

SITE DESCRIPTION

The application site is located on Whiteladies Road within the defined City Centre Area of Bristol. The site comprises a 3-storey building, as well as a basement and annexe to the rear, which at the time of submission is solely in office use (Use Class E). The current application relates to only the annexe and the external area at the rear of the main frontage building.

The site is located within the Whiteladies Road Conservation Road.

RELEVANT HISTORY

66/03830/P_U - Change use of property edged and hatched orange on Plan to drawing office - Permission Granted

85/01224/F - For change of use of part of ground floor for use as exhibition space for works of art and architecture - Withdrawn

89/01364/L - Demolition of workshop at rear addition of 4 no. windows to existing building & erection of three storey office - Permission Granted

89/01378/F - Erection of three storey office building with associated car parking - Refused

90/02139/F - Refurbishment of existing annexe (to 11-13 Whiteladies Road) to provide office accommodation - Permission Granted

94/01342/A - Non-illuminated company sign and car park sign - Permission Granted

02/02297/F - Erection of first floor extension to single storey building at rear, to provide additional office accommodation (Use class B1) - Permission Granted

02/01802/F - Continuation of use of two rooms located on the first floor as an Appointment Only Manicure Studio (Class D1) - Permission Granted

02/00459/F - Erection of first floor extension to single storey building at rear, to provide additional office accommodation - Refused

25/10493/COU - Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order

2015 (as amended) - Schedule 2, Part 3, Class MA - 17 dwellings - Prior Approval Given

25/10495/F - Installation of bin and bike storage, enlargement of roof lights and light wells and other works - Permission Granted

25/11594/F: Change of use from office to provide 20 no. short term lets/Guesthouse/hotel (Use class C1) and associated works – Permission Granted

APPLICATION

The application seeks permission for the demolition of the existing annexe and the erection of 4no. mews houses to be used as short term lets (Use Class C1). The application includes the removal of existing hardstanding at the rear of the site and associated landscaping.

Please see the application form and plans for further information.

COMMENTS

Bristol Waste – No objection

- Comments raised regarding minor errors in the submitted Waste Management statement
- Any final details required could be secured via condition in the event that planning permission is required

Sustainable City Team – Objection

- Proposed development is not compliant with the heat hierarchy outlined in BCS14
- No information has been provided relating to resilience to climate change and reducing the risk of overheating
- Renewable energy generation would be via PV panels, however, as no energy strategy has been submitted, its not clear that these would meet the required 20% reduction of residual emissions outlined in BCS14

Contaminated Land Environmental Protection – No objection subject to conditions

Urban Design / Conservation – Objection

- The existing annexe is already harmful to the special character of the conservation area
- It erodes the setting of the mansions within their generous plots (that has happened to the adjacent property). The proposed increase in height will further increase the harm
- Pulling the massing away from the boundary wall will not mitigate the harm and visual impact
- Pitched roofs are not characteristic of this area
- Design quality and material choice are poor and insensitive of the existing character
- Also, the amplified scale of the rear block further deteriorates the poor relationship with the ‘hosting’ mansion house

Transport Development Management – No comment.

Nature Conservation – No comment.

KEY ISSUES

A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

Policy BCS2 of Bristol's Core Strategy aims to promote and strengthen the city centre's role as a regional focus by encouraging mixed-use developments, including offices, residential, retail, leisure, tourism, entertainment, and arts and cultural facilities.

Policy BCAP7: Loss of employment space Employment sites in Old Market & The Dings, St. Paul's & Stokes Croft and other areas of inner east Bristol should be retained for employment use unless it can be demonstrated that:

- i. There is no demand for employment uses; or
- ii. Continued employment use would have an unacceptable impact on the environmental quality of the surrounding area; or
- iii. A net reduction in floorspace is necessary to improve the existing premises; or
- iv. It is to be used for industrial or commercial training purposes.

In Bristol City Centre, where there are existing office buildings that are vacant or underused by reason of their location or their ability to meet modern business needs (notably in and around the Nelson Street and Lewins Mead area), development involving the loss of existing office floorspace will be acceptable where it would contribute positively to the mix of uses in the area.

