding

Reason: To ensure a good quality of external appearance and to accord with Policy PSP1 of the adopted South Gloucestershire Policies, Sites and Places Plan, and Policy CS1 of the adopted South Gloucestershire Core Strategy.

3. Prior to the commencement of the development above Damp Proof Course (DPC) level, sample panels of facing brickwork demonstrating the colour, texture, facebond and pointing shall be erected on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved sample panel, which will be kept on site for reference until the brickwork is complete.

Reason: To ensure a good quality of external appearance and to accord with Policy PSP1 of the adopted South Gloucestershire Policies, Sites and Places Plan, and Policy CS1 of the adopted South Gloucestershire Core Strategy.

4. Prior to the commencement of the development hereby approved, tree protection fencing as prescribed in BS5837:2012 shall be erected round the root protection area of existing trees and hedgerows to be retained adjacent and within the site. Such fencing shall be erected prior to the use of any machines on site, and prior to any clearance on site, and retained throughout the construction period and until the completion of the development hereby approved.

Reason: To protect the character and appearance of the area and in accordance with Policy PSP2 of the adopted South Gloucestershire Policies, Sites and Places Plan, and Policy CS2 of the adopted South Gloucestershire Core Strategy. This is a pre-commencement condition in order to protect the trees and hedges.

5. All planting, seeding or turfing comprised in the soft landscaping details hereby approved, shall be carried out no later than the first planting and seeding season following the completion of the development hereby approved, and any trees or plants (retained or planted) which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons with others of a size and species as shall reasonably be specified by the Local Planning Authority.

Reason: To prevent losses or damage and to achieve the earliest possible establishment of the landscape and its retention, and protect the character and appearance of the area, and in accordance with Policy PSP2 of the adopted South Gloucestershire PSP, and CS2 of the adopted South Gloucestershire Core Strategy.

6. Prior to the carrying out of the soft landscaping hereby approved, details of ground preparation specifications and tree pit details and landscape maintenance shall be submitted to an approved in writing by the Local Planning Authority. All such details as approved shall be carried out thereafter.

Reason: To protect the character and appearance of the area, and in accordance with Policy PSP2 of the adopted South Gloucestershire PSP, and CS2 of the adopted South Gloucestershire Core Strategy

7. Prior to the erection of any external lighting, details of the location, design, times of illumination and measures to control light spillage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

8. The submitted Travel Plan (PEP July 2020) shall be implemented in full upon the first use of the school hereby approved. As stated in the Travel Plan, each year, a review of the objectives and targets against the results of the monitoring shall take place, with the measures and Action Plan developed further as required.

Reason: To encourage means of transportation other than private car and to reduce the impact on neighbouring occupiers and to accord with policy T12 of the South Gloucestershire Local Plan (adopted) January 2006; and CS8 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

9. Prior to the first use of the secondary school element of the school building hereby approved details of a scheme of formal surveillance such as CCTV to encompass the cycle storage areas area shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first use of the school.

Reason: To ensure the development is sufficiently secure and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

10. Prior to first use of the Secondary School element of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:
- i) Evidence that a Photovoltaic (PV) system with a capacity of 54kW_{peak} or greater has been installed on the primary school, and a PV system with a capacity of 92kW_{peak} or greater has been installed on the secondary school shall be submitted to the Local Planning Authority. This shall include the exact location and specification of the installed systems. Suitable evidence includes a copy of the MCS installer's certificate.
 - ii) Evidence that the projected annual energy yield of the PV system installed on the primary school will generate at least 48,000kWh of electricity per year, and that the installed PV system on the secondary school will generate at least 81,500kWh of electricity per year. The projected annual yield and technical details of the installed system will be provided by the Micro-generation Certification Scheme (MCS) approved installer. (The impact of shading on the annual yield of the installed PV system-the Shading Factor- should be calculated by an MCS approved installer using the Standard Estimation Method presented in the MCS guidance.)
 - iii) Evidence of a contingency for a larger PV system than set out in the development hereby approved, should there be scope to increase the capacity of the system beyond the level currently specified.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions, and to increasing renewable energy generating capacity in South Gloucestershire. In accordance with in accordance Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy and Policy PSP6 of the adopted Policy Sites and Places Plan.

11. Within twelve months of the first use of the development hereby approved, a copy of the Passivhaus Institute certificate showing that the development (comprising the primary and secondary schools) has achieved the Passivhaus (Classic) standard shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and meets the energy performance standard described in the Sustainable Energy Statement. In accordance with in accordance Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy and Policy PSP6 of the adopted Policy Sites and Places Plan.

