

Bristol & Gloucestershire  
Royal Air Force Air Cadets,  
2152 Sqn, Pine Grove  
Filton, Bristol

**New Cadet Super Centre and  
Associated External Works**

Revision: V1  
Date: July 2022

## Contents

<b>1. Introduction</b>	<b>1</b>
1.1 The Application	1
1.2 The Applicant	1
1.3 Background	1
1.4 Applicants Agent	1
1.5 Planning History	1
<b>2. Context</b>	<b>1</b>
2.1 The Requirement	1
2.2 Site Location	2
2.3 Site Description	2
2.4 Area Character	2
<b>3. Survey / Investigation</b>	<b>2</b>
3.1 Flood Risk	2
3.2 Ecological	2
3.3 Arboricultural	2
3.4 Transport	3
3.4 Acoustic	3
3.5 Other	3
<b>4. Proposals</b>	<b>3</b>
4.1 Amount	3
4.2 Location	3
4.3 Layout	4
4.4 Scale	4
4.5 Appearance	4
4.6 Below Ground Drainage	4
4.7 Landscaping	4
4.8 Accessibility	4

**ANNEX A: Ecological Report**

**ANNEX B: Arboricultural Report**

**ANNEX C: Highways and Transport Scoping Report**

**ANNEX D: Acoustic Report**



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

Figure 1 – Site Location Plan and Aerial Photograph



Figure 2 – Existing buildings

## 1. Introduction

### 1.1 The Application

This planning application is for a new 1.5 storey building to replace the existing time-expired cadet facilities currently on the site. The new building will serve 4 no local units rather than 1 no, as is currently the case, enabling WxRFCA to rationalise their estate and maximise the efficiency and effectiveness of their buildings while improving the experience offered to cadets from the local community.

### 1.2 The Applicant

The applicant is the Wessex Reserve Forces and Cadet's Association (WxRFCA) who, on behalf of the MOD, manage the estates for the Army Reserve Forces (Formerly Territorial Army), Army Cadet Forces (ACF) and Air Training Corp (ATC) within the region.

### 1.3 Background

There are currently 4 no ATC units in and around the Filton area, 2152 (North Bristol), 2152DF (Downend), 2442 (Westbury-on-Trym) and 37 Frampton Cotterell. Each of these units either occupy leased sites with old, expensive to run and maintain, infrastructure, or have to hire local community facilities that cannot properly fulfil the functional requirements of the ATC. To safeguard and improve the facilities on offer to local cadets it is therefore proposed to rationalise all of these units onto one site that will in principal operate 4-5 evenings a week and also on a number of weekends across the year.

### 1.4 Applicants Agent

This application has been prepared by SC Architecture on behalf of WxRFCA.

### 1.5 Planning History

A Prior Approval application has been submitted for the demolition of the 10 no. existing buildings (figure 2) on the site (registered 11<sup>th</sup> July 22 as P22/03811/PND). That application is intended to run in parallel with this new build application, which also includes for the demolition of the same buildings on the recommendation of the South Gloucestershire Planning Registration Team (e-mail dated 28.07).

## 2. Context

### 2.1 The Requirement

To create a modern, efficient building to provide appropriate facilities for the local ATC units to undertake their week night 'parades' and occasional weekend activities. These facilities will include a 'Multi Use Training Facility' (MUTF), lecture rooms, offices, stores and a 25m indoor range to replace the existing tube range that is currently located on the Pine Grove site. The new building also needs to provide accommodation for 3 no. permanent day staff.