Redevelopment or significant remodelling of the city centre's poorest quality office buildings will be encouraged in preference to conversion, potentially including some further intensification of use.

It is noted that the existing annexe obtained permission to change the use of the property from office (Class E) to residential (Class C3) under the prior approval application 25/10493/COU.

Policy BCAP10 (Hotel Development) of the Bristol Central Area Plan states that proposals for small-scale, boutique or high-quality hotel development will be encouraged as individual development or as part of broader mixed-use developments. Proposals for new hotel development should provide active ground floor uses and/or frontages and achieve high standards of sustainability and urban design in all other respects.

Policy BCAP42 (The Approach to West End) of the Bristol Central Area Plan states that development will be expected to preserve and enhance the retail, cultural and tourist function of West End, protection the area's natural and historic assets and visitor attractions and delivering improvements to the public realm of key shopping areas and pedestrian routes.

The proposed change of use to Use Class C1 would ensure a leisure use within the central area of the city. The development of a hotel on this site would be in accordance and would demonstrate an effective use of the host property. The development would therefore enhance the vitality of the site and wider area, providing alternative hotel bed space provision within the established centre. As such, the proposed development is therefore acceptable in principle.

B) WOULD THE PROPOSED DEVELOPMENT BE OUT OF SCALE OR CONTEXT WITH THE CONSERVATION AREA?

The Authority is required under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.

Section 16 (Conserving and Enhancing the Historic Environment) of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy BCS21 (Quality Urban Design) states that development should be of a high-quality design and respect the local area.

Policy BCS22 (Conservation and the Historic Environment) states that development proposals should safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including: Scheduled ancient monuments; Historic buildings both nationally and locally listed; Historic parks and gardens both nationally and locally listed; Conservation areas; and Archaeological remains.

Policy DM26 (Local Character and Distinctiveness) states that development should respond appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes. Development should also respect, build upon or restore the local pattern and grain of development.

Policy DM27 (Layout and Form) aims to ensure development contributes to the successful arrangement and form of buildings, structures and spaces and contribute to the creation of quality urban design and healthy, safe and sustainable places.

Policy DM30 (Alterations to Existing Buildings) sets out that new development will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

Policy DM31 (Heritage Assets) sets out that development will be expected to conserve and where appropriate enhance heritage assets and/or its setting. These include schedule monuments, archaeological sites, listed buildings, conservation areas, historic parks and gardens and locally important assets.

The proposal seeks permission for 4no. mews dwellings at the rear of the main frontage building. It is noted that there is an existing annexe and the proposal would follow a similar footprint, however, it would have an additional storey and would be an overall increase in scale and massing.

The overall siting of the existing annexe is harmful to the character of the conservation area because it erodes the setting of the mansions on Whiteladies Road. Typically, mews dwellings in the conservation area are located at the rear of commercial or mixed use buildings and address rear lanes. This approach can be a successful way of introducing higher density development within the conservation area without impacting the urban grain of the area or the setting of character buildings, because buildings addressing main routes would have been likely to have had ancillary buildings or coach houses addressing the smaller lanes at the rear. Therefore, in cases of successful mews dwellings, there is a historic relationship between frontage buildings and mews dwellings which does not cause harm to the historic character of the conservation area.

The Whiteladies Road Conservation Area Enhancement Statement states that; 'in the main, buildings run parallel to streets, and for the most part are regularly spaced in relation to each other'. The proposed mews dwellings would not address a street frontage and would be perpendicular to the frontage buildings addressing the main road. This would be discordant with the overall urban grain of the conservation area and would therefore cause harm to its overall character and appearance.

It is accepted that the existing annexe occupies a similar footprint to the proposed mews houses, however, the annexe maintains an ancillary relationship with the frontage building and is therefore subservient. The proposed increase in height and massing would erode the existing ancillary relationship and would therefore exacerbate the harm caused by the inappropriate siting of the existing annexe.

