



Plot A & B

Hayes Way, Filton, Bristol, BS34 5BZ

The two plots, Plot A (0.69 acres) and Plot B (0.67 acres), are allocated for B1 (a, b and c) employment use.

0.67 Acres
(0.27 Hectares)

- Allocated for B1 (a, b and c) employment use only under local planning policy
- A clear site with an access road provided and maintained by Lidl food store
- Offers are invited on a conditional and unconditional basis

Plot A & B, Hayes Way, Filton, Bristol, BS34 5BZ

Summary

Available Size	0.67 Acres
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The development site is located to the south of the Concorde roundabout at Patchway in Bristol, just 2 miles from the M5. The site forms part of the former airfield at Filton and now provides a clear site with an access road provided and maintained by Lidl food store.

The two plots are allocated for B1 (a, b and c) Employment use under local planning policy. There is a planning restriction in place on both sites. The Landowner will consider proposals for employment and other uses, however, offers for drive thru food and beverage uses will not be acceptable.

Location

The development site is located to the south of the Concorde roundabout at Patchway in Bristol, just 2 miles from the M5. Immediately to the North exists a new housing estate, Royal Mail are located to the South East and South West is an extensive area of proposed development, part of which this plot forms. The Mall at Cribbs Causeway is located 1 mile to the West of the site and the city centre of Bristol is 5.6 miles to the South.

Accommodation

The accommodation comprises of the following

Name	Size	Availability
Unit - Plot A	0.69 Acres	Under Offer
Unit - Plot B	0.67 Acres	Available

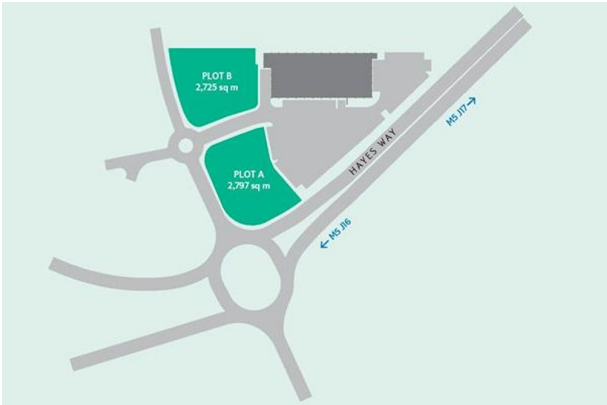
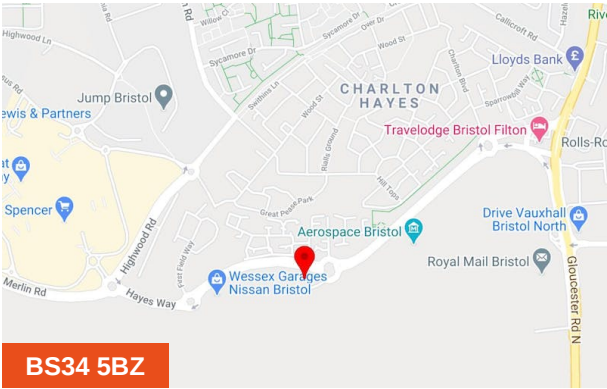
Terms

Offers are invited on a conditional and unconditional basis.

Planning

There is a planning restriction on both plots for any use other than B1 (a, b and c), therefore any proposals for alternative uses would need to apply to the Local Authority to remove this restriction. The Lidl store opened in December 2019.

The Landowner will consider proposals on the basis of employment and other uses, with the exception of drive thru food and beverage uses.



Viewing & Further Information

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TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

APPROVED SUBJECT TO 106

Rapleys LLP
9th Floor
Clifton Heights
Clifton
Bristol
BS8 1EJ

APP REF: PT17/5387/F
DATE VALID: 7th December 2017
DECISION DATE: 27th February 2019
PARISH: Almondsbury Parish
Council

NOTICE OF DECISION

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

APPLICATION NO: PT17/5387/F

DESCRIPTION OF DEVELOPMENT: Erection of Lidl foodstore (Class A1) with access, servicing, parking and associated works.

APPLICANT: N/A

LOCATION: Plot E10 Northfield Park Patchway South Gloucestershire
BS34 5BZ

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

CONDITIONS

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

Reason

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

2. This decision relates only to the plans below:

AD100 Rev B Location Plan;
AD101 Rev B Existing Site Plan;
AD110 Rev J Proposed Site Plan;

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AD111 Rev C Proposed Building Plan;
AD112 Rev A Proposed Roof Plan;
AD113 Rev H Proposed Elevations;
AD114 Rev K Proposed Boundary Treatments;
AD115 Rev H Proposed Site Finishes;
AD116 Rev D Proposed Landscape Design and Specification.

