

View Architects (P)
19A St Mary Street
Thornbury
South Gloucestershire
BS35 2AB

APP REF: P25/02282/F
DATE VALID: 16th October 2025
DECISION DATE: 7th January 2026
PARISH: Thornbury Town Council

NOTICE OF DECISION TOWN AND COUNTRY PLANNING ACT 1990

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: P25/02282/F

DESCRIPTION OF DEVELOPMENT: Creation of outdoor Multi-Use Games Area, installation of 4 no. flood lights and associated works.

APPLICANT: Thornbury Town Council

LOCATION: Land At The Mundy Playing Fields Kington Lane Thornbury
South Gloucestershire

In accordance with the application and accompanying plans, subject to the conditions specified below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. Sustainable Urban Drainage

Strategic Planning, South Gloucestershire Council, Department For Place, PO Box 1954, Bristol, BS37 0DD
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

A pre-commencement condition is required in order to avoid the need for future remedial action.

For the avoidance of doubt, we require the following details when discharging the above conditions:

- o The maximum overall surface water discharge must be restricted to the Greenfield Qbar rate.
- o Confirmation and/or the 'in principle' acceptance of Ordinary watercourse Consent (OWC) from the LLFA.
- o A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and flow control devices (where applicable).
- o All sports pitch drainage must be designed in line with the requirements set out within the Sport England document Natural Turf for Sport Updated guidance 2025 Parts A, B, C & D.
- o Drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance 40% up to and including the 10080 minute scenarios.

(Network model results may be submitted in the InfoDrainage, MicroDrainage, or Causeway Flow formats).

- o Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- o There is to be no planting of trees or other root invasive species over, or within close proximity (3 metres easement) of any existing or proposed drainage infrastructure, which may include but not limited to, pipework, gullies and attenuation features such as ponds, basins, and tanks (3 metre offset from top of bank/structure including access track).

- o All drainage and landscape drawings are to be in complete harmony with each other and illustrate overlain proposals for constraint and conflict assessment, such as landscape planting in close proximity to drainage infrastructure.
- o The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- o The plan should also show any manholes with cover level (CL) and pipe node numbers, including size, length, gradient, and invert level (IL), referred to within the drainage calculations.
- o A manhole / inspection chamber schedule to include cover and invert levels, preferably from within the drainage calculations.
- o Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration/Conveyance features, Flow Control Devices, and Pumping Stations where applicable, for the lifetime of the development, must also be provided.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2018.

3. Lighting (Hours)

The Floodlights hereby approved shall be switched off at 2200 hours daily and not be used between the hours of 2200 hours and 0800 hours.

Reason: In the interests of the amenity of nearby residential properties and to accord with Policy PSP21 of the South Gloucestershire Council Local Plan: Policies, Sites and Places Plan 2017.

4. Lighting

The development shall be carried out in accordance with the submitted lighting details received 1st October 2025. For the avoidance of doubt these are as follows: Abacus Lighting Design and Drg No. LS4089031E Horizontal Illuminescence Levels).

Reason: In the interests of the amenity of nearby residential properties and to accord with Policy PSP21 of the South Gloucestershire Council Local Plan: Policies, Sites and Places Plan 2017.

5. Approved Plans

Received 25th November 2025

2514-VAL-XX-XX-DR-A-1903	P03	PROPOSED BLOCK PLAN
251414-VAL-XX-XX-DR-A-1904	P03	PROPOSED PLANS AND ELEVATIONS PLAN
2514-VAL-XX-XX-DR-A-1905	P02	SITE CONSTRAINTS PLAN

Received 1st October 2025

2514-VAL-XX-XX-DR-A-1902	P01	EXISTING BLOCK PLAN
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Reason: For the avoidance of doubt

6. Mitigation (Ecology)

The development shall proceed in strict accordance with the mitigation measures provided in the Preliminary Ecological Appraisal (PEA) (Noctua Ecology, November 2025)

Reason:

In the interests of the ecology of the site and biodiversity and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan 2017

7. Ecological Enhancements

Prior to first use of the development hereby approved, the ecological enhancements detailed within Figure 3 of the Preliminary Ecological Appraisal (PEA) (Noctua Ecology, November 2025) shall be installed, and retained as such thereafter.

