

Appendix 10- DRAFT PLANNING PERMISSION

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TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PERMISSION FOR DEVELOPMENT

Sellwood Planning
Stoughton Cross House
Stoughton Cross
Wedmore
Somerset
BS28 4QP

APP REF: PK04/1965/O
DATE VALID: 1st June 2004
DECISION DATE: 15th June 2012
PARISH: Pucklechurch Parish
Council

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PK04/1965/O

DESCRIPTION OF DEVELOPMENT: 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 pavilion (class D1). 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.

APPLICANT: JJ Gallagher Ltd, Heron Land Development

LOCATION: Land at Emersons Green East Land to east of Avon Ring Road South of M4 Motorway and north west of disused railway line.

In accordance with the application and accompanying plans, subject to the conditions specified below:

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1. Submission of Reserved Matters

Details of the layout, scale and appearance of the buildings to be erected, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before development on land to which the reserved matters relate commences. Development thereafter shall be carried out in accordance with the approved details.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Applications for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 10 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).

3. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

4. Submission of phasing plan

Unless otherwise agreed in writing with the local planning authority, no reserved matters applications shall be submitted until there has been submitted to and approved in writing by the local planning authority a detailed phasing plan that is in compliance with the principles contained in the Design and access Statement dated July 2010 and the approved Parameter Plans 2011. Such a phasing plan shall indicate geographical phases, and relationship to the delivery of infrastructure and facilities. It should further include the subdivision of each geographical phase into development parcels to provide a basis for reserved matters submissions. Applications for the approval of the reserved matters shall be in accordance with the phasing plan as approved, unless otherwise agreed in writing by the Local Planning Authority and the phasing plan as agreed shall be fully adhered to, unless otherwise agreed in writing by the local planning authority.

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Reason

To ensure that the development is comprehensively planned, designed and phased to ensure maximum practical integration between different land uses within and beyond the site is achieved to accord with policies D1 and M2 of the Adopted South Gloucestershire Local Plan (January 2006).

5. Submission of Masterplan and Design Codes

Unless otherwise agreed in writing with the local planning authority, no applications for reserved matters shall be submitted in any of the geographical phases identified in the approved phasing plan submitted pursuant to condition 4 above until there has been submitted to and approved in writing by the local planning authority a detailed master plan and a design code for the geographical phase in question. Alternatively this could be a single masterplan for the whole development.

The detailed master plan/s and design codes shall be in accordance with the principles and parameters described and illustrated in the Emersons Green East Design and Access Statement, July 2010, unless otherwise agreed in writing by the local planning authority and shall include an assessment of the impacts of the detailed masterplan and design Codes on the setting of the Grade II listed designated heritage asset of Hallen Farm and its adjacent barns demonstrating how these have been designed to protect the significance of the heritage asset and its setting.

The detailed master plan/s shall contain the information required as set out in the approved Emersons Green East Design and Access Statement, July 2010 and the approved Parameter Plans 2011, and shall be the regulating plan for the associated design code. The design code for each geographical phase shall include detailed codes for all of the matters listed in the approved Emersons Green East Design and Access Statement, July 2010, as well as:

- Details of code testing undertaken prior to finalization, and
- Proposals for monitoring and review.

Reason

To ensure that high standards of urban design and comprehensively planned development, designed and phased to ensure maximum practical integration between different land uses within and beyond the site is achieved and to ensure the protection of the listed building and its setting to accord with policies D1 and M2 of the South Gloucestershire Local Plan.

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6. Compliance with Masterplan and Design and Access Statement

Applications for the approval of the reserved matters shall be in accordance with the approved parameter plans and principles and parameters described and illustrated in the Emersons Green East Design and Access Statement – July 2010- and with the approved detailed master plan and design code for the geographical phase as shown in the approved phasing plan to which the reserved matters application relates, unless otherwise agreed in writing by the local planning authority. A statement shall be submitted with each reserved matters application, which demonstrates that the application proposals are in compliance with the Emersons Green East Design and Access Statement and with the relevant detailed master plan and design code, or (where relevant) explaining why they do not.

Reason

To ensure that high standards of urban design and comprehensively planned development, designed and phased to ensure maximum practical integration between different land uses within and beyond the site is achieved to accord with policies D1 and M2 of the Adopted South Gloucestershire Local Plan (January 2006).

7. Applications for the approval of the reserved matters relating to the geographical phase containing Hallen Farm shall be in accordance with the requirements set out in the approved heritage value assessment for this geographical phase.

Reason

To ensure the protection of the listed building and its setting, in accordance with Policy L13 of the adopted SGLP.

8. Affordable Housing

Prior to the submission of any reserved matters applications (excluding applications relating to exempt infrastructure works) a site wide affordable housing plan and an accompanying schedule shall be submitted to and approved in writing by the local planning authority showing the distribution of 25 % of the total dwelling number across the site in the residential land parcels shown in the approved phasing plan submitted pursuant to condition 4 above For each development parcel, the plan and the accompanying schedule shall show:

the number of affordable dwellings to be provided;

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the mix of dwellings (in terms of the number of bedrooms and the proportion of houses and flats, broken down between social rented affordable housing units and intermediate units in that parcel.)

The subsequent reserved matters applications that show the proposed layout of the development shall show the proposed locations of the affordable dwellings. Development shall thereafter be carried out in accordance with the site wide affordable housing plan, accompanying schedule and reserved matters approvals, unless otherwise agreed in writing by the local planning authority.

Reason

To ensure that the distribution of affordable houses assists the creation of an inclusive mixed community in accordance with policies M2 and H6 of the adopted South Gloucestershire Local Plan (January 2006).

