

# South Gloucestershire Council

PO Box 281, South Gloucestershire BS35 9BP

**Memorandum to:** Alex Hemming  
**Copy to:**  
**From:** Jane Jarvis  
**Date:** 12 February 2024  
**Our Reference:** P24/00156/O  
**Telephone:** 01454 867992  
**Facsimile:** 01454 863440  
**Email:** [Jane.Jarvis@southglos.gov.uk](mailto:Jane.Jarvis@southglos.gov.uk)

---

**RE: SEVERNDALE, OLDBURY LANE, THORNBURY BS35 1RD**

## 1.0 Description of Proposal

- 1.1 This is a full application for the erection of 3no. self-build residential dwellings with associated works (Outline) with all matters reserved.
- 1.2 The site lies to the rear of the property known as Severndale, which lies adjacent to Redcliffe House off the south side of Oldbury Lane. The site takes in an outbuilding and its centre is crossed from W to E by a sewer. Trees overhand the proposed access, which comprises the driveway to the adjacent property. Hedgerows also enclose much of the W and S site boundaries. The current agricultural fields that lie to the W, S and E of the long rectangular site have planning consent for new housing known as West of Park Farm (Ref. PT18/6450/O and DOC23/00319).
- 1.3 The proposed Block plan shows the 3No. dwellings arranged across the length of the site.

## 2.0 Policy Context and Guidance

- 2.1 The following policies apply to the site:
  - **NPPF December 2023**  
Section 15: Conserving and enhancing the natural environment
  - **SG Core Strategy (Adopted December 2013)**  
CS1: High Quality Design  
CS2: Green Infrastructure  
CS9: Managing the Environment and Heritage  
CS34: Rural Area
  - **Policies Sites & Places Plan (Adopted November 2017)**  
PSP1: Local Distinctiveness  
PSP2: Landscape  
PSP3: Trees & Woodland  
PSP8: Residential Amenity
  - **South Gloucestershire Landscape Character Assessment SPD (Revised and Proposed for Adoption November 2014)**  
Site lies within LCA 18: Severn Ridges
  - **Green Infrastructure: Guidance for New Development SPD (adopted April 2021)**
  - **Trees and Development Sites: Guidance for New Development SPD (adopted April 2021)**

### **3.0 Analysis of Proposed Scheme and Information Submitted**

#### 3.1 Landscape Issues:

- No tree and hedgerow survey to BS5837:2012, or tree protection plan, has been provided to support the application and is required.

#### 3.2 Visual Issues:

- Proposals will be seen in the context of the consented housing scheme in views from the lane.

#### 3.3 The above analysis has been undertaken as a desktop study, and with reference to published guidance and internet imagery such as Google Earth and Street View.

### **4.0 Conclusion/Recommendation**

#### 4.1 No landscape objection to the principle of development, but strongly recommend that the existing frontage trees and perimeter vegetation are surveyed, and their retention agreed as part of any planning consent.

#### 4.2 The following will be required to be submitted as part of a reserved matters application:

- Tree/hedgerow protection plan to BS5837:2012.
- Detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works); together with details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required.

Regards

Jane Jarvis CMLI

**Landscape Architect,  
Strategic Planning Policy & Specialist Advice Team**