

NOTICE OF DECISION
Town and Country Planning Act 1990



A & R House Partnership
c/o Mr A House
Purn House Farm
Bleadon
Somerset
BS24 0QE

Application Number
Category

14/P/0746/F2
Full Planning Perm
& EIA

Application No: 14/P/0746/F2
Applicant: A & R House Partnership
Site: Weston Wake Park, Accommodation Road, Bleadon, BS24 0AP
Description: Large scale major application for Leisure complex together with an Environmental Impact Assessment with change of use from agricultural lakes to tourist facility(D2) providing a water-park for cable-tow wake-boarding, water-skiing, canoeing and other non-powered water-based sports with construction of retaining bank for a series of lakes consisting of a long lake for triathlon with 2no islands, a main lake with central island, up to 8 masts for cable-skiing, a balancing lake and a training lake. Works to include erection of club house with showers/wc, restaurant/cafe, equipment hire/shop(A1), kitchen(A3 and A4), offices, training facilities and grounds management. Erection of a boat and equipment storage building, boiler room, pumping and control cabins, parking for 65 vehicles , reed-bed treatment plant, associated landscaping with hardsurfaced tracks and water-control features for attenuation of excess water.
(part retrospective)

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS CONSENT** for the above development in accordance with the plans and particulars received and subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiry of five years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall, unless otherwise subsequently agreed by the Local Planning Authority, be carried out in accordance with the following approved letters, documents and plans:

Documents:

- Design and Access statement;
- Archaeological report May 2013 as updated by Archaeological field evaluation report, ref BAR 14, including trial trenches report, by Prospect Archaeology Nov 2014;
- Transportation Assessment rev C dated October 2014 by PBA;
- Transportation trip generation figures update (July and August 2014) from PBA;

- Environmental Statement Non-Technical summary;
- Flood risk assessment dated November 2012;
- Preliminary noise report by CCP;
- Landscape and visual impact assessment by Swan Paul Ltd Feb 2014
- Ecological Assessment by AWT dated April 2011 as updated by Ecological Survey and Report by AWT dated January 2015 rev 1.
- E-mails from PBA dated 22/07/14 and 04/08/14 detailing site usage and trip generation.
- S106 agreement (unilateral undertaking dated 22nd July 2015.)

Plans:

- Site location plan with red site outline no 10034/32/001.
- Landscape Masterplan no 1642.100 rev F and 1642.3 rev H;
- Site Access Plan junction with Accommodation Road Option 2 by pba, no 30313/5501/006.
- Proposed elevations (Clubhouse) no 1767 no 03 rev A;
- Proposed first floor plan (Clubhouse) no 1767 no 02 rev A;
- Proposed sections A-A (Clubhouse) no 1767 no 04 rev A;
- Proposed ground floor plan (Clubhouse) no 1767 no 01 rev A;
- Proposed roofplan (Clubhouse) no 1767 no 05;
- Proposed clubhouse axonometric plan (plumedia);
- Boat Shed details no 1767 no 06 rev A;
- Landscape Masterplan (new car park) no SPP.1642.3L (as amended by Masterplan no 1642.100 rev F);
- Waterski cableway sectional view no 1379.7 (including bund cross sections);
- Waterski cableway Mast 1;
- Waterski cableway Mast 2;
- Waterski cableway Mast 3;
- Waterski cableway Mast 4;
- Waterski cableway Pylon 5;
- Details of ducting for services no PHF3211/6 rev B (including sections through culverts and tracks);
- Plan of changes to Middle rhyne no PHF3211/9 rev A;
- Typical section through track no PHF 3211/8;
- Land drain outfalls details rec 09/04/14;
- Plan of outfall positions and culverts by Swan Paul, rec 09/04/14;
- Plan of changes to Middle Rhyne no PHF 3211/9 rev A;
- On site carriageway construction details WPL-01-ENG-100;
- Proposed construction layout plan no WPL-005.

Reason: To ensure that the development accords with the approved drawings and documents and in the interest of proper planning in accordance with policies contained in the North Somerset Replacement Local Plan

Building design and materials

- 3 Prior to the construction of any building or structure hereby approved details of samples of the materials to be used in the construction of the external surfaces of that building or structure to which they relate have been constructed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the area and in accordance with Policy GDP/3 of the North Somerset Replacement Local Plan and policy CS2, SC3 and CS12 of the North Somerset Core Strategy.

