FOR SALE
Bristol

CONSENTED EMPLOYMENT SITE
Severn Road/ Church Road
Pilning
Avonmouth
Bristol
BS35 4PW

3.9 acres - (1.58 ha)
With consent for approx 16,000 sq ft of warehouse / workshop
Location
The property fronts Severn road (A403) approximately 6 miles north of J18/18a of the M5 and 3.5 miles to the South of Junction 1 of the M48 (the old Severn Bridge).

Description
The site comprises part of a larger parcel of land with frontage to Severn Road a section of which has been previously used for the storage of chipped timber.

Accommodation

<table>
<thead>
<tr>
<th>Area</th>
<th>acres</th>
<th>hectares</th>
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<tbody>
<tr>
<td>Consent Area (Red line Demise)</td>
<td>2.54</td>
<td>1.03</td>
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<tr>
<td>Adjoining Land (Hatched Demise)</td>
<td>1.36</td>
<td>0.55</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3.90</strong></td>
<td><strong>1.58</strong></td>
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All areas are approximate.
Tenure

The site is offered to purchase on a freehold basis subject to the following conditions:

1. An unrestricted vehicular route (7.5m wide) will be reserved by the vendors as approximately shown A-B-C between the site entrance to a position between points 1&2 on the boundary line 1-2-3-4.

2. The prospective purchaser will be required to fence the boundary along the line 1-2-3-4.

3. The area hatched will be subject to a restrictive covenant permitting the land to be used for landscaping and agricultural purposes only.

4. The vendor reserving rights to connect into services /utilities / drainage on the land to be sold.

Price

Upon Application

Planning

Planning Consent has been obtained via Appeal (APP/PO119/W/15/3028051) for the erection of a building for use class B2 (General Industrial) /B8 (Storage and Distribution) to accommodate the existing lawful processing and storage of chipped timber, together with an office, weighbridge, internal access road, landscaping and ancillary parking.

A copy of the Appeal Decision is attached.

A further application has been made to discharge the Pre Commencement conditions and to remove Condition II. Further details are available upon request.
Appeal Decision

Site visit made on 27 October 2015

by John L Gray DipArch MSc Registered Architect

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 November 2015

Appeal Ref. APP/P0119/W/15/3028051

Land off Church Road, Severn Beach, Bristol, BS35 4PW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by KP Recycling against the decision of South Gloucestershire Council.
- The application, ref. PT14/2213/F, dated 1 July 2014, was refused by notice dated 31 October 2014.
- The development proposed is the erection of a building for Use Class B2/B8 to accommodate the existing lawful processing and storage of chipped timber, together with an office, weighbridge, internal access road, landscaping and ancillary parking.

Decision

1. The appeal is allowed. Planning permission is granted for the erection of a building for Use Class B2/B8 to accommodate the existing lawful processing and storage of chipped timber, together with an office, weighbridge, internal access road, landscaping and ancillary parking, on land off Church Road, Severn Beach, Bristol, BS35 4PW, in accordance with the terms of the application, ref. PT14/2213/F, dated 1 July 2014, subject to the conditions set out in the schedule attached to this decision.

Main Issue

2. The main issue in the appeal is whether a building of the scale proposed, together with the other aspects of the development, would detract from the rural character and appearance of the area.

3. Two of the three reasons for refusal, relating to ecology and archaeology, have been satisfactorily resolved since planning permission was refused. They need not be considered in this appeal, although, if the appeal were allowed, the Council would wish to see conditions attached to planning permission based on the recommendations in the ecology report.

Reasons

4. The application relates to a field bounded by the M49 on its south-west side, the A403 on its eastern side and Church Lane, nowadays a public footpath, to its north. The north-eastern part of the field is used, lawfully, for the processing and storage of chipped timber – evident from the somewhat unsightly stacks of material to be seen there. The proposal would see what is presently undertaken in the open air removed to a building in the southerly corner of the site, with an office, weighbridge and parking in the north-easterly corner and an access road between them, alongside the easterly boundary.