Figure 2 – Pine Grove



Figure 4 – Millennium Park (application site in background)

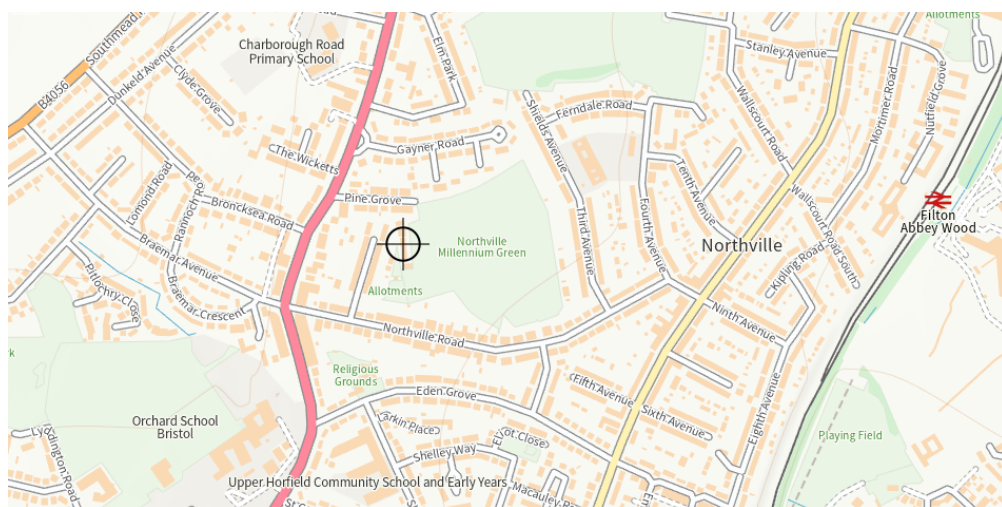


Figure 5 – EA Flood Map for application site and surrounding area

## 2.2 Site Location

The application site (figure 1), currently utilised by 2152 (North Bristol) ATC, is located at the end of Pine Grove, a 'dead-end' street off of the A38. The postcode of the site is BS7 0SL.

## 2.3 Site Description

The application site comprises a strip of land running between the rear of the houses off of Park Road to the West and Millenium Park to the East. The site is accessed of its northern boundary from the end of Pine Grove, where there is also an entrance into Millenium Park. There is a considerable fall in the order of 3.5m across the length of the site from North to South. The site currently houses 10 no modest buildings of primarily pre-fabricated construction (figure 2) with a combined GEA in the order of 820m<sup>2</sup>

## 2.4 Area Character

Pine Grove and Park Road are residential streets with semi-detached properties on the former and terraced housing on the latter. Render is the dominant material (figure 3). Millennium Park mostly comprises open managed grass with shrubs / hedgerow to the perimeter. The presence of the latter means that the application site is relatively well concealed (figure 4).

# 3. Surveys / Investigations

## 3.1 Flood Risk

The Environment Agency flood risk maps (see figure 5) have been reviewed, and it is confirmed that the site does not lie within Flood Zones 2 or 3. There is also no evidence of any susceptibility to localised surface water flooding.

## 3.2 Ecological

A preliminary Ecological Assessment (PEA) was commissioned to assess the ecological impact of the proposals. The PEA identified some non native species that will need to be removed and a moderate potential for bats. An Emergent Bat survey was subsequently commissioned to assess whether a licence would be required for the demolition of the existing buildings. No bats were observed. A copy of the combined PEA and Emergent Bat Survey are included at ANNEX A.

## 3.3 Arboricultural

While there are no significant trees within the site there is one on the Western boundary and a couple along the Southern boundary. An arboricultural report was therefore commissioned to assess the potential limitations that these might impose upon the proposals. The final version of the report is still awaited and will be included as ANNEX B in due course. It s recommendations are however known and have been integrated within the proposals described in Section 4.

