

Strategic Planning  
South Gloucestershire Council  
Department for Environment and Community Services  
PO BOX 1954  
Bristol  
BS37 0DD

Our ref: 5724  
Date: 12<sup>th</sup> February 2024

Dear Sir/Madam,

**APPROVAL OF DETAILS RESERVED BY CONDITION FOR APPLICATION P21/03069/F - LAND AT MARLWOOD SCHOOL, VATTINGSTONE LANE, ALVESTON, SOUTH GLOUCESTERSHIRE, BS35 3LA**

Rapleys LLP has been instructed to submit an application for the approval of details reserved by conditions 4 and 6 attached to the above planning permission, which permits the demolition of existing buildings and erection of a Special Educational Needs and Disability (SEND) school with associated car parking and landscaping.

Planning permission ref: P21/03069/F granted consent for the following:

*Demolition of existing structures and erection of Special Educational Needs and Disability (SEND) school with associated car parking and landscaping.*

The pre-commencement conditions were discharged in May 2022 via applications ref. DOC22/00027 & DOC22/00088, with development on site being commenced shortly after.

This Covering Letter is provided to set out the details hereby submitted to enable the Local Planning Authority to discharge the subject conditions.

**Subject Conditions**

**Condition 4** requires the following:

**Travel Plan**

*Within 12 months of first occupation of the development hereby approved, a detailed Travel Plan achieving a minimum of Bronze Level Stars shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

*Reason In the interest of highway safety and to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).*

As approved by consent ref. P21/03069/F, Condition 4 required the applicant to provide a detailed Travel Plan achieving a minimum of 'Bronze Level' Modeshift Stars accreditation to be submitted and approved in writing prior to the 'first occupation' of the site. Notwithstanding, this would not be possible

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before the first occupation of the school, as the requisite 'Bronze Level' accreditation was reliant on the school being operational for a period of time.

Consequently, application ref. P23/03452/NMA was submitted to South Gloucestershire Council to amend Condition 4, allowing for the 'Bronze Level' Modeshift Stars accreditation to be achieved within 12 months of occupancy. It was agreed that the school would achieve a 'Green Level' (which has recently been added on Modeshift for planning purposes) upon occupancy, which would suffice for the interim period. The Non-Material Amendment (NMA) application was approved by the LPA on the 7<sup>th</sup> February 2024.

Accordingly, the enclosed documents provide evidence of the 'Green Level' Modeshift Accreditation achieved by Two bridges Academy in relation to the Travel Plan. A further detailed Travel Plan achieving a minimum of 'Bronze Level' will be submitted to the Local Planning Authority for approval within 12 months of first occupation.

#### **Details Submitted**

- Modeshift Certificate of Accreditation Green
- School Travel Plan - January 2022

**Condition 12** requires the following:

#### ***Taxi Manoeuvring***

*Prior to the first occupation of the development hereby approved, details of the how taxis manoeuvring within the entrance/exit area will be managed, OR submission of details of additional signage for drivers directing them around the circulation space, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

*Reason: In the interest of highway safety and to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).*

#### **Details Submitted**

- Vehicle Movement and Parking on Site Policy

The enclosed document provides the information specifically requested within the condition.

#### **Conclusion**

I trust that the enclosed information is sufficient to enable you to discharge/partially discharge the details reserved via the requisite conditions subject to this application, however, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely,

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Planner

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