12. Prior to construction above damp proof course level, the specification and location of the system for detecting and monitoring leaks of refrigerant from heat pumps installed to provide space heating/cooling, and hot water shall be provided for approval in writing by the Local Planning Authority. These shall include details of processes that will be implemented in the event that a refrigerant leak is detected. Henceforth, the system shall be installed and maintained in accordance the approved specification.

Reason: To minimise risk of refrigerant leakage during the lifetime of the scheme and contribution to global warming arising from refrigerant leakage. In accordance with in accordance Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy and Policy PSP6 of the adopted Policy Sites and Places Plan.

13. Prior to the first use of the development hereby approved, evidence that the following electric vehicle charge points have been installed: 2 no. in the visitor parking bays, 11 no. in the standard parking bays, and 2 no in the disabled parking bays, shall be provided and approved in writing by the Local Planning Authority. Each charge point shall have a minimum power output of 3.6kW. Evidence shall also be provided to show that suitable provision has been made for additional charge points to be added in in the future in a further 10% of the total number of parking spaces. This provision includes ducting and sufficient capacity in the power supply to the site to meet the additional power demand from extra charge points, each with a minimum power output of 3.6kW.

Reason: To provide charging facilities for staff and visitors travelling to the schools by electric vehicle and contribute to a reduction in CO2 emissions and improvement in local air quality. In accordance with in accordance Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy and Policy PSP6 of the adopted Policy Sites and Places Plan.

14. Prior to the construction of the drainage scheme hereby approved, details of any amendments required resulting from the adjacent new culvert to the north, as approved, shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory means of drainage is provided, and to accord with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy and Policies Sites and Places Policy PSP20.

15. During school hours, the eastern car park hereby approved shall be available for staff only, and the measures to prevent pupils from entering this car park shall be erected prior to the first use of the car park, and retained as such thereafter.

Reason: In the interests of public safety and in accordance with policies CS9 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013).

16. The development shall conform is all aspects with the approved plans and documents shown on the application as listed below unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Architects

LGTS-SGC-P1-XX-DR-A-01000-P03 - Proposed Ground floor level Plan

LGTS-SGC-P1-XX-DR-A-01001-P03 - Proposed First Floor Level Plan

LGTS-SGC-P1-XX-DR-A-01002-P03 - Proposed Second Floor Level Plan

LGTS-SGC-P1-XX-DR-A-01010-P03 - Proposed Roof Plan

LGTS-SGC-P1-XX-DR-A-02000-S4.P06 - Proposed Primary school Elevations

LGTS-SGC-P1-XX-DR-A-02001-S4.P06 - Proposed secondary elevations 1 of 2

LGTS-SGC-P1-XX-DR-A-02002-S4.P06 - Proposed secondary elevations 2 of 2

LGTS-SGC-P1-XX-DR-A-02010-S4.P05 - Proposed Perspectives Sheet 1 of 3

LGTS-SGC-P1-XX-DR-A-02011-S4.P05 - Proposed Perspectives Sheet 2 of 3

LGTS-SGC-P1-XX-DR-A-02012-S4.P05 - Proposed Perspectives Sheet 3 of 3

LGTS-SGC-P1-XX-DR-A-03000-P03 - Proposed Sections Sheet 1

LGTS-SGC-P1-XX-DR-A-03001-P03 - Proposed Sections Sheet 2

LGTS-SGC-P1-XX-DR-A-03002-P03 - Proposed Sections Sheet 2
LGTS-SGC-P1-XX-DR-A-03003-P03 - Proposed Sections Sheet 3

Landscape Architects

LGTS-NVB-XX-XX-DR-L-2001-B - Site Location Plan
LGTS-NVB-XX-XX-DR-L-2040-C - Existing Site Block Plan
LGTS-NVB-XX-XX-DR-L-2041-B - Existing Site Plan One
LGTS-NVB-XX-XX-DR-L-2042-B - Existing Site Plan Two
LGTS-NVB-XX-XX-DR-L-2043-B - Existing Site Plan Three
LGTS-NVB-XX-XX-DR-L-2140-D - Proposed Block Plan
LGTS-NVB-XX-XX-DR-L-2141-E - Proposed Site Plan One
LGTS-NVB-XX-XX-DR-L-2142-E - Proposed Site Plan Two
LGTS-NVB-XX-XX-DR-L-2143-E - Proposed Site Plan three
LGTS-NVB-XX-XX-DR-L-2150-A - Existing and Proposed Site Sections
LGTS-NVB-XX-XX-DR-L-2151-A - Main Entrance visualisation
LGTS-NVB-XX-XX-DR-L-2700-B - Planting Plan One
LGTS-NVB-XX-XX-DR-L-2701-B - Planting Plan Two
LGTS-NVB-XX-XX-DR-L-2702-B - Planting Plan Three
LGTS-NVB-XX-XX-DR-L-2960-A - Plant Schedule