5. There is no doubt that the appeal site is in the countryside. On the face of things, the proposed development would run contrary to what is sought by clause 3 of Policy CS9 of the adopted South Gloucestershire Local Plan Core Strategy; the introduction of a large new building would fail to conserve or enhance the character, quality or distinctiveness of the landscape. It would similarly run contrary to saved Policy L1 from the South Gloucestershire Local Plan 2006. The reason for refusal also refers to Core Strategy Policy CS1, which seeks high quality design, and saved Policy E6, which resists new employment uses in the countryside.

6. The previous scheme, which was refused planning permission and dismissed at appeal, was for a building in very much the same location as the existing stacks of material. It would have been a smaller building than proposed now, but still a very prominent one in relation to the A403. This appeal scheme locates the building in the southerly corner of the site, where it would be substantially screened by dense existing planting alongside the M49 and A403. Accordingly, the conclusions of my colleague determining the previous appeal for a building in a very different location do not necessarily apply in this appeal.

7. There are relatively few locations from where the proposed building would be visible. One is from the Church Road public footpath, where it starts to rise to the bridge over the M49; there is a length of nearly 20m where there is no vegetation alongside the footpath and the building would be fully visible. (Unlike the proposal dismissed at appeal, this building would not be visible from anywhere else on the footpath, save at the entrance to the site.) The other view would be from a fairly short length of the A403, from where southbound traffic (and pedestrians, though there would probably be very few) would be able to see the building – only, however, until the road starts to rise to the bridge over the M49 and the vegetation on the embankment would obscure it (again, a significant difference compared with the location of the building dismissed at appeal).

8. Of course, simply being obscured is not a reason to permit something which would otherwise be unacceptable. Here, however, the building would replace the existing unsightly open air stacks of material and the processing of it – and it was to do so in a much less prominent location. There is a balance to be struck between the visual impact on open countryside of what is proposed and the significant improvement of the proposal over what exists. Which way the balance tips may be influenced by the appearance of what is proposed.

9. This would be a large building. The L-shaped plan would, however, limit its perceived bulk in those views where it would be visible. It would have the characteristics of an agricultural building – blockwork walls to a height of about 3.0m, profiled cladding to an eaves height of about 5.0m and also on the roof, where it would rise to a ridge height of about 7.0m. While it would be larger than most agricultural buildings, the style of the design would appear familiar. Moreover, the building would sit down in the landscape. The skyline of the dense tree growth along the M49 and A403 would be noticeably higher than the 7.0m ridge, save for some more southerly viewpoints on the A403, from where part of the building would break that skyline.

10. Also to be considered are the office, access road, weighbridge and parking area. Only the office would be visible, though so too would lie within the
site. The office would be in a potentially prominent position, visible perhaps more from northbound traffic than southbound. It would, however, be lower than the existing stacks of material (which appear to exceed the 3.0m height limitation); it would thus be barely visible unless one was standing on the verge looking into the site (perhaps the reason why the 3.0m height limitation was placed on the existing open storage). Landscaping is proposed along the boundary to reinforce what is there at present; in the not-too-distant future, therefore, there would be very little to be seen, certainly nothing prominent, on this part of the site.

Conditions
11. The Council suggested 13 conditions, in addition to the statutory time-limiting condition, in the event that the appeal was allowed and planning permission granted. Tying the scheme to the application plans, conditions on materials, landscaping and lighting, the timing of the provision of different elements of the scheme and the restoration of the freed-up land all go to securing an appropriate standard of design. Limits to the use, a prohibition on direct sales and outside storage and a restriction on the hours of operation all go to ensuring no harmful environmental or amenity impact. The ecological measures flow from the report which enabled the reason for refusal to be overcome. Drainage and flood resilience measures flow from the flood risk assessment submitted with the application. The public footpath is not within the appeal site but a short length of it (the old Church Road) is used to gain vehicular access; on balance, improvements there are justified by the anticipated additional traffic to and from the site. Accordingly, all of the suggested conditions are both reasonable and necessary, although the wording of some may be amended for greater clarity or precision.