9. Sustainable Construction

Applications for approval of reserved matters within each geographical phase identified in the approved phasing plan submitted pursuant to condition 4 above shall not be submitted until an Energy Statement has been submitted to and approved by the Local Planning Authority. The Energy Statement shall be submitted to the Local Planning Authority at the same time as the detailed masterplan required by condition 5 and shall comprise of the following:

- How the layout, three dimension building envelope and landscape proposals have been designed to maximize passive solar gains and cooling as well as natural ventilation of the buildings;
- Measures to improve the insulation of the building envelope to reduce energy demand
- Calculation of energy demand
- The proposed renewable or low carbon energy technologies.

The Energy Statement shall require reserved matters to achieve the following standards unless otherwise agreed in writing by the Local Planning Authority:

- a minimum of Level 3 for the Code for Sustainable Homes (or the equivalent level of such national measure of sustainability for house design that replaces the Code) for dwellings;
- a minimum 'Very Good' rating under the relevant Building Research Establishment Environmental Assessment Method (BREEAM) for all buildings types other than dwellings;
- reduce energy use or CO2 emissions from energy use by users of the buildings constructed on site by a minimum of 10% through building design and/or on site renewable or low carbon energy production.

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Applications for approval of reserved matters within the phase that the Energy Statement relates, shall be carried out in accordance with the approved Energy Statement, unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall achieve a minimum of Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

Reason

To achieve improved energy conservation, reduce CO2 emissions and protect environmental resources in accordance with PPS1 and its draft supplement, PPS3, PPS22, Policy G and RE5 of the draft RSS, Policy D1 of the SGLP, and the South Gloucestershire Design Checklist SPD.

10. Landscape Details

No development shall take place on land to which the reserved matter relates until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Such details shall accord with the principles of the approved Emersons Green East Landscape Framework Plan, (Barton Willmore) Drawing no. 19306/03 Rev E. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines, manholes); retained historic landscape features and proposals for restoration where relevant. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

Reason

To protect and enhance the character and appearance of the area and the amenities of future occupiers in accordance with South Gloucestershire Local Plan Policies D1 and L1.

11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out within the first planting season prior to occupation of the final dwelling on land to which the reserved matter relates or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason

South Gloucestershire Council, Environment and Community Services, PO Box 2081, Bristol, BS35 9BP
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

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To protect and enhance the character and appearance of the area and the amenities of future occupiers in accordance with South Gloucestershire Local Plan Policies D1 and L1.

12. The plans and particulars submitted in accordance with condition 1 and 10 shall include:

a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height, and an assessment of the general of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

c) details of any proposed tree works to any retained tree or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the RPA (root protection area) as defined in BS5837 2005 of any retained tree or of any tree on land adjacent to the site; and

e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

f) details of street trees shall include specification of root protection measures, and details of street tree management to encourage high level growth and maintain a clear zone directly above sewers.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

All fencing to be in accordance with BS5837 2005 'Trees in Relation to Construction' and retained and maintained for the duration of the construction period.

Reason

To protect and enhance the character and appearance of the area, the amenities of future occupiers, and to protect adopted sewers, in accordance with South Gloucestershire Local Plan Policies D1 and L1.

13. No development shall take place on land to which the reserved matter relates until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason

South Gloucestershire Council, Environment and Community Services, PO Box 2081, Bristol, BS35 9BP
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

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To protect and enhance the character and appearance of the area and the amenities of future occupiers in accordance with South Gloucestershire Local Plan Policies D1 and L1.

14. The submission of any reserved matters pursuant to condition 1 above adjacent to the Folly Brook Tributary Corridor shall include detailed sections of the Folly Brook Corridor, to correspond with the proposed planting plan and design proposals contained within the Landscape and Ecological Management Plan (Cooper Partnership Ltd) dated June 2008 and MMI addendum dated August 2010, shall be submitted to and approved in writing by the Council. Only such details as approved shall be implemented.

Reason

In the interests of nature conservation and landscape character, in accordance with Policies L1 and L9 of the South Gloucestershire Local Plan.

15. No development shall take place in respect of the Rosary Roundabout and associated access and link road as indicated on approved drawing numbers PJF089-100-P1 Rev B, PJF089-100-P2 Rev A, and PJF089-100-P3, or amended plans as otherwise agreed in writing by the Council, until full details of the following landscape works have been submitted and approved by the Council:

Roundabout landscape

Splitter island tree planting

Planting scheme for 'David Lloyd' frontage

Any boundary treatments between the road and the culvert.

Planting scheme for Folly tributary bankside – existing and realigned length.

Reason

To protect and enhance the character and appearance of the area and the amenities of future occupiers in accordance with South Gloucestershire Local Plan Policies D1 and L1.

16. Limits on B1, B2 and B8 Floorspace

The development hereby approved shall contain no more than 100,000, sq m gross of employment floor space (B1, B2, B8 and C1). (The Use Classes are those set out in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason

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To ensure that the M32 and M4 trunk roads continues to serve its purpose as part of a national system of routes for through traffic in accordance with the Highways Act 1980 by minimising disruption of the road resulting by traffic generated by the application site and in the interests of road safety, and in accordance with Policy T12 of the South Gloucestershire Local Plan (adopted January 2006)

17. Improvement Scheme: M32 Junction 1

The developer shall not occupy or otherwise bring into use more than 3,000 sq m gross of the Class B employment floor space hereby approved until an improvement scheme in the form of a tiger-tail diverge on the south-bound carriageway at Junction 1 of the M32 has been completed and opened for public use. The scheme shall be:

- i). In accordance with drawings numbered KW-HEMG-POO-1067 Rev B; or
- ii). In accordance with an alternative scheme broadly in accordance with drawing KW-HEMG-POO-1067 Rev B which takes account of any works carried out to this section of the motorway network by the Highways Agency before the works specified in (i) above commence. Such a scheme is to be submitted to and agreed by the local planning authority (in consultation with the Secretary of State for Transport).