M&E

14384-HYD-XX-XX-DR-E-8000 - External Lighting Plan

Drainage

LGTS-HYD-ZZ-ZZ-DR-C-7000 - Drainage Strategy
Drainage Management and Maintenance LGTS-HYD-XX-XX-RP-C- 0010

Car Park Management Plan 1954-21030 Rev D

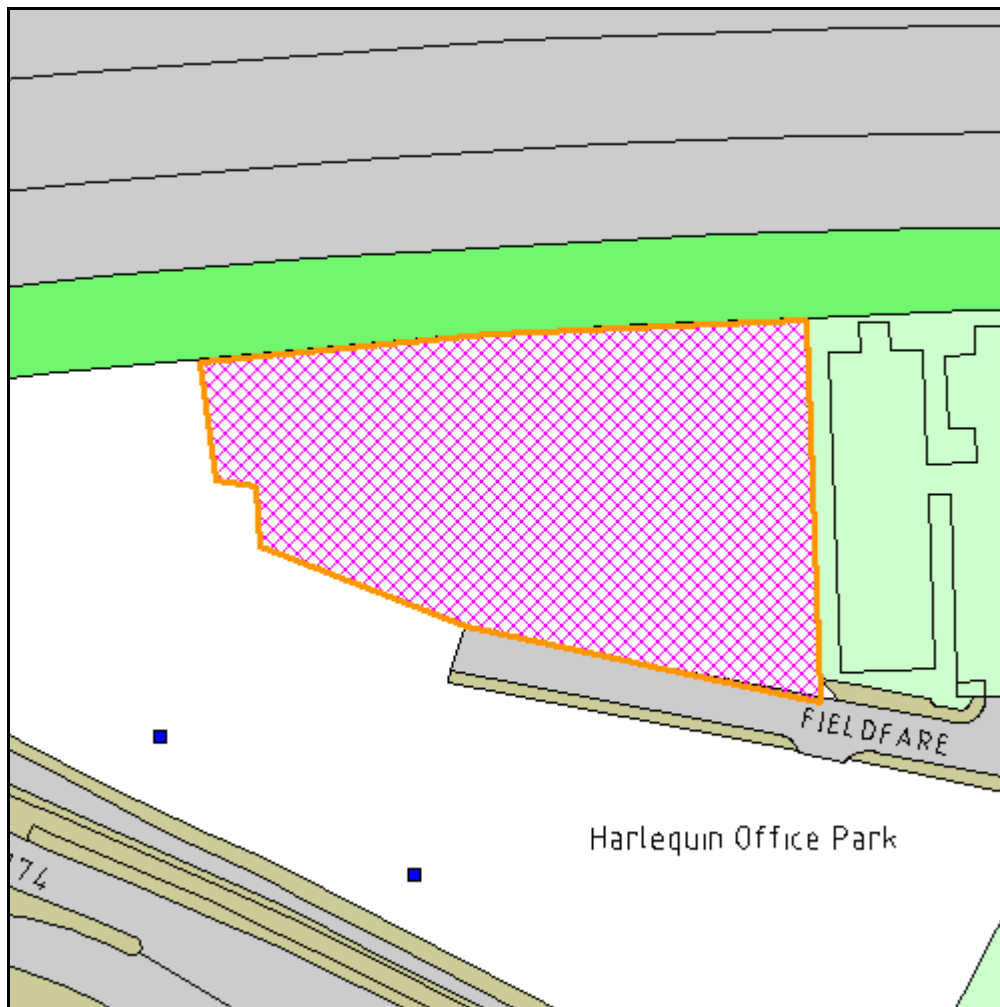
Pupil Access Plan - 3820 -A
Energy Statement (Hydrock) Oct 2020
Travel Plan (PEP) July 2020

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

Case Officer: Helen Ainsley
Authorising Officer: Catherine Loveday

CIRCULATED SCHEDULE NO. 09/21 -5th March 2021

App No.:	P20/23750/F	Applicant:	Hinton Properties (Hotel 1) Ltd
Site:	Adjacent To Harlequin Office Park Fieldfare Emersons Green South Gloucestershire BS16 7FN	Date Reg:	4th December 2020
Proposal:	Erection of single storey Day Nursery (Class E) with associated landscaping, parking and access.	Parish:	Emersons Green Town Council
Map Ref:	366324 178656	Ward:	Emersons Green
Application Category:	Minor	Target Date:	28th January 2021



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100023410, 2008.

N.T.S.

P20/23750/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.