- 4 The development hereby approved shall not be brought into commercial use until full details of the site boundary treatment have been submitted to and approved in writing by the Local Planning Authority and fully implemented. The approved scheme shall be retained in situ throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure secure and good quality means of enclosure to prevent unsafe access in accordance with policies CS3, CS10 and CS11 of the North Somerset Core Strategy

- 5 Prior to the commencement of development of the gas storage tanks, full details of their design, appearance and location shall first be submitted and approved in writing by the Local Planning Authority. The tanks shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the area and in accordance with Policy GDP/3 of the North Somerset Replacement Local Plan and policy CS2, SC3 and CS12 of the North Somerset Core Strategy.

Drainage and flood risk

- 6 Prior to the commencement of commercial operations or use of the development hereby permitted, full details of a surface water drainage scheme based on sustainable drainage principles, including an assessment of the hydrological and hydrogeological context of the development, which shall accord with the details included in Advice Note no 3, shall be submitted to and approved in writing by the Local Planning Authority and implemented in full. The scheme shall include details of maintenance and management of the scheme during and following completion. The development shall be permanently operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is served by a satisfactory system of surface water drainage and to protect from flood risk in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS3 and CS 30 of the North Somerset Core Strategy.

- 7 Prior to the commencement of commercial operations or use of the development hereby permitted, or substantial completion of the development, whichever is earlier, (i) an as built volume check survey of the surface water attenuation within the development and (ii) evidence to demonstrate that the development does not adversely affect the operations of the existing drainage systems of the surrounding land and that riparian owners drainage systems upstream and downstream are not adversely affected by the development, shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is served by a satisfactory system of surface water drainage and to protect from flood risk in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS3 and CS 30 of the North Somerset

Core Strategy.

- 8 No new buildings or structures, including gates, walls, fences or other means of enclosure, nor raised ground levels shall be constructed within:
- i) 6.0m of the top of any bank of any watercourse fronting or crossing the site, or
 - ii) 6.0m of any flood defence structure on or adjoining the site,
- unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate access for management and maintenance and so the development is protected from flood risk in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS3 and CS 30 of the North Somerset Core Strategy

- 9 All new buildings shall have finished floor levels which shall be a minimum of 150mm above the existing ground levels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development protected from flood risk in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS3 and CS 30 of the North Somerset Core Strategy.

- 10 Prior to the commencement of development, a scheme for foul water drainage which shall include the installation of trapped gullies if required shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved prior to the commencement of commercial operations or use of the development hereby permitted, or substantial completion of the development, whichever is earlier, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is served by a satisfactory system of surface water drainage and to protect from flood risk in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS3 and CS 30 of the North Somerset Core Strategy.

- 11 Prior to the commencement of commercial operations or use of the development hereby permitted, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The owners/ occupiers of the building(s) concerned shall comply with the approved Plan whilst it remains operational or occupied unless otherwise agreed and/or amended in writing by the Local Planning Authority.

Reason: The site lies within a Flood Warning Area as designated by the Environment Agency, and to ensure that the development is protected from flooding in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS3 and CS 30 of the North Somerset Core Strategy.

- 12 No development shall commence until surface water drainage details including a programme for implementation have been submitted to and approved by the Local Planning Authority. Such works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and in accordance paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy

Framework (March 2012), Planning Policy Statement 25 Practice Guide (Development and Flood Risk), and policy CS/3 of the North Somerset Core Strategy

- 13 Phasing of delivery, restriction to uses and operation of the site.
No development shall commenced until details of the phasing of the construction of the whole development including the landscape planting (which should take place early in the development process to provide screening) have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter the construction of the development hereby approved shall not precede other than in accordance with the approved details unless variations are agreed in writing by the Local Planning Authority.

Reason: It is necessary that the stages of development and the provision of associated landscaping and infrastructure follow a co-ordinated sequence to protect the quality of the landscape and in accordance with policy CS5 of the North Somerset Core Strategy and Policy GDP/3 of the North Somerset Replacement Plan.

- 14 The use of the clubhouse hereby permitted shall be restricted to that of a sports clubhouse and associated uses as described on the application forms. The premises shall be used for no other purposes, including no other purpose in Class D2 of the Schedule to 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.