Furthermore, the proposed mews houses would have a generic, low quality appearance and would have gable fronted pitched roofs. They would be constructed from low quality materials such as engineering brick. The predominant roof form in this part of the conservation area is hipped roofs set behind flat parapets and the predominant material palette is formed of bath stone, rubble stone and painted timber windows. The Whiteladies Road Conservation Area Enhancement Statement states; 'The domestic architecture styles have a consistency of design and materials contributing to the essential character of the conservation area.' As such, the

proposed low quality design and materials would undermine the character of the conservation area and would detract from its unified appearance.

It is accepted that there are other existing buildings adjacent to the site which do not follow the established urban grain, overall scale and massing, roof form and material palette which is characteristic of the conservation area. However, these have caused harm to the character and appearance of the conservation area. The presence of existing harm does not form adequate justification for further harm to the conservation area.

Overall, the proposed design approach lacks clear and convincing justification (and is therefore not in accordance with the tests of the NPPF, para 213) and causes harm to the character and appearance of the conservation area.

The level of harm identified to the designated heritage asset would be less than substantial. Where a development proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal (para 215 NPPF).

There would be a degree of benefit in increasing the level of leisure/guest house accommodation within the city. However, it should be noted that additional leisure accommodation could be secured on the site without causing harm to the character and appearance of the conservation area. Therefore, this benefit could equally be delivered without causing harm to the designated heritage asset.

Furthermore, the site benefits from permission to convert the existing annexe into residential accommodation. In the event that the existing permission was implemented, this would add greater diversity to the mix of uses on the site and would provide residential accommodation for which there is an identified shortfall. As such, it is considered that implementation of the existing permission would have a higher degree of public benefit than the current proposal without resulting in any harm to the character and appearance of the conservation area.

As such, the public benefits associated with the proposal are found to be limited, in contrast with the permanent and irreversible harm that would be caused to the designated heritage asset through the introduction of insensitively sited and poor quality development.

Overall, the proposal is not acceptable on the grounds of the harmful impact that it would have to the Whiteladies Road conservation area.

C) NEIGHBOURING AMENITY

Policy BCS21 states that new development should safeguard the amenity of existing development.

Policy DM30 states that alterations to existing buildings should not jeopardise the residential amenity of adjacent occupants in terms of privacy, overlooking, overshadowing and overbearing.

Policy BCS23 in the Bristol Core Strategy and Policy DM35 in the Site Allocations and Development Management Policy also state that new development should also not lead to any detrimental increase in noise levels.

The proposal would be comprised of two storeys whereas the existing annexe is a single storey. The proposed development is in reasonably close proximity to neighbouring residential dwellings, however, separation distances between the existing and proposed development are considered to be sufficient for preserving privacy in this instance. The separation distances would similarly prevent overbearing impacts to neighbouring properties. As such, the proposal is considered acceptable with regard to neighbour living conditions.

D) AMENITY FOR FUTURE OCCUPIERS

Policy BCS18 of the Core Strategy states that development should provide sufficient space for everyday activities and enable residential units to be flexible to the changing life circumstances of occupants. In addition, Policy BCS21 sets out criteria for the assessment of design quality in new development and states that development will be expected to create a high-quality environment for future occupiers, and safeguard the amenity of existing development.

The Space Standard Practice Note (March 2021) provides further information on the implementation of policy BCS18: Housing Type and provides further clarification on the council's use of the Nationally Described Space Standard.

The guest house units are satisfactory in terms of light and outlook for the short-term tenancy arrangements they would serve. All proposed rooms are equipped with all the amenities expected within a short-term let guest house, these include a kitchen, bathroom, bedroom and laundry facilities.

E) TRANSPORT

Policy BCS10 (Transport and Access Improvements) of the Core Strategy states that development should be designed to ensure streets where traffic and other activities are, are integrated and should be designed to ensure the provision of safe streets.

Policy BCS15 (Sustainable Design and Construction) of the Core Strategy states that all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate.