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following comments from the Town Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the Erection of single storey Day Nursery (Class E) with associated landscaping, parking and access.
- 1.2 The site is land within Harlequin Business Park Emerson's Green and adjacent to an approved mixed-use development comprising a new 90 bedroom hotel, restaurant/bar (A3/A4) and coffee shop with a drive thru facility. The plot is currently vacant and the last remaining undeveloped section of the business park. It is bordered to the north by the M4, the business part to the east, the A4174 to the south and the hotel, pub/restaurant and coffee shop mixed use development to the south and west.
- 1.3 During the course of the application revisions were made to the proposed Travel Plan as suggested by officers.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS12	Safeguarded Areas for Economic Development
CS13	Non-Safeguarded Economic Development Sites
CS23	Community Infrastructure and Cultural Activity
CS29	Communities of the East Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP9	Health Impact Assessments
PSP10	Active Travel Routes
PSP11	Transport Impact Management

PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP22	Unstable Land
PSP26	Enterprise Areas

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.
 South Gloucestershire Household Design (Adopted) 2021)
 South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013
 Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
 SPD – (Adopted) March 2015
 SPD: Development in the Green Belt (Adopted) 2007
 South Gloucestershire Council Waste Collection: guidance for new
 developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

- 3.1 P19/8333/F 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.
 Approved 22.11.19
- 3.2 (Phase 2 of development)
 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 motorway where it is anticipated that an office may still come forward.
 Approved with conditions 08.11.2011.
- 3.3 Neighbouring site
 (Phase 1 of development)
 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

Members have serious concerns regarding the suitability of the air quality and possible high pollution surrounding the site. The Committee do not believe that this is a suitable area for a nursery to be sited.

Internal Consultees

4.2 Tree Officer:

No objection to the proposed subject to full compliance with the arboricultural information submitted. Furthermore, any previous arb information submitted with application P19/8333/F should be adhered to, to ensure trees are afforded adequate protection.

4.3 Landscape comments:

The landscape scheme submitted is acceptable in relation to the site and planned use.

4.4 Ecologist:

Sufficient survey effort undertaken and appropriate mitigation has been recommended, there are no objections subject to conditions.

4.5 Environmental protection (noise):

The Acoustics Report (by Hoare Lea dated 16.11.20) has been found to acceptably mitigate against noise for this development.
No objections subject to a compliance condition.

4.6 Environmental protection (contamination):

The reports comprise a suitable phase I and phase II assessment of the site and wider development area and include an appropriate conceptual model based on an earlier proposal for an office development on this part of the site.

A potential risk from ground gases (carbon dioxide) has been identified and a general proposal for gas protection measures to be incorporated is given for the then proposed commercial development.

In general the conclusions and recommendations of the reports are accepted. The data however should be reassessed in line with the current proposal for a day nursery and a remediation strategy proposed for protection against ground gases.

No objection subject to condition.

4.7 Highway Structures:

No objection

Statutory / External Consultees

4.8 Flood Risk Management Team:

No objection

4.9 Sustainable Transport:

No objections subject to conditions

4.10 Highways England:Holding objection:

The site layout plan includes the reconstructing of an earth berm in the far north of the site, adjacent to the Highways England estate, with existing material to be redistributed 'in accordance with cut and fill advice'. The application includes a Geotechnical report Ground Investigation report, however these appear to relate to the commercial development site immediately to the west.

There is currently not enough information provided about the earth berm proposals for us to be able to assess the potential impact on our asset. We require details regarding the exact location of the works (with exact details of the distance between the edge of the berm and our boundary); the proposed configuration of the berm, and; confirmation that the berm runoff will be drained and that such drainage will be separate to the Highways England drainage.

South Gloucestershire Council should not grant planning permission for the development proposals (Ref. P20/23750/F) for a period of 3 months. This in order to provide the applicant sufficient time to address Highways England's outstanding concerns regarding the safe and efficient operation and of the SRN i.e. M4.

Updated comments:Objection removed:

Further information has now been provided by the applicant's agent, Zesta Planning, under cover of their emails dated 5 January to the planning authority, and 20 January to Highways England. From a review of the information provided, we are satisfied that our concerns have been addressed and on this basis we are able to provide an updated recommendation to the planning authority.

Other Representations4.11 Local Residents:

One comment has been received in support of the scheme but raises the following issues:

Can the developers and council please make full and proper consideration for pedestrian access to this facility and the development.

There is currently no direct access from the ring road footpath/cycleway meaning people are faced with the decision of;

1. choosing to climb over the fence and down the embankment.
2. walk the long way around through the office park
3. take the car
4. don't bother

To get to Costa people are climbing down the embankment because the developers and council have been short sighted in considering pedestrian access.

We (Costa Customers and Costa Staff) can't understand why an access ramp down to the development has not been designed and built. The council should be encouraging people to walk, and not assume everyone will access the development by car.

We would also like to point out that the police leave the office next door with full sirens and lights flashing, so walking down the road past Avon and Somerset is not a pleasant experience. If you've got young kids with you, the experience can be quite frightening and noisy for them.