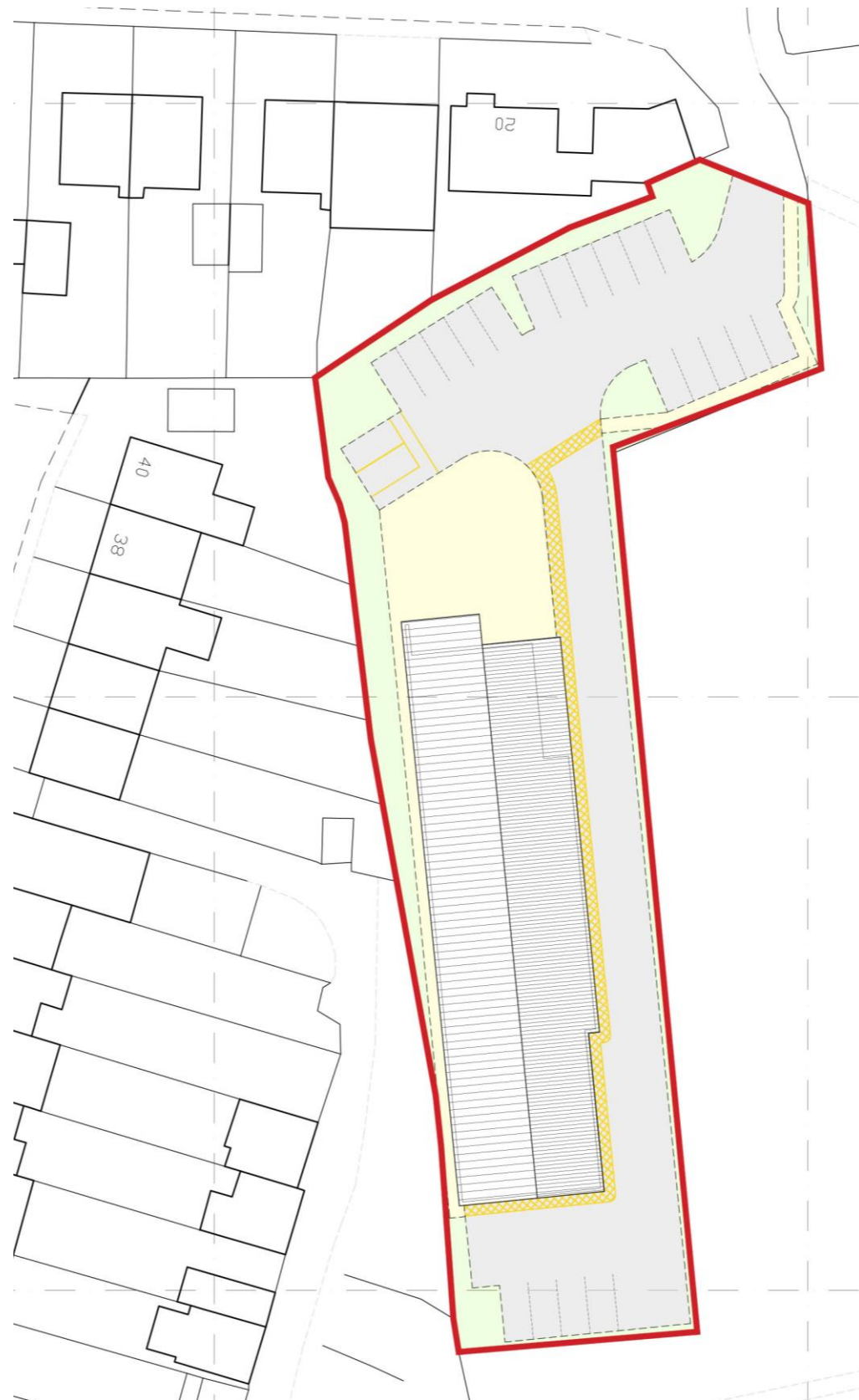


Figure 6 – Proposed site plan

### 3.4 Transport / Highways

While the proposals will not result in any changes to the physical characteristics of the site access, there is the potential for an intensification of use with the collocation of multiple units onto one site. This will take the form of cadets attending site on more evenings and also the potential on certain nights for there to be more cadets overall (i.e. if/when it is necessary for two units to parade on one night). Given the restricted access afforded by Pine Grove, with its relatively narrow width and single access point, it was determined that a proper understanding of the existing highways infrastructure and its limitations would be critical to understand the impact of any intensification and recommend strategies for mitigation. A Highways and Transport Scoping Report has therefore been produced, a copy of which is included at ANNEX C. This sets out the parameters for a full Transport Statement, a Framework Travel plan and a Construction Traffic Management Plan that will be submitted in due course pending completion of traffic surveys (currently underway) and any initial feedback from the Highways department in respect of the proposed Transport Statement scope.