Reason:

To clarify the plans forming this consent.

3. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason:

This is a pre-commencement condition that is required to ensure that archaeological interests are not prejudiced by construction works on the site and in the interests of archaeological investigation, recording and mitigation to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013.

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

Reason:

This is a pre-commencement condition that is required to ensure that provision is made for appropriate drainage to be installed and not jeopardised by construction on the site and that the drainage for the site is appropriate and in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP20 of the South Gloucestershire Local Plan Policies, Sites and Plans Plan adopted November 2017.

5. Prior to the commencement of the installation of any external facing materials on the building above slab level, a sample of all external materials to be used on the building, including bricks, mortar, roof cladding, panelling, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The bricks and mortar details shall also include sample panels showing brick and mortar options being constructed for the approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure high quality design and detailing and to accord with policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy adopted December 2013 and policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan adopted November 2017.

6. Prior to the installation of the roof cladding on the store either:

- a). A signalised pedestrian crossing across Hayes Way and to the west of the Concorde Roundabout and an adjoining bridge allowing pedestrians to walk to/from Charlton Hayes shall be installed and be operational for their intended purpose; or
- b). Temporary pedestrian safety measures shall have been submitted to and approved in writing by the Local Planning Authority to direct pedestrians towards existing facilities across Hayes Way. These shall be implemented in accordance with the approved details prior to the opening of the store, if the pedestrian crossing, and/or bridge referred to in (a.) are still not installed and operational for their intended purpose. The approved temporary pedestrian safety measures shall remain in place and shall only be removed once the pedestrian crossing and/ or bridge have been installed and are operational for their intended purpose.

Reason:

To ensure appropriate pedestrian links and ensure the safety of pedestrian using the store, in accordance with Policy CS8 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan adopted November 2017.

7. Prior to the laying out of external areas, further details of the landscaping scheme, which shall include:

- a). Landscape specification document detailing all topsoil preparation, planting operations and maintenance;
- b). Topsoil and subsoil depths, amelioration and preparation of tree pits;
- c). Tree pit details including irrigation and staking/underground guying;
- d). Tree pit construction detail for trees within the car-park; using 'Silva Cell' or similar and approved technique, with tree protection/bollard detail;
- e). Fully detailed 1:200 scale planting plan;

Shall be submitted to and approved by the Local Planning Authority in writing. The landscaping for the food store shall be carried out in accordance with the agreed details in the first available planting season following the completion of the building.

Reason:

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP2 of the adopted South Gloucestershire Local Plan Policies, Sites and Places Plan (November 2017).

8. If within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement of it, is removed, uprooted or destroyed and dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree of the same species and size as the originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:

To protect the character and appearance of the area to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan adopted November 2017.

9. Notwithstanding the submitted details, the car park shall not be laid out until details of the proposed lighting have been first submitted to and approved in writing by the Local Planning Authority, and thereafter the development shall be implemented in full accordance with the approved details.

Reason

To ensure the landscaping scheme can be fully implemented, and to accord with Policies CS1 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policies PSP2 and PSP3 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

10. The store shall not be opened until the car park and access roads, including the access stubs into development plots A and B, have been laid out as shown on the approved plans.

Reason:

To ensure appropriate off-road parking facilities and access are provided in the interests of highway safety and in accordance with Policy CS8 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan adopted November 2017.

11. Notwithstanding the submitted plans, prior to the opening of the store, a scheme for the commissioning of an artist and provision of public art on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timeframe for the provision of the public art. The final design of the artwork shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and shall be installed in accordance with the approved details and within the approved timeframe.

Reason:

To ensure the development contributes to the public realm and attractiveness of the Filton Enterprise Area and in accordance with Policies CS1 and CS6 of the South

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Gloucestershire Local Plan Core Strategy adopted December 2013 and Policies PSP1 and PSP26 of the South Gloucestershire Local Plan Policies, Sites and Plans Plan adopted November 2017.

12. Prior to the opening of the store, a completed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full thereafter.

Reason:

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

13. Prior to the opening of the store the main access road leading from the Concorde Roundabout to the southern boundary of the site shall be completed so that it is fully adjoining the southern boundary of the site.

Reason:

To ensure appropriate access through to the former Filton Airfield Development Site and in accordance with Policy CS8 of the adopted South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan adopted November 2017.