I've got a 1 year old that may use this facility, but please provide a safe and peaceful pedestrian access to the Nursery direct from the ring road / Wick Wick roundabout pedestrian crossing.

5. ANALYSIS OF PROPOSAL

5.1 The applicant seeks full planning permission for the erection of single storey Day Nursery (Class E) with associated landscaping, parking and access.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. The proposal is part of the Harlequin Office Park. Of material consideration is the current economic situation in regards to lack of interest in office space and the changing work patterns due to the pandemic. It is furthermore noted that the adjacent site has recently gained permission to change from its original B class use.

5.3 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.

5.4 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

5.5 These criteria are considered below.

5.6 Regeneration and retention:

Details provided with the application confirm that it has been made *as a result of no viable interest coming forward to develop the site for offices following over 8 years of marketing.*

5.7 Furthermore the applicant states that *Given the current economic situation, exacerbated further by Covid 19, the office market has weakened significantly. As a result, the proposed nursery will assist in making Emersons Green a more attractive location for occupiers, providing additional amenities for existing office uses.*

5.8 It is also stated that although that the scheme for the introduction of a nursery would result in the loss of office space it would provide employment opportunities in what is currently a vacant site and ultimately help drive demand for existing available space in the office park and neighbouring employment sites.

5.9 The above argument is accepted and weight is given in favour of the development for the above reasons.

5.10 Sustainable location:

Details included in the submission declare that the site is within a highly sustainable and convenient location. It is noted that the site is surrounded by both commercial development and an established residential area is located close by. The introduction of a nursery here would therefore relate well to the location, within a strong catchment area making the nursery highly accessible by walking, cycling and public transport, as well as part of pass-by and linked trips. This is discussed below.

5.11 The application is seeking permission for erection of a building to use a day nursery – the proposal would accommodate 100 children (age range 3months - 5 years). It is noted that the site's locality has previously been consented for 3 office buildings, two of which were the subject of a Change of Use Application to a mixed-use development, planning ref: P19/8333. This application will replace the third office building (GFA 1,827m²).

5.12 In support of the application alongside the plans and Design and Access Statement, the applicant has submitted a Transport Assessment, and a draft Travel Plan.

- 5.13 Based on the information submitted within the TA, it is estimated that traffic generation from this new development would be in the order of 49 and 39 movements (arrival plus departure) in the AM and PM peak hours respectively. However, consideration should also be given to the likely traffic movements associated with the contented office use of the site which is now to be replaced by new day nursery. Overall, the applicant's analysis of data, which is based on TRICS data samples for the various land uses, is accepted by Officers and as such it is agreed that the resulting traffic impact would be negligible.
- 5.14 It is generally accepted that Nurseries do not operate like school - arrivals are spread throughout the morning with departures spread throughout the afternoon. Generally speaking, there are 3 drop-off/pick-up periods: • 07:30 – 09:30; • 12:00 – 13:00; and • 16:00 – 18:00.
- 5.15 The site is located in a sustainable location. There are very good network of footway and cycle links in the area and the site sits close to a bus route with fast and frequent bus services including Metrobus service and with bus stops located on the Ring Road (the A4174) and on Badminton Road. In this context, the site is sustainably located with a range of facilities within a reasonable walk or cycle of the site that would encourage the use of more sustainable modes of transport.
- 5.16 During the course of the application a revised Travel Plan was submitted, based on Officer comments of the original plan, and this will now form part of the conditions for approval of this scheme.
- 5.17 With regards to access: The site can be accessed by vehicle and on foot via the existing access road (i.e. Fieldfare) which has been constructed as part of Phase 1 of the Harlequin Business Park scheme. Fieldfare is a single carriageway road that links to Folly Brook Road at its eastern end as the minor arm of a priority junction. Fieldfare is a private unadopted road with parking restrictions on both side of the road. It is noted the parking restrictions on this road are enforced by a private company. Access arrangement to the development are considered acceptable.
- 5.18 Comments from a local resident are noted but this is a private road with a footway on one side. In addition it is felt that the scale of the development is not such as to warrant the creation of a new footway particularly when considering the historical use of the land and the planning consent for a hotel and café which did not include a new footway.
- 5.19 With regards to parking: this would be provided in line with adopted parking standards which requires 1 parking space per 2 members of staff plus adequate and safe space for pick-up/set-down.
- 5.20 The number of staff expected to work at this day nursery would be 24 f at any given time. The proposal would provide a total of 23 spaces (including 2 no. accessible spaces and 5 no. drop off spaces). This meets the parking guidance. In addition a total of 8 no. Cycle Spaces would be available and a suitable planning would be imposed to ensure that the cycle parking stands are secure and under cover.