Policy DM23 (Transport Development Management) of the Site Allocations and Development Management Policies (Adopted July 2014) outlines that development should not give rise to unacceptable traffic conditions and would be expected to provide safe and adequate access onto the highway. It also states that parking must be safe, secure, accessible and usable.

Policy DM32 (Recycling and Refuse in New Development) of the Site Allocations and Development Management Policies (Adopted July 2014) states that all new residential properties will be expected to provide sufficient space for the storage of individual recycling and refuse containers to reflect the current collections regime or communal recycling facilities and refuse.

The proposed development would result in the loss of 6no. parking spaces at the rear of the main building. The proposed development would intensify the use of the site for leisure accommodation and would be likely to increase trip generation. It has not been demonstrated that the loss of the existing parking spaces would not have an impact on parking pressure in surrounding streets.

The site is located within a Residents Parking Zone and therefore local residents must obtain parking permits to park on street. In order to mitigate the impact of the proposed development on local parking pressure, it is essential that future occupants of the proposed short term lets are not eligible for parking permits (including visitor permits). As such, an advice note restricting parking permits for future occupants should be added to the decision notice in the event that permission is granted.

The proposed refuse store and bike store would be acceptable in their siting, however, the level of cycle parking proposed is inadequate as only 6no. spaces would be provided and these would serve the whole development on the site (including the 2no. short term lets in the main

building). Given that there is a low level of car parking on the site, it is essential that the cycle parking provided is attractive and useable for future occupants. There would be adequate space to provide further cycle parking spaces on the site, and therefore it is advised that a pre-occupation condition is added to the decision notice requiring further details of cycle parking in the event that planning permission is granted.

Subject to these measures, the proposed development would be acceptable with regard to transport and access.

F) BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply - in this case the exemptions below:

- Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

SUSTAINABILITY AND CLIMATE CHANGE

Themes of sustainability, carbon reduction and climate change underpin national planning policy. Policies BS13-15 of the Core Strategy relate to the LPAs expectations with regard to sustainable construction of new buildings and emissions in respect of climate change. These policies must be addressed and the guidance within the LPAs Climate Change and Sustainability Practice Note followed. New development is expected to minimise energy requirements. This will be achieved by high standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings. Core Strategy Policy requires new development to also incorporate an element of renewable energy to reduce carbon emissions by a further 20% above energy saving measures.

The applicant has not submitted an energy statement or sustainability statement for the proposed development. Therefore, it is unclear whether the proposed PV panels would meet the required 20% reduction in residual carbon emissions set out in Policy BCS14.

No information has been provided to demonstrate that overheating impacts have been considered and there has been no consideration given to heating and hot water generation. As such, the proposal would not meet the heat hierarchy outlined in BCS14 and it is not clear that the proposed development has been designed in a sustainable way, as required by Policy BCS15.

Therefore, it cannot be concluded that the proposed development would be acceptable with regard to sustainability and climate change. However, a pre-commencement condition requiring submission of an Energy Statement or Sustainability Statement could be included within the decision notice in the event that planning permission was granted.

Subject to this measure, the proposal would make an acceptable contribution to the policy objectives of sustainability and climate change.

CONCLUSION

The application is recommended for refusal on the grounds of harm to the character and appearance of the Whiteladies Road Conservation Area, which is a designated heritage asset.

SUGGESTED REFUSAL REASON

1. The proposed construction of 4no. mews dwellings at the rear of 11-13 Whiteladies Road would result in less than substantial harm to the Whiteladies Road Conservation Area, which is a designated heritage asset. The proposal would cause harm to the designated heritage asset through its principle siting as it would erode the setting of the mansions addressing Whiteladies Road and be discordant with the established urban grain of the conservation area. The proposed gabled fronted, pitched roofs would be discordant with the predominant roof form of this part of the conservation area, and would therefore fail to preserve or enhance the character of the conservation area. The proposal exacerbates existing harm caused by the siting of the existing annexe through increased scale and massing, and would fail to be subservient to the main building or ancillary in appearance. Furthermore, the poor-quality design approach and materials would result in harm to the designated heritage asset as they would fail to preserve or enhance the special character of the conservation area. The proposed development has not been adequately justified, nor can the harm be outweighed by public benefits. Accordingly, the proposal fails to comply with Policies BCS21 (Quality Urban Design) and BCS22 (Conservation and the Historic Environment) of the adopted Core Strategy (2011) and Policies DM26 (Local Character and Distinctiveness), DM27 (Layout and Form), DM30 (Alterations to Existing Buildings) and DM31 (Heritage Assets) in the Site Allocations and Development Management Policies (2014) as well as Section 16 of the NPPF (2024), the Whiteladies Road Conservation Area Enhancement Statement and the Planning (Listed Buildings & Conservation Areas) Act 1990.