### 3.5 Acoustic

Due to the presence of the proposed firing range and to ensure that the impact of the proposals on local residents is minimised an acoustic assessment was commissioned with a copy of the report included at ANNEX D. The report concludes that with the 'recommended measures, noise breakout from the replacement firing range would be well controlled and therefore noise levels at the nearest residential property would be acceptable'. It is anticipated that the 'mitigation measures' identified within the acoustic report will be a condition of any approval.

### 3.6 Other Surveys

Measured and topographical surveys, asbestos surveys and buried services surveys have also been commissioned and carried out with the output from these informing the proposals.

## 4. Proposals

### 4.1 Amount

The proposal comprises a new building with a foot-print (GEA) of c550/590m<sup>2</sup> (latter figure includes covered external areas), which is substantially less than the total GEA of the existing building that will be demolished to allow the re-development (c820m<sup>2</sup>). The total GIA that the development will create (across multiple levels) will be 740m<sup>2</sup>.

### 4.2 Location

The new building will be located along the West boundary (Figure 6) on the site of the demolished huts. Due to the presence of a significant tree on the adjacent site it will be necessary to split the foundations to enable the RPZ to be spanned with a beam located below the main floor level. The main car parking is





Figure 7 – Long section through proposed building showing split levels



Figure 8 – 3D view of the proposed building from the South



Figure 9 – 3D view of the proposed building from the North

located at the top off the site near the site entrance with a small amount at the bottom of the site built over a cellular confinement system to prevent compaction of the RPZ of the trees along the boundary.

#### 4.3 Layout

The facilities are arranged across multiple levels (see figure 7) to form a linear block that maximises use of the natural slope of the site. The building has been organised so that all of the potentially 'noisy' activities are located on the East or South elevation overlooking Millennium Park rather than the residential areas to the North and West. The range is located wholly within the roof void to maximise use of the internal volume.

#### 4.4 Scale / Massing

Through utilising the site levels the overall scale of the building is in the main that of a single storey construction with just the south elevation increasing towards a 2 storey scale. The increase in apparent scale as you move down the site correlates with the increasing gap between the proposed building and the nearest residential properties meaning that the impact of scale is mitigated by distance.

#### 4.5 Appearance

The building will be simple in its form and materiality with fairfaced grey brickwork / blockwork walls below the main ground floor level to accentuate the single storey effect through the creation of a plinth, and white rendered walls above, echoing the predominant feature of the wider area. The external staircase will be framed with a brick feature wall (see figures 8 and 9).

#### 4.6 Below Ground Drainage

The proposed building will connect into the existing foul drainage system that currently serves the site. Stormwater will be managed on site via permeable tarmac / paving to hard landscaped areas and soakaways utilised for water from the roof, subject to the presence of appropriate ground conditions.

#### 4.7 Landscaping

Landscaping will generally comprise the removal of non-native species as recommended by the PEA and the reinforcement of the existing hedgerow / shrub planting along the site boundaries for both ecological and screening purposes. Specific recommendations to enhance ecology as outlined in the PEA will be implemented where practical without undermining the core functionality of the site.

#### 4.8 Accessibility

The building has been designed so that a covered level access is available up to the main entrance from the outdoor parade area. Level external access is also available to the stores and simulator at the lower level from the bottom of the site. All of the floor levels (4 no. in total) are accessible via a platform lift located in the main vertical circulation core.