- 5.21 The nursery would have its own refuse and recycling store, located in the west of the car parking away from the nursery entrance. It is noted that a vehicle swept path analysis has been carried out for delivery and refuse vehicles.
- 5.22 Given the above, there are no objections in transport terms and the scheme can be supported subject to appropriate conditions.
- 5.23 Number of jobs:
Details included with the application indicate that the scheme would provide 24 jobs for local people. Thereby improving the number of jobs available in the local area, resulting in an overall economic benefit.
- 5.24 No suitable alternative:
The submitted planning statement indicates that *following the marketing of the site it is clear that B-Use Class development is not viable on the site* and the new scheme would help support the vitality and function of the wider area.
- 5.25 The proposal is considered to be compliant with Policy CS12.
- 5.26 Policy PSP26:
In general terms the proposal would respond positively to the provisions in this policy by helping to safeguard future economic prosperity by delivering complementary uses to support the wider business uses and deliver jobs; providing a suitable use that integrates well with neighbouring land uses; enabling communities to access jobs; and contributing to objectives relating to enhancing the environment for existing businesses and inward investment.
- 5.27 Conclusion of in-principle
The proposal is considered to accord with the principle of development in this location and can be supported.
- 5.28 Design and visual amenity:
Plans show the building would be single storey in a similar location to the office building approved under the 2011 application and would occupy a footprint of around 593sqm. Internally it would provide three playrooms for children between the ages of 0-5 years, a staffroom/ training facility, a kitchen, parent room, office/reception, waiting area, buggy store, toilet and nappy changing facilities and associated storage.
- 5.29 In terms of appearance, the proposed building would be of a modern design with elevations being broken by glazing, elevations of cream painted brick and a grey steel roof.
- 5.30 The submitted details indicate that the play area, enclosed by fencing and hedgerow, will be provided to the south of the site off the rear elevation. The play area will provide the nursery children with 370sqm of safe outdoor space.
- 5.31 The proposal is considered acceptable in terms of its design, scale and massing and subject to an appropriate condition regarding materials.
- 5.32 Landscape and trees:

An existing landscaped area is to be retained and in addition to this, a mixture of grass and low shrubs will surround the built development with tree planting along the southern boundary of the site.

5.33 Environmental protection

Comments made by the Parish are noted, however, details within the submitted Noise Assessment report highlights that acceptable noise levels can be achieved for all areas of the building by use of a mixture of standard thermal double glazing and suitable alternative means of ventilation. In addition, the external garden area would be exposed to acceptable noise levels due to screening from the proposed building. Consequently there are no objections to the scheme subject to a compliance condition.

5.34 With regards to the air quality: The submitted Air Quality Assessment highlights that the design of the nursery building, and the location of the external garden area, have been positioned to ensure that the rooms and areas routinely used by children are located away from the motorway. Therefore, while air quality will be acceptable throughout the site, the design has further minimised the exposure of children to air pollution from the M4 as much as is possible.

5.35 Given the above the proposal is considered acceptable and can be recommended for approval.

5.36 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

5.37 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.38 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

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 South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies,

Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 It is recommended that the application be **APPROVED** subject to conditions attached to the decision notice.

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. Development shall proceed in accordance with the following plans:

As received by the LPA on 27.11.20:

Site location plan - 197-50 C

Site block plan - 197-51 E

Proposed site plan - 197-52 F

GA Floor plan and roof plan - 197-53 B

Existing site plan - 197-57 A

Proposed nursery site section - 197-59 B

Proposed refuse tracking - 197-60 B

Proposed delivery vehicle tracking - 197-61 B

Ba Sections - 197-62

Detailed landscape strategy plan - 20-102-01

External works and drainage layout - 20-8040-100 PS

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; Policy PSP1 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

3. Prior to occupation:

A. The findings of the GIP Phase II Ground Investigation report ref KCD/28099B, dated 19th June 2019 should be reassessed for the new proposed use of the site as a day nursery. Where unacceptable risks are identified, the report submitted shall include a remediation strategy including appraisal of available remediation options; the proposed remediation objectives or criteria; and identification of the preferred remediation option(s). The programme 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.

B. The approved remediation scheme shall be carried out before the development is occupied.

C. Verification Strategy - Prior to first occupation, where works have been required to mitigate contaminants (under condition 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.

D. Any contamination found during the course of construction of the 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 development (or relevant phase of development) is resumed or continued.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. Development shall proceed in accordance with the details submitted in The Acoustics Report (by Hoare Lea dated 16.11.20) .

Reason

To minimise disturbance to users and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

5. Prior to occupation of the building provide off street parking and turning area as shown on the submitted and approved plan Proposed site plan - 197-52 F and subsequently maintain these satisfactory thereafter.

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 Policy PSP11 of the Policies Sites and Places Plan (Adopted) 2017.