Reason: The Local Planning Authority wishes to retain control over the use of the premises in the interests of living conditions of neighbours, flood risk and highway safety and in accordance with policies CS2, CS3 and CS12 of the North Somerset Core Strategy and policies GDP/3 and T/10 of the North Somerset Replacement Local Plan.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order amending or revoking and re-enacting that Order, no extensions or external alterations to the clubhouse shall be carried out without the prior consent of the Local Planning Authority.

Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to protect the living conditions of neighbours, the use from flood risk and highway safety and in accordance with policies CS2, CS3 and CS12 of the North Somerset Core Strategy and policies GDP/3 and T/10 of the North Somerset Replacement Local Plan.

- 16 No powered boats shall be used at the site until they have been fitted with acoustic silencers in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the acoustic silencers shall not be altered or removed without the prior permission of the Local Planning Authority.

Reason: In the interests of nearby residents, the natural environment and in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.

- 17 No jet skis shall be used at this site without the prior written permission of the Local Planning Authority.

Reason: The Local Planning Authority wish to reserve the right to control the use of machinery in the interests of nearby residents and in accordance with section 11 of the

National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy

- 18 All external plant and equipment either singly or in combination, shall not exceed background noise levels when measured at any noise sensitive property when assessed in accordance with BS4142, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nearby residents and in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy

- 19 The class A1 uses hereby permitted shall not take place before 09.00 hours Monday to Saturday nor before 10:00 hours on Sundays and Bank Holidays, nor after 17.00 hours Monday to Saturday, nor after 13:00 hours on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent undue disturbance to nearby residents and in accordance with Policy CS3 of the North Somerset Core Strategy.

- 20 The class A3 and A4 uses hereby permitted shall not take place before 09.00 hours nor after 23.00 hours unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent undue disturbance to nearby residents and in accordance with Policy CS3 of the North Somerset Core Strategy.

- 21 The class B1(a) uses hereby permitted shall not take place before 08.00 hours Monday to Saturday nor before 09:00 hours on Sundays and Bank Holidays, nor after 17.00 hours Monday to Saturday, nor after 13:00 hours on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent undue disturbance to nearby residents and in accordance with Policy CS3 of the North Somerset Core Strategy.

- 22 The class D2 uses hereby permitted shall not take place before 06.00 hours nor after 21.00 hours, unless otherwise agreed in writing by the Local Planning Authority

Reason: To prevent undue disturbance to nearby residents and in accordance with Policy CS3 of the North Somerset Core Strategy.

- 23 Details of all external illumination shall be submitted to and approved, in writing, by the Local Planning Authority before the use hereby permitted commences. No means of external illumination shall be installed other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the living conditions of occupants of neighbouring properties and the appearance of the area and in accordance with paragraph 125 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.

- 24 The building hereby approved shall be constructed to a minimum BREEAM standard rating of Very Good (subject to feasibility and viability) and thereafter a formal assessment following completion of the building shall be undertaken by a licensed BREEAM assessor and a copy of the assessors report along with the Certificate shall be submitted to the Local Planning Authority prior to the occupation of that building, unless otherwise agreed in writing by the Local Planning Authority..

Reason: In order to secure a sustainable development in accordance with policy GDP/3 of the North Somerset Replacement Local Plan and policies CS1, CS2 and CS 30 of the North Somerset Core Strategy

- 25 The clubhouse hereby approved shall not be brought into use until measures to generate 10% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in carbon) through the use of micro renewable or low-carbon technologies have been installed on site and are fully operational in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the local planning authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and policies CS1 and CS2 of the North Somerset Core Strategy

- 26 Prior to the commencement of commercial operations or use of the development hereby permitted, details of the provision to be made for the storage of refuse have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the use hereby permitted commences and thereafter shall be made permanently available for use for the storage of refuse only.

Reason: In the interests of the local environment and in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.

Highways and transport

- 27 Prior to the commencement of commercial operations or use of the development hereby permitted the site access shall be completely constructed in accordance with the approved layout drawing WPL.004-1. Full construction details of that junction shall first be submitted to and approved in writing by the Local Planning Authority and no amendments shall be made without the prior written consent of the Local Planning Authority.

Reason: To ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and in accordance with policy CS10 of the North Somerset Core Strategy and policy T/10 of the North Somerset Replacement Local Plan (saved policies).

- 28 No obstruction to visibility (including vegetation) exceeding 0.6m in height above the adjoining carriageway level shall be placed within the sight lines as shown on the approved plan ref no WPL.004-1.