14. Prior to the opening of the store, a marketing strategy for parcels A and B as shown on the approved site layout plan shall be submitted to and approved in writing by the Local Planning Authority. The marketing strategy shall include the following:

- a). That the marketing for the parcels shall be for uses within use classes B1 (a, b and c) of the Town and Country Planning (Use Classes) Order 1987 (as amended);
- b). That the marketing the parcels for B1 uses will be for at least eight years from the date of the opening of the store;
- c). Details of the agency appointment to market the parcels;
- d). How the marketing material will include:
 - i) High quality images of potential development opportunity;
 - ii) A focus on promoting speculative development opportunities to the development market;
 - iii). Traditional marketing channels (e.g. website, property portals, printed materials, billboards);
 - iv). Non-traditional marketing channels (e.g. digital marketing plan, social media, sector specific targeting, direct advertisements);
 - v). Opportunity for press coverage;
- e). Arrangements for providing yearly progress reports to the Local Planning Authority on the marketing of the site;

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f). Arrangements to manage the site during the marketing period to ensure it maintains an attractive appearance to potential developers.

The marketing strategy shall be implemented in accordance with the approved details.

Reason:

To ensure that the B1 parcels are marketed for this purpose and that the site supports the development of the Filton Enterprise Area in accordance with Policy PSP26 of the adopted South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

15. The store building shall be used as a predominantly food retail store only, and not for any other purpose.

Reason:

To ensure that the retail provision on the site remains sustainable and appropriate to the location, in accordance with Policy CS14 of the adopted South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP26 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan adopted November 2017.

16. Prior to the opening of the store, photovoltaic panels shall be installed on the store roof to generate at least 25% of the store's energy requirement, in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the proposed new development contributes appropriately to generation of renewable energy and to sustainability, in accordance with Policy CS1 of the adopted South Gloucestershire Local Plan Core Strategy December 2013 and Policy PSP6 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

Discussions have been held with the applicant and they have been given opportunities to submit additional information in respect of retail policy, compliance with Policy PSP26, design, landscaping and highway safety/layout issues. This has resulted in the scheme being considered acceptable.

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ADDITIONAL INFORMATION

1. A detailed development layout showing surface water and SUDS proposals is required to discharge condition 4 along with the following details:
 - A clearly labelled drainage layout plan showing the pipe networks, attenuation features, flow control devices and connection point into the mains system.
 - MicroDrainage calculations to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus 30% climate change storm event.
 - Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus 30% climate change storm event.
 - The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding. Please note that overland flood flow/exceedance flow must be contained within the confines of the site and not discharge onto the public highway or third party land.
 - The drainage layout plan should also show any pipe node numbers referred to within the drainage calculations along with a manhole / inspection chamber schedule to include cover and invert levels.
 - Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as attenuation features and flow control devices where applicable.
2. It is expected that the temporary pedestrian safety measures referred to in condition 6 will include the ramp to Hayes Way remaining closed and the provision of wayfaring signage to direct pedestrians to use existing pedestrian crossing facilities, the erection of railings and evidence that landowner permission has been sought for any measures where necessary.
3. It is expected that the public art scheme referred to in condition 11 shall have a budget of £10,000 for delivery of the artwork, and that the scheme should reflect this value.
4. The landscaping for parcels A and B shall be approved and carried out as part of any future schemes that are submitted for these parcels, and any future landscaping proposals for these parcels are expected to accord with what is shown on the approved landscaping plans.
5. It is considered desirable that the signalised crossing and bridge to allow pedestrians to walk to/from Charlton Hayes, that are to be provided by a third party to the west of the Concorde Roundabout, are in place and operational prior to the opening of the food store. South Gloucestershire Council Officers will be using all efforts to secure the provision of the bridge and crossing prior to the opening of the store.
6. This permission is to be read in conjunction with the AGREEMENT AND UNDERTAKING dated 25th February 2019; in pursuance of Section 106 of the Town

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& Country Planning Act 1990, as amended by Section 12 of the Planning & Compensation Act 1991.

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. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk 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

STRATEGIC MAJOR SITES MANAGER

DATE: 27th February 2019

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £34 per request relating to 'householder' applications and £116 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 863451

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

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** (Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (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 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (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 2012.

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:

Strategic Planning	The Planning Inspectorate
South Gloucestershire Council,	Room 3/04 Kite Wing
Department For Environment And Community Services	2 The Square Temple Quay
PO Box 1954, Bristol, BS37 0DD	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 Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007 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 14 (7) of the 2007 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 30 of the 2007 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 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 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 Environment and Community Services Please quote the Reference Number of this permission in any correspondence.