Reason:

In the interests of the ecology of the site and biodiversity and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan 2017

8. Landscape and Ecological Management PI

A landscape and ecological management plan (LEMP) which includes management of the Biodiversity Net Gain Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The LEMP shall be written in accordance with BS42020. The LEMP shall include 30-year objectives, management responsibilities and maintenance schedules. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

A pre-commencement condition is required to avoid the need for future remedial action

Reason:

In the interests of the ecology of the site and biodiversity and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan 2017

9. Trees (Protection)

Prior to the commencement of development an Arboricultural Report (in accordance with BS:5837:2012 with tree protection plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried on in accordance with the approved details.

A pre-commencement condition is required to avoid the need for future remedial action.

Reason: In the interests of visual amenity and to protect the health of the trees and to accord with Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan 2017

10. Landscaping

Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

A pre-commencement condition is required to avoid the need for future remedial action

Reason: In the interests of visual amenity and to accord with Policy CS2 of the South Gloucestershire Local Plan Core Strategy 2013.

11. Retaining Wall

Prior to the commencement of that part of the development, details of the materials to be used in the proposed retaining wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to secure the protection of the Public Right of Way and to accord with Policy PSP10 of the South Gloucestershire Local Plan: Policies Sites and Places Plan 2017.

12. The General Biodiversity Net Gain Condition

Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan.

The biodiversity gain plan must include:

- (i) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (ii) the pre-development biodiversity value of the onsite habitat;
- (iii) the post-development biodiversity value of the onsite habitat;

- (iv) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (v) any biodiversity credits purchased for the development; and
- (vi) any such other matters as the Secretary of State may by regulations specify.

Reason

In order to secure the biodiversity net gain objective which requires the post-development biodiversity value to exceed the pre-development biodiversity value of the on-site habitat by at least 10%. To accord with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 13 of Schedule 7A to the 1990 Act.

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.

POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: Negotiations have taken place to allow a positive recommendation.

ADDITIONAL INFORMATION

1. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
2. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
3. Ordinary Watercourse Consent (OWC): The application involves works, and/or structures to, in or affecting an ordinary watercourse/ditch. These works of a positive surface water outfall and headwall structure may require formal consent from South Gloucestershire Council. Application forms and guidance can be obtained by emailing LeadLocalFloodAuthority@southglos.gov.uk

It is acknowledged that the OWC process is separate from the planning process, however the two elements are fundamentally reliant on each other in the wider proposed context.

4. The applicant is advised that there should be no additional water run-off over the Public Right of Way as a result of hardstanding. This should be taken into account in the details supplied to discharge Condition 2 (Drainage)
5. The applicant is advised that planting provided to discharge condition 10 should be avoided within 2 metres either side of the centre line of the public footpaths to avoid the need for cutting back foliage.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view

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“compliance with conditions” on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council’s planning website.



DEVELOPMENT MANAGER

DATE: 7th January 2026

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £34 per request relating to 'householder' applications and £116 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 868004

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse this proposal – or to grant subject to conditions – they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If they are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000.

Appeals must be made to the Planning Inspectorate in accordance with the provisions below:

- (a) for a **householder application**, an appeal must be made within 12 weeks of the date of this notice;
- (b) for a **minor commercial application**, an appeal must be made within 12 weeks of the date of this notice;
- (c) for the **display of an advertisement**, an appeal must be made within 8 weeks of the date of receipt of this notice;
- (d) for **works to trees** subject to a Tree Preservation Order or part of a woodland, an appeal must be made within 28 days of the date of this notice;
- (e) if this planning application relates to the same, or substantially the same, land and development as is **already the subject of an enforcement notice**, an appeal must be made within 28 days of the date of this notice;
- (f) if an **enforcement notice is served** relating to the same or substantially the same land and development as in this application an appeal must be made within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier;
- (g) in **all other cases**, an appeal must be made within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission/listed building consent for the proposed development/works or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) and local planning authority (registrationteam@southglos.gov.uk) at least 10 days before submitting the appeal. Further details are available on [GOV.UK](#) website.

When submitting an appeal, it is a requirement that an identical set of documents be submitted to the local planning authority. A copy of all appeal documents (and any subsequent documents required to validate the appeal) should be sent to registrationteam@southglos.gov.uk when the appeal is made. Please ensure this instruction is complied with in order to avoid any unnecessary delay.