Reason: To preserve sight lines and in accordance with policy CS10 of the North Somerset Core Strategy and policy T/10 of the North Somerset Replacement Local Plan (saved policies)

- 29 Within 3 months of the commencement of use or operation, a Special Event Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall be reassessed following the first Special Event (as defined in the approved documents and not specifically approved) in association with the Local Planning Authority and shall be revised, resubmitted and approved prior to the next Special Event taking place, the

site shall be operated in complete accordance with the approved Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy T/10 of the North Somerset Replacement Local Plan (saved policies).

- 30 The use of the development hereby approved shall not commence until a Travel Plan to set out a long-term strategy for reducing dependence on travel by private car, has been submitted to and approved in writing by the Local Planning Authority, the Plan shall include:
- objectives to reduce private car mileage in favour of more sustainable modes of travel,
 - the identification of a package of travel measures that will lead to agreed modal split targets, performance measures and a monitoring regime in respect of promoting more sustainable modes of travel from the early stages of development,
 - targets aimed at achieving a reduction in the number of trips made to and from the site by car, especially single occupancy car trips, in favour of other modes of travel including walking, cycling and the use of public/passenger transport.
 - Mechanisms for monitoring and review against targets and alternative mitigation measures should targets not be achieved.

The approved Travel Plan shall be implemented in accordance with the approved details unless the Local Planning Authority gives written consent to any variation thereto.

Reason: To ensure the travel plan is fully implemented in accordance with policy T/11 of the North Somerset Replacement Local Plan, policy CS10 of the North Somerset Core Strategy and the North Somerset Travel Plans SPD November 2010.

Parking provision

- 31 The development hereby approved shall not be occupied until the roads, footpaths and parking area have been constructed and the parking spaces marked out in accordance with plans to be first submitted and approved by the Local Planning Authority and these parking spaces shall thereafter be permanently retained and shall not be used except for the parking of vehicles in connection with the development hereby approved.

Reason: To ensure that the development is served by a suitable parking area in order to preserve highway safety and in accordance with paragraph 39 of the National Planning Policy Framework, policies CS10 and CS11 of the North Somerset Core Strategy and policies T/6 and T/10 of the North Somerset Replacement Local Plan (saved policies).

Cycle parking provision

- 32 The development hereby approved shall not be brought into use until the cycle parking spaces have been provided and made available for use in accordance with the plans to first be submitted and approved by the Local Planning Authority. They shall thereafter be permanently retained for use for cycle parking unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is served by a suitable cycle parking area in accordance with policies CS10 and CS11 of the North Somerset Core Strategy and policy T/6 of the North Somerset Replacement Local Plan (saved policies).

- 33 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for all of the following:
- i. the parking of vehicles of site operatives and visitors,
 - ii. loading and unloading of plant and materials,
 - iii. storage of plant and materials used in constructing the development,
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
 - v. details of measures to be taken to prevent spoil/mud being deposited on the public highway from vehicles leaving the site during construction works including wheel washing facilities;
 - vi. measures to control the emission of dust and dirt during construction,
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works,
 - viii. details of the number and frequency of construction vehicle movements,
 - ix. construction operation hours, types of construction traffic vehicles, construction vehicle routes to and from the site with distance details, construction delivery hours, car parking for contractors, specific measures to be adopted to mitigate construction impacts (including effects of noise, dust and infrastructure improvements if appropriate),
 - x. details of construction traffic access to the site,
 - xi. construction traffic parking and loading arrangements,
 - xii. on & off site measures to be implemented to minimise traffic disruption (in terms of flow and safety)
 - xiii. a detailed traffic management plan to control traffic during the construction phases, and
 - xiv. methods of protection of wildlife sites as identified in the approved plans and reports from construction activities.

Reason: In order to preserve the living conditions of nearby residents, wildlife and in the interests of highways safety in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.

Landscape and visual impact

- 34 No development hereby approved shall take place, or other timescale to be agreed in writing by the Local Planning Authority, until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (proposed finished levels or contours; means of enclosures; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines etc. indicating lines, manholes, supports etc); existing and proposed hedgerows, retained historic landscape features and proposals for restoration, where relevant). The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared and in accordance with Policy CS5 of the North Somerset Core Strategy and Policy GDP/3 of the North Somerset Replacement Plan.