Reason

To ensure that the M32 and M4 motorways continue to serve their purpose as part of a national system of routes for through traffic in accordance with the Highways Act 1980 by minimising disruption of the road resulting by traffic generated by the application site and in the interests of road safety and in accordance with Policy T12 of the South Gloucestershire Local Plan.

18. Travel Plans

No development comprising any of the B1, B2 and B8 floorspace hereby approved shall commence until an overall Travel Plan Framework covering all the B1, B2 and B8 floorspace hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Framework shall set out:

- the aims and objectives of the Framework, including reducing the need to travel by car, encouraging healthy commuting and work related journeys;
- a monitoring strategy and targets for the reduction of single occupancy car related journeys over the first five years of the development;

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- measures for achieving the approved aims, objectives and targets in the event that monitoring reveals that those targets are not being achieved.

Reason

To encourage means of transportation other than the private car, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted January 2006).

19. The relevant B1, B2 or B8 floorspace hereby approved shall not be occupied until an Occupier Travel Plan based on the Travel Plan Framework has been submitted to and approved in writing by the Local Planning Authority (the 'relevant B1, B2 or B8 floorspace' being the floorspace to which the Occupier Travel Plan relates). The Occupier Travel plan shall include provision for:

- a staff travel survey to be carried out;
- an assessment of operational constraints such as out of hours travel;
- an assessment of opportunities for intervention such as car sharing, subsidised travel on public transport and travel information;
- allocation of parking spaces for specific user needs such as pool cars and car sharers;

and shall set individual Occupier Travel Plan targets for reducing single occupancy car related journeys with procedures and timetables for implementation, monitoring and reporting.

Reason

To encourage means of transportation other than the private car, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted January 2006).

20. Limit on Retail Development

The retail floor space (Class A1, A2, A3, A4 and A5) hereby approved shall not exceed 2,450 sq m in total unless otherwise agreed in writing by the local planning authority. The Use Classes are those set out in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason

To protect the vitality and viability of existing local centres in accordance with Policy RT7 of the adopted South Gloucestershire Local Plan (January 2006).

21. The retail development hereby approved shall be implemented in accordance with the phasing plan to be approved pursuant to Condition 4 above. There shall

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be only one retail unit (Class A1) hereby approved up to 500 sq.m gross floor area. The remaining units in these use Classes shall be no more than 200sq m.

Reason

To ensure that a mix of small scale local shops and services are provided in different locations throughout the site, in the interests of providing a variety of units, in the interests of vitality, and to minimize the need to travel by private car, in accordance with Policy RT8 of the South Gloucestershire Local Plan.

22. Waste Recycling Facilities

The phasing plan submitted pursuant to Condition 4 above shall show the approximate location of a waste recycling area within a geographical phase. Applications for the approval of reserved matters at the identified location shall include details of waste recycling facilities on an area not exceeding 225 sq m. Such details shall include a timetable for implementation and a variety of shared recycling banks. The provision of waste recycling facilities shall be carried out in accordance with the approved details and implementation plan, unless otherwise agreed in writing by the local planning authority.

Reason

To ensure that adequate provision is made for the storage and collection of recyclable materials and for recycling on site in accordance with Policy D1 of the South Gloucestershire Local Plan.

23. Archaeology

No development shall take place in the relevant geographical phase as approved in the phasing plan submitted pursuant to Condition 4 above until there has been submitted to and approved in writing by the Local Planning Authority a phased programme of archaeological monitoring and recording for the site. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy L11 of the South Gloucestershire Local Plan.

24. Construction Waste Management Audit

No development shall take place on land to which the reserved matter relates until a Waste Management Audit has been submitted to and approved by the

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Local Planning Authority in writing. The Waste Management Audit shall include details of:

i. The volume and nature of the waste which will be generated through the demolition and/or excavation process;

ii. The volume of that waste which will be utilised within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds etc;

iii. Proposals for recycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant;

iv. The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction; and

v. The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it in order to reduce the amount of waste sent to landfill.

Development shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To accord with the Local Planning Authority's adopted Waste Management Strategy, and to accord with Policy 37 of the South Gloucestershire Minerals and Waste Local Plan (May 2002) and Policy EP1 of the South Gloucestershire Local Plan (January 2006).

25. Noise

Prior to the construction of any residential development falling within Noise Exposure Category C (PPG24) as shown on drawing number CA02061/040 (Wardell Armstrong 2026 Daytime Scenario : No Mitigation measures) engineering details of the design and method of construction of the noise fence adjacent to the M4 motorway (drawing numbers 972-135B and 972/132B by Cooper Partnership 2007 hereby approved) shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Secretary of State for Transport) and such details as approved shall be constructed in their entirety prior to the occupation of any residential development falling within Noise Exposure Category C (PPG24) as shown on drawing number CA02061/040 (Wardell Armstrong 2026 Daytime Scenario : No Mitigation measures), unless otherwise agreed in writing by the Council to be constructed in phases.

Reason

To protect the amenities of the occupiers of completed dwellings and to accord with Policies EP1 and EP4 of the South Gloucestershire Local Plan.

