

15 Sterncourt Road, Frome Vale, BS16 1LB

- 1. Planning History**
- 2. Stapleton and Frome Valley Conservation Area Map**
- 3. List of Conditions, should an approval be forthcoming**

1. Planning History

25/12124/F - Detached two storey house. (REFUSED)

Reasons for refusal:

1. The proposed dwelling by nature of its prominent siting, excessive height, scale and massing would be prejudicial to the setting of the neighbouring Stapleton and Frome Valley Conservation Area. contrary to the requirements of Policy BCS21 of the Bristol Development Plan: Core Strategy (Adopted) June 2011; and Policies DM21, DM26, DM27 and DM31 of the Bristol Development Plan: Site Allocations and Development Management Policies Document (Adopted) July 2014,
2. Insufficient information has been provided with which to detail the ecology of the site. No Ecological Impact Assessment (EclA) and or Biodiversity Net Gain Report has been provided. For the reasons given proposals are contrary to policy NE9 of the Bristol Development Plan Core Strategy Adopted June 2011 as well as DM15 and DM17 of the Site Allocation Development Management Policies 2014 and the NPPF.
3. Insufficient information has been provided to demonstrate an ability to provide for adequate and satisfactory replacement of trees felled to accommodate development, to include compliance with the Bristol Tree Replacement Strategy (BTRS). For the reason given proposals are contrary to policies NE9 of the Core Strategy Bristol Local Plan 2011 as well as policies DM15, DM17, DM19 and DM29 of the Site Allocation Development Management Plan 2014.
4. Insufficient information has been provided with which to demonstrate safe vehicular access and egress from the site together with satisfactory provision for cycle and refuse storage. For the reasons given proposals are contrary to policies B10 of the Core Strategy Bristol Local Plan 2011, together with DM23 and DM32 of the Site Allocations Development Management Policies 2014.

25/14124/F - Attached two storey house. (REFUSED)

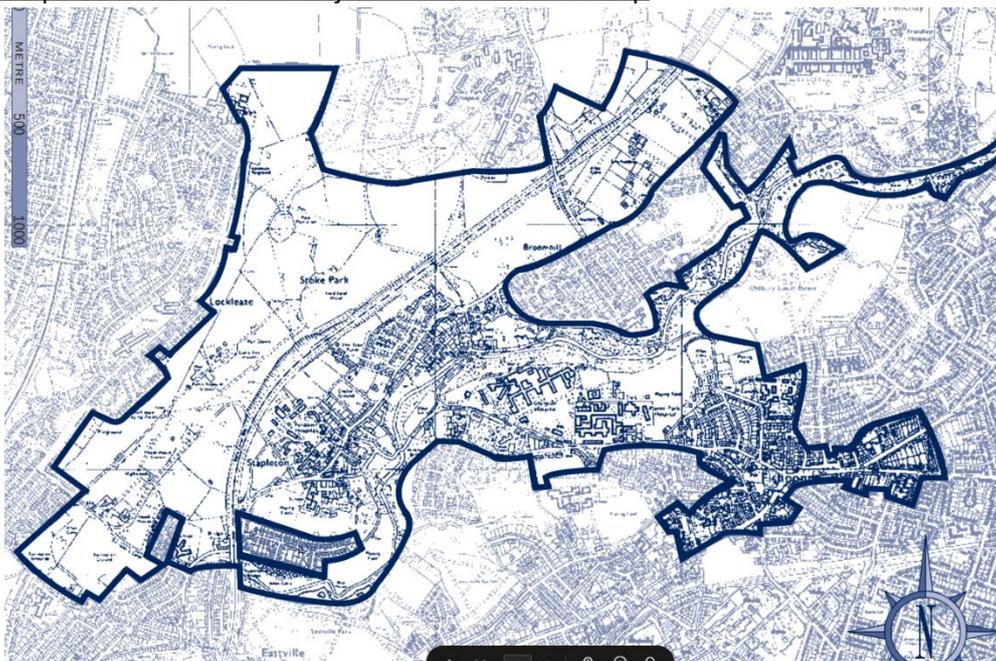
Reasons for refusal:

1. The proposed dwelling would result in the erosion of an open, verdant corner feature, whilst failing to respond to the established rhythm and building line, serving to ultimately harm and degrade the character of the streetscene. In addition, the proposed development would also be prejudicial to the setting of the neighbouring Stapleton and Frome Valley Conservation Area. The proposal is therefore contrary to policies BCS21 and BCS22 of the Bristol Core Strategy (2011) and policies DM21, DM26, DM27, DM28,

DM29, DM30 and DM31 of the Site Allocations and Development Management Policies (2014).