6. Notwithstanding the submitted plan, details of under-cover and secure cycle parking shall be provided for the Council's written approval. Secure and under cover cycle parking facilities are subsequently be provided in accordance with the approved plans and are to be maintained satisfactory thereafter.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and Policy PSP11 of the Policies Sites and Places Plan (Adopted) 2017.

7. Prior to occupation of the building provide 2no. electrical charging points shall be fitted adjoining to two car parking spaces and retained for future use.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and Policy PSP11 of the Policies Sites and Places Plan (Adopted) 2017.

8. Development shall proceed in accordance with the approved Travel Plan (transport Planning) dated 24.2.21 received by the LPA on 25.2.21.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP11 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

9. Development shall proceed in accordance with the Arboricultural report prepared by Silverback dated October 2020 received by the LPA on 27.11.20 and the Arboricultural report prepared by Silverback dated May 2019 received as part of the approved scheme P19/8333/F.

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; Policy PSP1 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

10. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Appraisal (All Ecology, November 2020) this includes removing vegetation outside of the bird nesting season and the back filling of any excavations and installation of ramps to prevent wildlife become trapped.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of local biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework.

11. Prior to occupation, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where additional 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. Development shall proceed in accordance with approved details.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of local biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework.

12. Prior to first occupation, evidence of the installation of the ecological enhancement features recommended in Ecological Appraisal (All Ecology, November 2020) shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to bird boxes and bat boxes. Development shall proceed in accordance with the approved details.

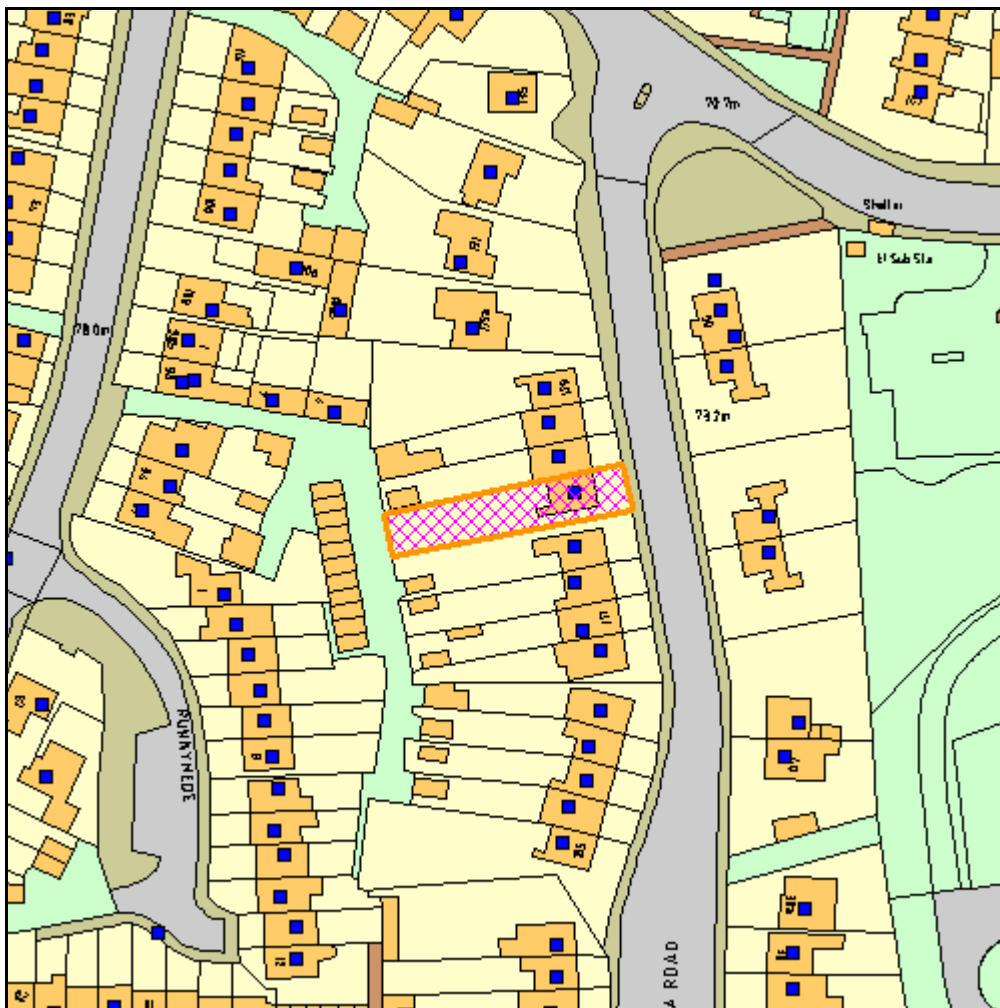
Reason

To ensure the works are carried out in an appropriate manner and in the interests of local biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework.