- 35 All works comprised in the approved details of landscaping should be carried out during the months of October to March inclusive and in accordance with the phasing scheme to be approved under condition no 13.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with Policy GDP/3 of the North Somerset Replacement Local Plan (saved policies) and policy CS 30 of the North Somerset Core Strategy.

- 36 Trees, hedges and plants in any development phase shown in the landscaping scheme to be retained or planted, which during the development works or during a period of ten years following implementation of the landscaping scheme in that development parcel, which are removed without prior written approval from the Local Planning Authority or which die, become seriously diseased or damaged, shall be replaced in the first available planting season with other such species and size as are to be agreed with the Local Planning Authority.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with Policy GDP/3 of the North Somerset Replacement Local Plan (saved policies) and policy CS 30 of the North Somerset Core Strategy.

Biodiversity

- 37 No development shall take place until an Arboricultural and Biodiversity method statement identifying measures to protect all trees and wildlife habitats (as identified in the approved Updated Ecological report, January 2015) to be retained has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed protection measures during site preparation (including clearance and demolition work), construction and landscaping operations (including any changes to ground levels). Thereafter the site clearance works and development shall be undertaken in accordance with the approved details.

Reason: To ensure the protection of trees and wildlife sites during the development process in the interests of the character and biodiversity of the area and in accordance with policies CS4 and CS5 of the North Somerset Core Strategy and Policy GDP/3 of the North Somerset Replacement Plan

- 38 Habitats Regulations Assessment.
Pond habitat creation, ten year Landscaping and Ecological Management Plan (LEMP)

No development shall commence until, a habitat creation and ten year habitat management plan is submitted to and approved by the local planning authority, the plan shall include:

i) design details of the proposed balancing pond and associated smaller wildlife ponds, to include details of depth and profiling of margins. These ponds should be maintained as an undisturbed area of the site, and the balancing pond designed and managed to encourage wetland birds, including gadwall;

ii) management objectives for key habitat types/compartments (e.g. rhyes and their marginal habitats, reedbed, ponds and rough grassland, and scrub) to maintain and enhance to optimise for key species identified including water voles; native planting proposals where indicated as necessary; work prescriptions and appropriate timing of management operations;

iii) a recommended frequency for periodic review of management, where indicated as necessary, to ensure management continues to be appropriate.

The habitat creation and management shall be implemented in accordance with the LEMP and adhered to as mitigation for any potential impacts of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to preserve bio-diversity and protected species in accordance with policy CS4 of the North Somerset Core Strategy and paragraph 118 of the National Planning Policy Framework.

39 Bird strategy.

Prior to the commencement of development, details of a wintering wetland bird monitoring strategy shall be submitted to the local planning authority in writing. This shall include:

i) monthly wetland bird counts to be conducted during the first two winters post construction (October to March inclusive), following the BTO's Wetland Bird Survey methodology, to collect information on the use of the site by SPA bird species and assess impact;

ii) an explanation of the thresholds (e.g. percentage of SAC population for an SPA bird species) that would trigger a requirement for further mitigation; and the potential measures for mitigation that could be considered, should also be detailed in the strategy;

iii) a mechanism for the results of monitoring to be disseminated and implemented with site managers.

This management plan shall be implemented and adhered to, to mitigate for any potential impacts of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to preserve bio-diversity and protected species in accordance with policy CS4 of the North Somerset Core Strategy and paragraph 118 of the National Planning Policy Framework

40 Railway buffer.

No new buildings or structures, including gates, walls, fences or other means of enclosure, nor raised ground levels shall be constructed within 10m of the existing railway tracks at the western side of the site.

Reason: To allow for the potential future expansion of the railway infrastructure in accordance with policies T/1 and GDP/3 of the North Somerset Replacement Local Plan and policy CS 3 of the North Somerset Core Strategy

Advice note(s):-

1. In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in the National Planning Policy Framework (paragraph 187) by publishing local planning guidance on the council's website, offering pre-application written advice and publishing statutory consultee and neighbour comments on the council's website.

2. The development qualifies as a reservoir under the provisions of the Reservoir Act 1975. Accordingly, works must be constructed, managed and operated in accordance with the Act

3. In accordance with the figures quoted in the Flood Risk Assessment: Phase 2 Bleadon Levels, Weston-super-Mare, Final Report v3.0, dated 5 November 2012, the surface water run-off generated by the impermeable area of the developed site shall be limited to 36.8 l/s rate for

all return periods up to and including the 1 in 100 year storm with an allowance for climate change.