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26. The rating level of noise emitted from plant and machinery at the industrial and commercial development hereby approved shall not exceed the background noise level at any time. The noise level shall be determined on the boundary of the nearest residential areas shown on the approved Masterplan and shall be measured and assessed in accordance with the British Standard BS4142: 1997 (as amended) 'Method for Rating Industrial Noise'.

Reason

To minimise disturbance to neighbouring occupiers and to accord with Policy EP1 of the South Gloucestershire Local Plan (January 2006).

27. Car and Cycle Parking

The Reserved Matters submissions shall include detailed plans showing the provision of car and cycle parking facilities in accordance with the standards set out in Policies T7 and T8 of the South Gloucestershire Local Plan (Adopted January 2006). The development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the associated buildings; and thereafter retained for that purpose, unless otherwise agreed in writing by the Local Planning Authority.

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 Policies T7, T8 and T12 of the South Gloucestershire Local Plan (January 2006).

28. Construction Traffic

The means of access for construction traffic shall be submitted to and approved in writing by the Local Planning Authority and provided before the development commences on land to which the reserved matter relates and no other access points for construction traffic shall be provided unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (January 2006).

29. Hours of Working

The hours of working on site during the period of construction shall be restricted to 8am-6pm Mondays to Fridays; and 8am-1.00pm on Saturdays and no working

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shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the site. Any 'working' outside these hours shall have the prior written consent of the Local Planning Authority.

Reason

To minimise disturbance to neighboring occupiers and in accordance with Policy EP1 of the South Gloucestershire Local Plan (January 2006).

30. Wheel Washing

No development shall take place on land to which the reserved matter relates, until details of wheel-washing facilities to be provided on site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to development commencing on land to which this reserved matter relates and maintained during the period of construction. All commercial vehicles shall have their wheels washed before entering the public highway.

Reason

To safeguard the amenities of the locality and in the interests of highway safety in accordance with policy T12 of the South Gloucestershire Local Plan (January 2006)

31. Ecology and Protected Species

No development shall take place, including exempt infrastructure works until a scheme for the protection of all retained hedgerows on the site (hereinafter called "the approved scheme for the protection of retained hedgerows") has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for the protection of retained hedgerows shall include details of the specification and position of all temporary fencing that will be erected to protect the retained hedgerows for the duration of the remediation, exempt infrastructure and construction periods, together with a management plan for the buffer zones between the protective fencing and each of the retained hedgerows, and details of an appropriate monitoring regime. The development shall be carried out in accordance with the approved scheme for the protection of retained hedgerows.

Reason

To protect the character, appearance and bio-diversity of the area and the amenities of future occupiers in accordance with Policies D1, L1, and L9 of the South Gloucestershire Local Plan (Adopted January 2006).

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32. Prior to commencement of the development hereby approved (including clearance or ground works), a suitable mitigation strategy for slow-worms shall be drawn up and agreed in writing with the Council. The strategy shall include details of proposed receptor site(s), any further surveys and the methodology of translocation and any slowworm mitigation measures required within individual and future phases of development within the red line application area shall accord with this overall strategy. All works are to be carried out in accordance with said strategy.

Reason

To protect the wildlife and the ecological interests of the site, in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

33. Bats (European Protected Species) have been recorded on site. Prior to submission of the detailed masterplan, submitted pursuant to Condition 6, a new survey for bats to include any suitable buildings, trees and landscape features used for foraging or flight paths, shall be submitted and agreed in writing by the Local Planning Authority in consultation with Natural England. Should a roost be present, an agreed mitigation strategy (to include details of any work subject to European licensing under the Habitat Regulations 1994) will need to be submitted and approved by the local planning authority and shall be taken account of in the detailed masterplan.

Reason

To protect the wildlife and the ecological interests of the site, in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

34. All development (including clearance or ground works) affecting great crested newt habitat and subject to the licensing provisions of the Habitat Regulations 2010 must accord with the mitigation strategy for great crested newts hereby approved. The strategy shall include details of all works subject to licence under Regulations 53/56, including surveying and translocation, and any mitigation measures required within individual and future phases of development within the red line application area shall accord with this overall strategy. All works are to be carried out in accordance with said strategy.

Reason

To protect the wildlife and the ecological interests of the site, in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

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35. No development shall take place until there has been submitted and approved in writing by the Local Planning Authority measures in respect of:
- (i) The identification, through an updated site survey, of badgers, and/or their setts, as required by the badger Act 1992.
 - (ii) The protection of badgers, and/or their setts as identified through the site survey, and a badger mitigation strategy for EGE as a whole.

Reason

To protect the wildlife and ecological interests of the site, in accordance with Policy L9 of the adopted South Gloucestershire Local Plan, and to ensure the integration of any later sett closures/mitigation as the social groups' territories covers several different application sites.

36. The Landscape and Ecological Management Plan (Cooper Partnership Ltd June 2008) and its addendum, hereby approved (August 2010) shall be fully implemented at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect and manage the retained hedgerows, new semi natural habitat and Folly Brook tributary, in accordance with Policy L9 of the adopted South Gloucestershire Local Plan

37. Overhead Power Lines

No residential development shall take place within the development parcels shown on the approved phasing plan submitted pursuant to condition 4 above, within which the proposed underground cable corridor runs, as shown on drawing number 972-130F (Landscape and Ecology key Diagram within the LEMP Cooper Partnership June 2008), until a scheme, including timetabling, for undergrounding the 132kV overhead power lines and removal of pylons as shown on this drawing, has been implemented or unless otherwise agreed in writing by the LPA or an amendment (to accommodate the retention of the power lines in whole or in part) to the Development Framework Plan and detailed masterplan has been submitted to and approved in writing by the Local Planning Authority.