Case Officer: Anne Joseph
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 09/21 -5th March 2021

App No.:	P21/00296/F	Applicant:	Mr Paul Badman
Site:	123 Alma Road Kingswood South Gloucestershire BS15 4EG	Date Reg:	20th January 2021
Proposal:	Erection of detached garage and carport with storage over	Parish:	None
Map Ref:	365366 174232	Ward:	Kingswood
Application Category:	Householder	Target Date:	16th March 2021



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100023410, 2008. **N.T.S.** **P21/00296/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.

This planning application will be added to the Circulated Schedule because the proposal has received 3 No objections from Local Residents which are contrary to the officer's recommendation.

1. **THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of detached garage and carport with storage over, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 123 Alma Road, is set within a very good sized plot, and the host dwellinghouse is an existing two storey end of terrace property.
- 1.3 The proposed garage/carport will be located to the rear of the host dwellinghouse, on an area of existing hardstanding to the rear of the private amenity space. Access to this hardstanding is via an unadopted roadway.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 None relevant.

4. **CONSULTATION RESPONSES**

- 4.1 Sustainable Transport – Transportation DC
No Comments.

Other Representations

4.2 **Local Residents**

3No letters of Objection received:

Concerns with regards to: *Potential overbearing nature;*
Potential out of character with surroundings;
Concerns over proposed height of the roof;
Potential loss of light;
Concerns over potential drainage issues;
Concerns on potential overlooking; and
Concerns over potential future use.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.

- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

- 5.3 The proposal is for planning permission for the erection of detached garage and carport with storage over. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers; and the proposals impact on highway safety/parking provision.

5.4 **Design and Visual Amenity**

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.5 The proposed detached garage and carport with storage over, will have an overall width of 6.576 metres, and be to a depth of 6.0 metres. It will be a

- single garage with a garage door to one half and the other open to a carport, with gable ended pitched roof, and it will extend to the ridge by 4.8 metres, and to 2.5 metres in height to the eaves, from the existing ground level. Officers have noted that the proposed height of the gable end pitched roof is slightly in excess to that of a standard single garage, but this is due to both the elongation of the width of the building, housing also a carport, but also facilitating storage to the roof space. A personnel door will provide access from the car port into the single garage and there are no windows proposed.
- 5.6 The garage has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the appearance of the proposed garage/carport building matches the materials and components to the host dwellinghouse where possible, and therefore the scale and form of this proposed garage/carport will respect the proportions and character of its surroundings.
- 5.7 Within this particular area of Kingswood, other neighbouring properties also have detached garages to the rear of the properties within the curtilage, accessible via the unadopted roadway, at the rear of their private amenity space and there is an existing garage block immediately opposite the end of 123 Alma Road's private amenity space. As such, officers have concluded that the proposed garage/carport would respect the surrounding character of both the site and its context, and that its proposed design is reflective of the wider context.
- 5.8 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance.
- 5.9 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties given its proposed scale, built form and location. As stated previously, the proposal is located to the rear to the private amenity space of the application site and despite the slight increase in the height of the gable end pitched roof which will facilitate storage to the roof space, officers have concluded that as it is proposed near to similar like pitched roof structures and with its proposed height, it would not cause any overbearing or dominant impacts.
- 5.10 Although the application site is located within the residential area of Kingswood, and given its scale and location of the proposal, it should not implement any unnecessary impacts on the residential amenity of the immediate neighbours or prejudice their private amenity space.
- 5.11 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal does not include any additional bedrooms,

therefore there are no transport concerns as this property is located within an urban area, and this development fully complies with the locational requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document.

5.12 Furthermore, it is not considered that this proposal raises any highway safety concerns, especially as access to the garage is to be obtained from an unadopted garage court at the rear of the property and not Alma Road.

5.13 Private Amenity Space

The dwelling benefits from a good amount of existing private amenity space to both the front and rear of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. Although the proposal does not include any changes to the number of bedrooms, it has been concluded that the existing amenity space will remain unchanged due to the proposal being located on an area of existing hard standing, immediately adjacent to the rear boundary.

5.14 Other Matters

Concerns were also raised over the impact that this proposal would have on future use of the garage. Whilst these comments are understood, such issues do not form material considerations as part of this planning application.

5.15 However, concerns were also raised over the impact that this proposal would have on potential drainage issues. Whilst these comments are understood, such potential drainage issues will not have a material impact on this planning application particularly as this proposal has been assessed for residential use only and that is what the consent would be permitted under.

5.16 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.

5.17 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 the application be **APPROVED**.

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

Location and Block Plan (Date all received 19/01/21)

Proposed Floor Plans

Proposed Elevations and Section Plans

Reason

To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: Helen Ainsley