Micro Drainage Source Control output indicates that a storage volume of 6698.6 m³ will be required to store the 1 in 100 year storm event including a 20% increase in rainfall intensity in order to allow for climate change. This shall be provided within the balancing lake which is approximately 1 ha in size, this would equate to 0.61 m of storage depth above the level required to maintain the volume in the main lakes.

4. The following details should be included within the detailed design submitted to discharge condition 4 :

- A clearly labelled drainage layout plan showing the pipe networks, any attenuation ponds and outfalls. The plan should show any pipe node numbers referred to in the drainage calculations and the invert and cover levels of manholes.
- Model runs to demonstrate that the critical storm duration is being used.
- Confirmation of the agreed discharge rate, with any flow control devices indicated on the plan with the rate of discharge stated.
- Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 critical duration storm event. If overland flooding occurs, a plan should also be submitted detailing the location of overland flow paths and the likely depths of flooding. A 30% allowance for climate change should be incorporated into the scheme in accordance with Table 5 of the Technical Guidance to the NPPF.

5. The application proposes use of non-mains drainage facilities. If the site is located within an area served by a public sewer, connection should be made to this sewer in preference to private drainage options, unless the developer can provide good reason why this is unfeasible.

If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

The applicant is recommended to contact the Environment Agency's Somerset North Land and Water team (tel 01278 484734) for pre applications advice before commencement of development

6. Water Quality.

If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from the Environment Agency. The Agency is currently unable to specify what exactly would be required, if anything, due to the limited amount of information provided.

The applicant is advised to contact the Environment Management team at Bridgwater Office on 01278 484749 or refer to guidance on the website <http://www.environment-agency.gov.uk/subjects/waste>

7. Flood Risk

(i) The Environment Agency recommends that the design and construction of the development incorporates flood proofing measures. These can include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by

telephoning 0845 988 1188 or can be found on their website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy, as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

(ii) Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the River Axe, designated a 'main river'. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of these controls and to obtain an application form please contact Bridgwater.FDCs@environment-agency.gov.uk

(iii) Due to the height of the new lakes above the ground level, there is a residual risk of breach or overtopping of the embankments, which could cause a flood risk to the rest of the development and beyond. The lakes will fall within the remit of the Reservoirs Act 1975, therefore the condition of the embankments will need to be monitored by a Panel Engineer. Consideration should be given to the potential flood risk downstream of the new reservoir, in the event of dam failure leading to an uncontrolled release of water. The Environment Agency recommends that the developer completes a dam breach analysis and reservoir flood map and discuss the outcome with the Environment Agency at Bridgwater.

(iv) The developers will also need to provide the Environment Agency's National Reservoir Safety Team with a notice of intention under Section 21 of the Reservoirs Act, not less than 28 days before work on-site is due to start. They will also need to appoint a qualified civil engineer ('construction engineer') under Section 6 of the Reservoirs Act to design and supervise the construction work. Details of suitably qualified engineers can be found here <https://www.gov.uk/reservoirs-a-guide-for-owners-and-operators>

8. Water Resources

The water resources abstraction licence held by the applicant is to fill two lakes with a maximum volume of 190,000 cubic metres for subsequent spray irrigation. Any changes, (for example the change of use from spray irrigation to leisure/sporting lake, lake volumes, abstraction method and quantities permitted), will require a variation in the current licence or an application for a new abstraction licence. There is no guarantee this will be issued, or a licence may be issued but with constraints to limit abstraction during dry periods with low river flows.

Early pre-application discussion with the Environment Agency is strongly recommended. Please call on 03708 506506. The applicant will need to complete the WR174 to vary an existing abstraction licence and this can be found at: <https://www.gov.uk/government/publications/wr174-application-for-a-full-or-transfer-water-abstraction-licence>.

9. You are advised to incorporate methods of enabling access for disabled people into this scheme. They should accord with British Standard BS8300:2009+A1:2010, and pay particular attention to:

- Access to the site
- Transport provision
- Landscaping and movement around the site
- Access into the building and around its environs

- Provision of facilities for disabled people to enable them to use all the services offered at the site

10. Police.

The Avon and Somerset Police advise that the proposed Clubhouse incorporates a Retail Area, Equipment Hire, Bar, Café and Clubroom all of which are potential targets for burglary, theft and vandalism. Attention should be paid to the security of the Clubhouse i.e. monitored intruder alarm, CCTV etc. There should be appropriate site lighting and external doors and easily accessible windows should comply with PAS 24:2012. Advice is available on their website

11. You are advised that a foul sewage connection is required to be agreed with Wessex Water.

12. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. No site clearance shall be carried out on site between 1st March and 30th September inclusive in any year, unless a check has been carried out beforehand by a qualified ecologist.