Reason

The approved Development Framework Plan is based on the assumption that the 132Kv overhead power lines as shown in Cooper Partnership Drawing 972-130F will be undergrounded. In the event that this does not happen, or only happens in part, an amended Development Framework Plan and detailed masterplan which takes into account the presence of the 132Kv overhead power lines, will need to be approved before development can take place within the

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development parcels shown on the approved phasing plan pursuant to condition 4 above, through which runs the proposed underground cable corridor shown on drawing number 972-130F (Landscape and Ecology key Diagram within the LEMP Cooper Partnership) as amended (date of final document) in order to accord with Policies D1 and EP1 of the South Gloucestershire local Plan and the adopted Emersons Green Development Brief (October 2006).

40. BBC Masts.

The BBC Masts shall be relocated off site prior to the completion of 350 dwellings. If the masts have not been relocated by the completion of 350 dwellings, a location for the temporary siting of the pitches to be provided on the mast site shall be agreed in writing with SGC. These temporary pitches shall be laid out and made available for use prior to the occupation of the 751st dwelling.

Reason

The approved Master Plan is based on the assumption that the BBC Masts will be relocated off-site. In the event of delays to this that would jeopardise the preparation and provision of the pitches at the correct time as set out in the Section 106 Agreement, there will need to be appropriate temporary provision made in order to accord with Policies D1 and LC1 of the South Gloucestershire local Plan and the adopted Emersons Green Development Brief (October 2006).

41. Sustainable drainage and prevention of pollution

No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage and associated works, as specified in the report entitled; Emersons Green East Development Folly Brook Catchment Surface Water Drainage Strategy Volumes 1 & 2 March 2006 (Halcrow Group Limited), which should be updated and amended and approved by the Local Planning Authority (in consultation with the Environment Agency) prior to commencement of development, to take account of PPS25 and the revised Development Framework Plan and the Landscape and Ecological Management Plan dated June 2008 (Cooper Partnership Ltd) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason

To alleviate the increased risk of flooding in accordance with Policies L18 and L17 of the South Gloucestershire Local Plan. The above specified report on the surface water drainage strategy for Emersons Green East has been agreed in principle by the Agency and South Gloucestershire Council's Technical Services, subject to detailed design approval, and supersedes the existing agreed drainage strategy as outlined in ; Folly Brook Catchment Surface Water

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Drainage Strategy June 1999 (Parkman). The EA have requested further amendment to take account of PPS25 in order to ensure sufficient land is being provided for natural floodplain, flood risk management infrastructure and river corridor margins within the site, as well as to re-evaluate the development's discharge rates and attenuation volumes in light of changes to the development framework plan and the latest climate change figures quoted in PPS25. This is to ensure that the proposed surface water attenuation features have sufficient capacity to contain it within the site and achieve betterment to the receiving catchment.

42. Prior to the submission of any reserved matters applications, details of the a scheme for the provision and implementation of the method of working and restoration and future maintenance of the Emersons Green east Development Folly Brook Catchment Surface Water Drainage Strategy dated May 2006 by Halcrow Group Limited(or as amended) shall be submitted for approval in writing by the Local Planning Authority. All such details as approved shall be fully implemented.

To meet these requirements the details must include:

- i) A future maintenance strategy document;
- ii) Agreement with the LPA on who will carry out future maintenance of the surface water drainage infrastructure (ponds, watercourses, control structures etc);
- iii) Agreement with the LPA on future financing arrangements to maintain the above.

Reason

To ensure a satisfactory means of drainage, and level of ecological interest, and to accord with Policies L18, L17 and L9 of the South Gloucestershire local Plan.

- 43 A strip of land 8 metres wide adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new buildings and structures except where approved by any reserved matters permission, (including gates, walls and fences). Unless otherwise agreed in writing by the Council, ground levels must not be raised within such a strip of land.

Reason

To preserve access to the watercourse for maintenance and improvement, in the interests of Policy L17 and L18 of the South Gloucestershire Local Plan.

44. The reserved matters for layout submitted pursuant to condition 1 shall include cross sections of any proposed culverts.

Reason

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To ensure a satisfactory means of drainage is provided, and to accord with policies L18 and L17 of the South Gloucestershire Local Plan.

45. Prior to the commencement of development, a scheme for the provision of foul drainage works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans before development commences.

Reason

To prevent pollution of the water environment, in accordance with Policies L17 and EP1 of the South Gloucestershire Local Plan.

46. There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason

To prevent pollution of the water environment, in accordance with Policies L17 and EP1 of the South Gloucestershire Local Plan.

47. No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme should include details of the following:-

1. Site security.
2. Fuel oil storage, bunding, delivery and use.
3. How both minor and major spillage will be dealt with.
4. Containment of silt/soil contaminated run-off.
5. Disposal of contaminated drainage, including water pumped from excavations.
6. Site induction for workforce highlighting pollution prevention and awareness.

Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

Reason

To ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters in accordance with Policies L17 and EP1 of the South Gloucestershire Local Plan.

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48. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason

To prevent pollution of the water environment, in accordance with Policies L17 and EP1 of the South Gloucestershire Local Plan.

49. Definition of Exempt infrastructure works:

- (a) Internal circulation route and other principal streets and associated lighting/safety apparatus, drainage, public utilities apparatus and works Connections to the Folly Roundabout;
- (b) Connections to the Rosary Roundabout;
- (c) Works in accordance with the Scheme for Strategic Surface Water Drainage: Emersons Green East Folly Brook Catchment Surface Water Drainage Strategy Volumes 1& 2 May 2006: Halcrow Group Ltd.
- (d) Works in accordance with the Scheme for Strategic Foul Water Drainage;
- (e) Strategic footways and cycleways which extend over more than one Development Zone or are located outside a Development Zone;
- (f) M4 noise fence as shown on Cooper Partnership drawing numbers 972-135B and 972/132B by Cooper Partnership 2007 hereby approved
- (g) Undergrounding of electricity pylons
- (h) Pedestrian bridge over Avon Ring Road.

SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION IN ACCORDANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

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In reaching its decision the Local Planning Authority has considered the environmental information in the Environmental Statement and its addendum.

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. Officers can confirm that the EIA and its addendums have been fully considered in reaching the recommendation.

It is considered that the proposed development is in conformity with the provisions of Policy M2 of the South Gloucestershire Local Plan in terms of the development of a sustainable mixed use development, planned on a comprehensive basis, designed to ensure maximum practical integration between different uses and provision of ancillary facilities and supporting infrastructure.

A package of highway measures has been identified that will serve to encourage reduced use of single occupancy car travel, and mitigate against development traffic generated, in compliance with Policies M2, T5, T6 and T12 of the SGLP. Further officers consider that the revised bridge location and arrangements comprise an good solution to meeting the essential requirements of providing a safe, convenient and pleasant route in order to reduce the severance of the Ring Road between Emersons Green West and East, in accordance with Policy M2 of the SGLP and Policy 13 of the Adopted Joint Replacement Structure Plan. The proposed POS provision is all provided on site and is commensurate with the scale of the development and therefore is considered to satisfactorily comply with Policy LC 8. It is further considered that the proposal is acceptable in terms of the provision of community facilities commensurate with this scale of development, in accordance with Policy M2 and Policies LC1, LC2, S1, and S2 of the SGLP. The proposed Landscape and Ecological Management Plan is acceptable in terms of complying with Policies L1 and L9 of the SGLP, and the archaeological information complies with Policy L11. The DAS and parameter plans are now considered to be acceptable and in compliance with the Council's Design Checklist and Policy D1 of the SGLP. The Council's Drainage Engineer and the Environment Agency have confirmed that the proposals are in accordance with the Halcrow Strategy, which forms the Flood Risk Assessment for EGE, subject to a number of conditions relating to the provision of additional details at reserved matters stage, the proposal therefore complies with Policies L17 and 18 of the SGLP.

The application includes a supporting Sustainability and Energy Strategy. This has been considered in terms of PPS1 and its supplement, Planning & Climate Change, Policy D1 and the Design Checklist SPD as well as the Development Brief and is acceptable. It is considered that the fence will provide a significantly enhanced noise environment for EGE; and so accords with the Council's corporate themes of managing growth whilst minimising environmental impact, strengthening communities and protecting residents. The proposal is therefore considered to comply with PPG24 and Policy EP1 of the SGLP. Having regard to Policy H6, the proposal includes the provision of affordable housing in accordance with this policy as set out under *Section 106 obligations*.

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It is considered the proposed S 106 amendments will ensure the contribution towards and provision of a comprehensive package of transport measures, affordable housing provision, education provision, and other supporting facilities and infrastructure in scale and kind with to the development, as required by Policies M2, S2, H6, S1 and LC2 of the SGLP. Further, it is considered that the SGLP target for dwelling numbers at EGE as set out in Policy H1 will still be met and therefore there is no Policy objection to this change in anticipated dwelling numbers on the site. The revised public open space provision is considered to be in compliance with the EGE Development Brief and the proposal is acceptable in terms of Policy LC1 and LC8 of the SGLP and the SGC Play Policy and Strategy. The proposed amendments to the infrastructure and local centre are considered to be acceptable, and in compliance with Policies D1, T12 and L13 of the SGLP and largely represent an improvement of the currently approved existing Development Framework Plan. The proposed revised bridleway route is acceptable in terms of Policy LC12 of the SGLP. The proposed amendments will still preserve the ecological and important vegetation within the site and is compliant with Policies L9 and L1 of the SGLP.

It is considered that the proposed development is in conformity with the provisions of Policy M2 of the South Gloucestershire Local Plan in terms of the development of a sustainable mixed use development, planned on a comprehensive basis, designed to ensure maximum practical integration between different uses and provision of ancillary facilities and supporting infrastructure.

This represents a summary of the reason for granting planning permission, further details are set out in the application report under the reference number cited at the top of this decision notice.

ADDITIONAL INFORMATION

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

Landscape and Ecological Management Plan (Cooper Partnership Ltd) June 2008

Landscape and Ecological Management Plan (Cooper Partnership Ltd) (Multi Modal Interchange and Southern Green Access Road) August 2010 which includes 972-130F Landscape and Ecology key Diagram.

Composite Design and Access Statement (including Multi Modal Interchange proposals) (David Lock Associates Ltd) July 2010

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Bridge- 6198-036 and 6198-036 Rev A

EGE Revisions to the Development framework Plan and Open Space Provision Note
Revision E October 2011

Rosary Roundabout Access drawings:
PJF089-100-P1 REV B (HALCROW)
PJF089-100-P2 REV A (HALCROW)
PJF089-100-P3 (HALCROW)

EGE Open Space Strategy: July 2008 (David Lock Associates)

BARTON WILLMORE PLANS: *fill in drawing no's properly*
Development Framework Plan- Rev O
Sequence of Development- Rev D
Density- Rev D
Movement- Rev F
Urban Design- Rev C
Open Space Plan- Rev F
Built Form and Massing- Rev D
Public Rights of Way- Rev E
Landscape Framework- Rev E
Application boundary plan 19306 9010 rev H

M32 Junction 1: KW-HEMG-POO-1067 Rev B (Halcrow)