Conclusion
12. Looked at in isolation, the proposed development would run contrary to Core Strategy Policy CS6 and saved Policy LI because of its impact on landscape character and appearance. However, the existing use is a lawful one and the proposal is, in effect, an extension or consolidation of that use, in a new location within the same site. The greater prominence of the stacks of material presently sited in the open air must be balanced against the impact of the proposal. Saved Policy E5 resists new employment/industrial/distribution uses in the countryside – but the use of the site is existing and lawful, so this policy ought not to apply. Core Strategy Policy CS1 is satisfied because the design of the proposed building respects the countryside character of the site; the scheme also enhances that character by removing the open air storage and activity associated with the existing operation; and appropriate landscaping is shown on the plans and can be secured by condition.

13. On balance, the enhancement from bringing the existing unsightly use of the land indoors outweighs the harmful impact on landscape character of a large new building. The net effect does not represent a breach of adopted or saved policy. The appeal may be allowed and planning permission granted subject to conditions.

John L. Gray
Inspector

Appeal Decision APP/P0119/W/15/S028051

Appeal Ref. APP/P0119/W/15/S028051
Land off Church Road, Severn Beach, Bristol, BS35 4PW
Schedule of conditions attached to planning permission
1) The development hereby permitted shall begin not later than three years from the date of this decision and shall be completed within five years from the date of this decision.
2) The development hereby permitted shall be carried out in accordance with the following approved plans: 12-1555-200, Rev E; 12-1555-201, Rev E; 12-1555-202, Rev F; 12-1555-203, Rev C; 12-1555-204, Rev D (two plans with the same number, together showing all four elevations of the building); and DQ1212, Rev E.
3) The access road and vehicle parking and turning areas shown on the approved plans shall be completed before the building hereby permitted is first brought into use.
4) Development shall not begin until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
5) Development shall not begin until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include all existing trees and hedgerows on the land, those to be retained, proposed planting, boundary treatments, hard surfacing, a programme for implementation and a 5-year maintenance plan. Development shall be carried out in accordance with the approved details.
6) The details of landscaping in condition 5 above shall be accompanied by an ecological management plan which shall include details of existing habitat to be retained, new habitat to be created and the provision of bird nest boxes (including numbers, types and locations) and a scheme for management and monitoring for a period of five years. Development shall be carried out in accordance with the approved details.
7) Development shall not begin until full details of all external lighting have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
8) Development shall not begin until details of the scheme of enhancement for part of Church Road between the A403 and entrance to the site has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall be completed prior to first use of the building hereby permitted.
9) Development shall not begin until details of surface water drainage and flood resilience measures, as outlined in the Flood Risk Assessment by Hydroc dated 25th May 2014, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
10) Before the building hereby permitted is brought into use, a scheme for the restoration to agricultural land of existing areas used for hardstanding and storage shall be submitted to and approved in writing by the local planning authority. Restoration shall be carried out in accordance with the approved scheme within one month of the building hereby permitted being first brought into use.
11) The building hereby permitted shall be used solely for the storage and processing of forestry products and the storage of processed timber.
12) There shall be no outside storage of materials.
13) There shall be no direct sales from the site to the public or the trade.
14) No machinery shall be operated, no process carried out and no deliveries taken at or despatched from the site outside the hours of 08:00-18:00 on Mondays to Fridays, 08:00-13:00 on Saturdays or at any time on Sundays or Bank or Public Holidays.
Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates
Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Please see www.leasingbusinesspremises.co.uk.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract
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Important Notice
These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements
For further information or to arrange an inspection, please contact the agents.

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