13. Land Drainage Consent is required from the North Somerset Internal Drainage for any works within 9 m of the top of bank of any rhyne or for a connection to a watercourse under the Boards control.

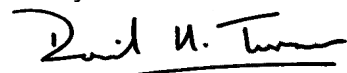
14. All species of bats are protected by law. If you find any roosting on site you are advised not to make contact with them, and telephone Natural England for further advice.

15. Badgers are protected under the Protection of Badgers Act 1992. The wildlife protection zone around the sett to be retained must be adhered to at all times both during and after construction. You must obtain a Licence from Natural England for the closure of sett 2 (as identified in the approved Updated Ecological Survey and Report.)

16. The S106 agreement submitted and approved in association with this application should be complied with at all times.

For advice about how to comply with the conditions above visit www.n-somerset.gov.uk/planningconditions

Date: 24 July 2015



Signed
Director of Development & Environment

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

NOTES RELATING TO A DECISION TO APPROVE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY. Make sure everyone has a copy that needs it, including your builder or contractor.

Scope of this decision notice

This decision notice grants planning permission only. It should not be taken to imply that the scheme meets the requirements of any other agency that may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

Building Regulations

Before you start construction work you need to obtain separate approval under Building Regulations. You can contact the team on 01275 884550 or submit your application online at <http://www.n-somerset.gov.uk/sites/BC/Pages/default.aspx>

Conditions

This approval is subject to conditions. They are an integral part of the decision and are important because they describe how the council requires you to carry out the approved work or operate the premises. It is your responsibility to comply fully with them.

Please pay particular attention to those conditions that have to be met before work commences. There is a fee for requests for written confirmation that conditions have been complied with. Details of these fees can be found on our website at www.n-somerset.gov.uk/planningconditions. When sending us information please include the decision reference number and relevant condition number. Depending on the complexity of the issues involved it can take up to 12 weeks for conditions to be discharged. It is therefore important that you submit any required details to us early.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to impose any of the conditions (or to only approve part of an application for Advertisement Consent), then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.planningportal.gov.uk/pes.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Works which affect a Public Highway

Any works/events carried out by or for a developer which affects the public highway in any way must be co-ordinated in accordance with the New Roads and Street Works Act 1991 and the

Traffic management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Developers are also required to liaise/seek permission of North Somerset Council's Street Works Section (01934 427451 - streetworks@n-somerset.gov.uk) at least one month in advance of the works and this must be in line with the requirements of the NRSWA 1991 and TMA 2004. The developer must particularly ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management.

Public Rights of Way

The grant of planning permission does not entitle developers to interfere or obstruct any public right of way (PROW). The obstruction of a PROW is an offence. If required an application can be made to North Somerset Council to divert the PROW and should be made well ahead of any development.

It is also an offence to drive a mechanically propelled vehicle without lawful authority on any PROW. The grant of planning permission should not be treated as a grant of lawful authority. Please contact the PROW Team for further advice on 01934 888802.

Changes to Plans:

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation (for example Building Regulations) it is important that you notify us (i.e. 'the planners') before carrying on with work. Amendments to your approved plans may require a fresh application and could even prove to be unacceptable. Details of how to seek formal approval of amendments to a planning approval can be found on our website or by visiting the planning portal.

Enforcement:

The council has powers to enforce compliance with planning permission and there are penalties for failure to comply. In cases where terms and conditions of planning permission are not adhered to and the Council finds it necessary to take enforcement action, it almost invariably results in delay and additional expense to the applicant. In extreme cases, it can mean that newly erected buildings have to be demolished.

Street Naming

When you receive consent for the building of new a development(s)/property or creating additional flats/units within an existing dwelling, for reasons of public safety and for the allocation of an official postal address, please contact the Street Naming and Property Numbering Section, Town Hall, Weston-super-Mare, BS23 1TG; Tel: 01934 634943; email: strnames@n-somerset.gov.uk.

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.gov.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request.

Help is also available for people who require council information in languages other than English. Please contact us using our www.n-somerset.gov.uk/contactplanning