NEC Levels: CA02061/040 (Wardell Armstrong 2026 Daytime Scenario : No Mitigation
measures)

Noise fence adjacent to the M4 motorway-drawing numbers 972-135B and 972/132B
by Cooper Partnership 2007

Emersons Green East Development Folly Brook Catchment Surface Water Drainage
Strategy Volumes 1 & 2 March 2006 (Halcrow Group Limited)

Wardell Armstrong documents:

Environmental Statement (July 2006)
Addendum to Environmental Statement (February 2008)
Noise Strategy (Nov 06 and March 08)
Great Crested Newt Mitigation Strategy (July 2007)
Transport Assessment (July 2006)
Bird Survey (Aug.07)
Reptile Survey (Oct 07)

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2. This permission is to be read in conjunction with the AGREEMENT AND UNDERTAKING dated **** in pursuance of Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the Planning & Compensation Act 1991.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
4. This site is within a former mining area. No mine shaft or adit must be filled or grouted in such a manner that underground mining drainage levels or culverts become blocked or sealed, in order to avoid flooding or water emergence. You are advised to contact the Council's Technical Support (Street Care) in all cases where mining remedial works are required.
5. Attention is drawn to the fact that trees on this site are covered by a Tree Preservation Order. It is an offence to contravene the provisions of the Tree Preservation Order, by pruning or felling the tree(s) without consent from the Local Planning Authority.
6. Attention is drawn to the fact that hedgerow(s) on the site may constitute "important hedgerow(s)" within the definition of the Hedgerow Regulations 1997 for which notification of removal must be provided to the Local Planning Authority. You are advised to consult the Development Control Manager regarding the implications of the Regulations prior to the removal of any hedgerow(s) on the site.
7. Your attention is drawn to the fact that the building/site, which is subject to the application, is occupied by species afforded special protection under the Wildlife and Countryside Act 1981. Under the provisions of the Act you must consult English Nature, South West Regional Office, Roughmoor, Bishops Hull, Taunton TA1 5AA before proceeding with the development authorised by this Decision Notice.
8. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.
9. Under the provisions of the Badgers Act 1991 it is an offence to interfere with any badger set. This includes the damaging, destruction or obstruction of any

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entrance. You are strongly advised to consult English Nature, South West Regional Office, Roughmoor, Bishops Hull, Taunton TA1 5AA before proceeding with the development hereby authorised.

10. Under the provisions of the Badgers Act 1991 it is an offence to interfere with any badger set. This includes the damaging, destruction or obstruction of any entrance. You are strongly advised to consult English Nature, South West Regional Office, Roughmoor, Bishops Hull, Taunton TA1 5AA before proceeding with the development hereby authorised.
11. The site of this application is crossed by a public right of way/ bridleway, and development insofar as it affects the right of way/ bridleway should be kept open for public use, unless and until an Order under Section 257 of the Town & Country Planning Act 1990 for the diversion or extinguishment of the right of way/bridleway has been made and confirmed.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.

DM Whinham

MAJOR SITES MANAGER

DATE: 15th June 2012



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APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse permission/consent for this proposal or to grant permission/consent subject to conditions, he may appeal to the Secretary of State for the Department of Communities and Local Government (SOS) in accordance with the provisions below. All appeals should be submitted on a form obtainable from The Planning Inspectorate, at the address below.

- (a) Refusal of planning permission for **Householder applications** – **within 12 weeks** (Section 78 Town & Country Planning Act 1990 (T & CPA) and Article 26 of the Town & Country Planning (General Permitted Development) Order 1995.
- (b) Refusal of planning permission or permission granted subject to conditions - **within 6 months** (Section 78 Town & Country Planning Act 1990 (T & CPA) and Article 26 of the Town & Country Planning (General Permitted Development) Order 1995.
- (c) Refusal of Listed Building consent or consent granted subject to conditions. Refusal of Conservation Area consent or the decision of the LPA on an application to vary or discharge conditions attached to a Listed Building consent **within 6 months** (Regulation 8 of the Town & Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (d) Refusal of consent for display of advertisement or consent granted subject to conditions - **within 8 weeks** of the date you receive the Council's decision - please refer to separate notice attached where necessary.
- (e) Refusal of Tree Preservation Order consent or consent granted subject to conditions. Issuing of an Article 5 certificate on refusing consent or an Article 6 direction on granting consent to fell any part of a woodland – within 28 days Town & Country Planning (Trees) Regulations 1999.

The SOS has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. He is not however required to entertain an appeal if it appears to him that permission for the proposals could not have been granted by the LPA, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development orders and to any directions given under the orders.

In the case of refusal of permission to develop land or refusal of Listed Building consent or the granting of permission or Listed Building consent subject to conditions whether by the LPA or SOS and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development works which has been or would be permission, he may serve on the Council in which the land is situated a Purchase Notice (or Listed Building Purchase Notice) requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town & CP Act 1990 and Part 1, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances (not applicable to Advertisement proposals) a claim may be made against the LPA for compensation where permission is refused or granted subject to conditions by the SOS on appeal or on reference of the application to him.

NOTES IN RESPECT OF SUBMISSION OF APPEALS

Data Protection: Please note all appeal documentation will appear on the Planning Casework Service website.

When submitting an appeal, please note that an identical set of documents should be sent to both the local authority and The Planning Inspectorate at the following addresses:

Director of Planning, Transportation & Strategic Environment
South Gloucestershire Council
PO Box 2081
Bristol BS35 9BP

The Planning Inspectorate
Room 3/04 Kite Wing
2 The Square
Temple Quay
Bristol BS1 6PN

Please ensure this instruction is complied with in order to avoid any unnecessary delay.