SUGGESTED CONDITIONS (without prejudice)**Time Limit**

1. Full Planning Permission

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. Submission of samples before specified elements started

Samples and / or specific product literature of the following elements shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced.

- (a) Proposed facing brickwork (including mortar)
- (b) Proposed windows and doors
- (c) Proposed roof materials
- (d) Proposed balconies
- (e) Proposed parapet capping
- (f) Rainwater goods

The development shall be completed in accordance with the approved samples prior to occupation.

Reason: In order that the external appearance of the building is satisfactory.

3. Energy efficiency and Renewable energy

1) Prior to construction of the development hereby approved a revised energy statement shall be submitted to the Local Planning Authority to be approved in writing. The energy statement shall demonstrate how the energy hierarchy has been followed, how the heat hierarchy has been applied and how a 20% reduction in carbon dioxide emissions beyond residual emissions through renewable technologies has been achieved including full technology specifications and locations.

2) Prior to occupation, evidence demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted CO2 emissions reduction shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate change) and BC14 (sustainable energy), DM29 (Design of new buildings).

Pre-Occupation

4. Landscape (Soft and Hard)

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a. a scaled plan showing vegetation to be retained and trees and plants to be planted:
- b. proposed hardstanding and boundary treatment:
- c. a schedule detailing sizes and numbers of all proposed trees/plants
- d. Maintenance schedule to ensure successful establishment and survival of new planting, including watering quantities and schedule.
- e. A table illustrating the following details:
 - a. The soil volume available for each tree.
 - b. The soil volume required for each tree, when fully grown / mature.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of completion shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

Informative:

The following British Standards should be referred to:

- a. BS: 3882:2015 Specification for topsoil
- b. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c. BS: 3998:2010 Tree work - Recommendations
- d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e. BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h. BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- i. BS: 8601:2013 Specification for subsoil and requirements for use

5. Implementation / Installation of Refuse Storage and Recycling Facilities Shown on Approved Plans

Prior to occupation, further details of refuse storage facilities shall be submitted to, approved in writing by the Local Planning Authority and installed. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway).

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

6. Further details of cycle storage prior to occupation of development

Prior to occupation, further detailed drawings of the cycle storage at the scale of 1:10 shall be submitted to and be approved in writing by the Local Planning Authority before the development is occupied. The detail thereby approved shall be carried out in accordance with that approval.

Thereafter, the cycle parking shall be kept free of obstruction and be available for the parking of cycles only for the lifetime of the development.

Reason: To ensure the provision and availability of adequate cycle parking.

7. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. List of approved plans and drawings

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

- Location Plan, 400, date received 26/06/2025
- Existing Site Plan, 401, date received 26/06/2025
- Existing and Proposed Floor Plans, 402, date received 26/06/2025
- Existing and Proposed Elevations, 403, date received 26/06/2025
- Proposed Site Plan, 404, date received 26/06/2025
- Existing and Proposed Mews House Section, 405, date received 26/06/2025
- Biodiversity Net Gain Exemption Statement, date received 26/06/2025

Reason: For the avoidance of doubt.

Informatives

1. Restriction of Parking Permits - Existing Controlled Parking Zone/Residents Parking Scheme

You are advised that the Local Planning Authority has recommended to the Highways Authority which administers the existing Controlled Parking Zone/Residents Parking Scheme of which the development forms part that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Residents Parking Scheme.