2. Insufficient information has been provided to demonstrate safe vehicular access and egress from the application site onto the highway. The proposed development would therefore give rise to unacceptable conditions of highway safety resulting in an increased risk of conflict between pedestrians and vehicles. Additionally, occupiers would be required to wheel bins up and down steps for collection, resulting in receptacles being left on the footway to the detriment of pedestrian safety. The proposal is therefore contrary to policy BCS10 of the Bristol Core Strategy (2011) and policy DM23 of the Site Allocation Development Management Plan (2014).
3. The development would result in significant loss of trees which contribute positively towards the character and appearance of the townscape and the setting of the Stapleton and Frome Valley Conservation Area. The development would fail to maintain, protect and enhance the integrity and connectivity of the strategic green infrastructure network and fails to propose sufficient mitigation for the loss in line with Bristol City Council's Tree Replacement Standard. The proposal is therefore contrary to policies BCS9, BCS21 and BCS22 of the Bristol Core Strategy (2011) and policies DM15, DM17, DM19 and DM31 of the Site Allocations and Development Management Policies (2014).
4. Insufficient information has been provided with which to detail the ecology of the site. No Ecological Impact Assessment (EclA) and or Biodiversity Net Gain Report has been provided, nor is there any substantive evidence that the proposed development is exempt from BNG requirements. The proposal is therefore contrary to Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations (2024), Biodiversity Gain Requirements (Exemptions) Regulations 2024, and Policy DM19 of the Site Allocations and Development Management policies (2014).

2. Stapleton and Frome Valley Conservation Area Map



3. List of Conditions

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. Site Characterisation and Risk Assessment

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the LPA for approval:

- I. Preliminary Risk Assessment (PRA) - Submission of this document is the minimum requirement.
- II. Generic Quantitative Risk Assessment (GQRA) - Submission of this document only if PRA requires it.
- III. Detailed Quantitative Risk Assessment (DQRA) - Submission of this document if GQRA requires it.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

3. Remediation Strategy and Verification Plan

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment, documents from the following shall be submitted to the LPA for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy

III. Verification Plan.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

4. Remediation and Verification

The development hereby permitted within any approved phase shall not be brought into use until the works relating to land contamination detailed below are fully completed:

Remediation (if required), it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the LPA for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

The actions required above shall be completed in accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

5. Sustainable Drainage System (SuDS)

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy must demonstrate that the proposed drainage system will limit discharge to the capacity of the existing sewer network or existing discharge rate. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal

Pre Occupation

6. Renewables - ASHP

Prior to their implementation, details of the proposed Air Source Heat Pump system including exact location, dimensions, design/ technical specification, noise levels together with

calculation of annual energy generation and associated reduction in residual CO2 emissions shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of use the following information shall be submitted to an approved in writing by the Local Planning Authority:

o Evidence of the ASHP system as installed including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate.

o A calculation showing that the projected annual yield of the installed system is sufficient to reduce residual CO2 emissions by the percentage shown in the approved Energy Statement, received 5 Jan 2026 prepared by Complete Energy Consultancy.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

7. Completion of Pedestrians/Cyclists Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

8. Installation of vehicle crossover - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until drop kerbs has been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility

9. Completion of Vehicular Access - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only for the lifetime of the development. Any access point opening onto the adopted highway shall include suitable drainage provision within the curtilage of the site, to prevent the discharge of any surface water onto the adopted highway.

Reason: To ensure that the vehicular access point is safe and includes adequate drainage.

10. Completion and Maintenance of Car/Vehicle Parking - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

11. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

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

12. No building or use hereby permitted shall be occupied or use commenced until the refuse/area and where necessary, dropped kerb(s) to facilitate the manoeuvring of four wheeled bins onto the carriageway have been completed in accordance with the approved plans.

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 for the lifetime of the development.

The refuse store/area is not to be used for any other purpose other than the storage of refuse and recyclable materials. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

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.

13. Unexpected Contamination

The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the LPA that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the LPA for approval:

- i. Risk Assessment (GQRA or DQRA);
- ii. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason for all conditions: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f) , 196 & 197 of the National Planning Policy Framework (2024).

Post Occupation

14. Noise from plant & equipment affecting residential

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

15. Restriction of parking level on site

Parking within the development site is to be restricted to the areas allocated on the approved plans and shall not encroach onto areas allocated on the plans for other uses.

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

List of Approved Plans

16. List of Approved Plans