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. Under the provisions of Paragraph 4 of Schedule 1 of the Town & Country Planning (Control of Advertisements) Regulations 1992 before any advertisement is displayed, the permission of the owner of the land, or building on which the advertisement is to be displayed must be obtained.
2. If a conditions imposing a time limit has been expressly included as part of a consent, then that condition must be observed. If no such condition is imposed Regulation 13 (5) of the 1992 Regulations provides that any consent is granted for a period of FIVE YEARS from the date hereof.
3. Where the Authority grant consent for a period shorter than five years they shall (unless the application required such a consent) state in writing their reasons for doing so, and the limitation in respect of time shall for the purposes of these Regulations be deemed to be a condition imposed upon the granting of consent.
4. At any time within a period of 6 months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
5. Penalty for Contravention. The amount of the fine to which a person who displays an advertisement in contravention of these Regulations is liable on summary conviction as set out in Section 224 of the Town and Country Planning Act 1990 and Regulation 27 of the 1992 Advertisement Regulations.

NOTES IN RESPECT OF ALL APPLICATIONS

1. Attention is drawn to the need for strict compliance with the approved plan(s), failing which appropriate action will be taken.
 2. If planning permission has been granted for the development, please note that should this involve any work within the highway, such as the construction of a vehicular access, the consent of the Highway Authority should be obtained.
 3. WHERE PLANNING PERMISSION OR LISTED BUILDING CONSENT HAS BEEN GRANTED, APPROVAL MAY ALSO BE REQUIRED UNDER THE BUILDING REGULATIONS BEFORE ANY WORK IS COMMENCED.
 4. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building or the demolition of an existing building in a Conservation Area, Listed Building or Conservation Area Consent will also be required before the work commences.
 5. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of the decision. Failure to do so may result in delay in the provision of these services.
 6. If planning permission has been granted this may be subject to condition(s) as listed on the decision notice. Some of these conditions require details to be submitted or other work to be carried out before development commences (conditions precedent). If you start development without complying with any such conditions you may invalidate the permission itself. Requests to discharge or confirm conditions made under Article 31 of the Town and Country Planning (Development Management Procedure) Order 2010 should be submitted on the appropriate forms and with any required fee.
- Any further information concerning this decision may be obtained from the Director of Planning, Transportation and Strategic Environment. Please quote the Reference Number of this permission in any correspondence.

Appendix 11

PUBLIC TRANSPORT – KEY SERVICES AND LOCAL SERVICES

Tables 1 and 2 show a broad outline of the bus services supporting the Development.

Table 1 (Key services)		
Description	Limited Stop City Service	
Terminal Points	EGreen District Centre (EGreen (East)) and Bristol City Centre	
Prospective route:	District Centre, EGreen (East), Science Park, A4174, M32, Bristol City Centre, Harbourside.	
Stopping Points:	All stops to M32, Bond Street, Bristol Centre and Harbourside	
Provisional Timetable:		
Monday to Friday	Inward	Outward
Target Frequency	Not less than 30 minutes (first bus circa 0700, last bus circa 1900)	
Saturday	Inward	Outward
Target Frequency	30 minutes (first bus circa 0730, last bus circa 1900)	
Sunday	Inward	Outward
No service		
Description	Limited Stop Orbital Bus Service	
Terminal Points	Emersons Green to U.W.E. (then Cribbs Causeway)	
Prospective route:	District Centre, EGreen(East), Science Park, UWE, Cribbs C'way Bus Stn	
Stopping Points:	All recognised bus stops	
Provisional Timetable:		
Monday to Friday	Westbound	Eastbound
Target Frequency	Not less than 30 minutes (first bus circa 0700, last bus circa 1900)	
Saturday	Westbound	Eastbound
Target Frequency	30 minutes (first bus circa 0730, last bus circa 1900)	
Sunday	Westbound	Eastbound
No service		

Description	Orbital Local Service	
Terminal Points	Emersons Green to U.W.E. (then shirehampton/avonmouth)	
Route:	Emersons Green District Centre, EGreen(East), SPark, UWE, Cribbs Causeway Bus Str	
Stopping Points:	All recognised bus stops	
Provisional Timetable:		
Monday to Friday	Westbound	Eastbound
Target Frequency	Hourly (first bus circa 0700), last bus circa 1900)	
Saturday	Westbound	Eastbound
Target Frequency	Hourly (first bus circa 0730), last bus circa 1900)	
Sunday		
No service		

Appendix 12

MANAGEMENT REGIME DETAILS

Details to be included in the Management Regime

- the responsible person (including emergency contact details)
- constitution memorandum of articles/association objectives and management arrangements
- maintenance specifications
- the management of the Open Spaces including the following aspects:
 - ecological
 - social
 - landscape
 - sporting
 - community
 - land management
 - social
 - wildlife
 - amenity use
 - pitch lining for matches pitch inspections and decisions whether pitches are suitable for play or whether matches have to be cancelled and how that information gets disseminated to users and hirers
 - how the category 1 facilities will be managed and maintained and shall include the following as a minimum:
 - minimum weekly and seasonal availability for hirers and users
 - arrangements for hirings and bookings
 - pavilion and changing and ancillary facility management maintenance and cleaning arrangements – to include planned maintenance and emergency call out arrangements for all mechanical and electrical installations including Health & Safety Arrangements that include legionella testing of the water systems, temperature control systems, alarm systems
 - funding arrangements to enable the management maintenance replacement of facilities and equipment and future development of the Open Spaces in perpetuity
 - details of the procedure to be implemented should the owner become insolvent or fail in its duties