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BS23 1UJ

**VIA PLANNING PORTAL**

34505/A3/SL/CF/KV/bc  
27<sup>th</sup> March 2023

Dear Sir / Madam,

**LAND AT RECTORY FARM (NORTH), YATTON, NORTH SOMERSET**

**PLANNING PORTAL REFERENCE: PP-12015191**

We write on behalf of our Client, Persimmon Homes Severn Valley (the 'Applicant'), to submit the enclosed Outline Planning Application for residential development on Land at Rectory Farm (North), Yatton (the 'Site'). The proposed development, as stated on the planning application form, is as follows:

**"Outline planning application for the development of up to 190 homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval"**

**Background**

The Site occupies approximately 13.79 hectares of greenfield pasture and agricultural land, located off Shiners Elms, as shown on the enclosed Site Red Line Plan (edp7842\_d021). The Application Site is irregular in shape and consists of multiple fields divided by rhynes (water drainage ditches), with hedgerows and trees located within the Site and around the Site boundaries.

The northern boundary of the Site is bordered by pasture fields with trees and hedgerows located along the northern Site perimeter. Beyond this lies Yatton Train Station, existing residential development and Arnolds Way industrial site. To the east of the Site lies existing residential

development and beyond this is Yatton Town Centre. To the immediate south of the Site is Rectory Farm and the 'Land at Rectory Farm, Chescombe Road, Yatton' (Ref: 21/P/0236/OUT) development for up to 100 residential dwellings.

Within the adopted Local Plan, Yatton is identified in the Core Strategy as a 'Service Village', providing a highly sustainable location for housing with a wide-ranging provision of services, facilities and public transport links.

### Planning Application

The Outline Planning Application comprises the following documents:

- Completed Application Forms and Ownership Certificates;
- Covering Letter;
- Planning Statement (March 2023) including Accessible Housing Statement and Cumulative Impact Assessment, prepared by Barton Willmore, now Stantec;
- Flood Risk Sequential Test and Exception Test (March 2023), prepared by Barton Willmore, now Stantec
- Design and Access Statement (Rev. E) (March 2023), prepared by EDP (Split into Parts 1 to 5);
- Statement of Community Involvement (March 2023), prepared by Persimmon Homes;
- Affordable Housing Statement (March 2023), prepared by Persimmon Homes;
- Heritage Statement (Rev. D) (March 2023), prepared by EDP;
- Arboricultural Constraints Report (D35 30 02) (October 2022), prepared by JP Associates;
- Foul & Surface Water Drainage Strategy (P04, S2) (March 2023), prepared by Hydrock Consultants Limited (Split into Parts 1 and 2);
- Flood Risk Assessment & Hydraulic Modelling Report (P01, S2) (March 2023), prepared by Hydrock;
- Landscape and Visual Baseline Proposed Residential Development (March 2023), prepared by SLR Consulting Ltd including Plans and Photosheets;
- Air Quality Assessment (P04 S3) (March 2023), prepared by Hydrock Consultants Limited;
- Noise Impact Assessment (P04 S2) (March 2023), prepared by Hydrock Consultants Limited;
- Transport Assessment (P07 S4) (March 2023), prepared by Hydrock Consultants Limited;
- Residential Travel Plan (P04 S4) (March 2023), prepared by Hydrock Consultants Limited;
- Utility Search Report (V. V1) (December 2022), prepared by Atkins;
- Energy Statement (March 2023), prepared by FES Group;
- Preliminary Land Contamination and Geotechnical Risk Assessment (Rev. A) (March 2023), prepared by Hamson Barron Smith (Split into Parts 1 and 2);
- Agricultural Land Quality (October 2022), prepared by Reading Agricultural Consultants;
- Ecological Impact Assessment (Version 1) (March 2023) and Biodiversity Net Gain Spreadsheet, prepared by Clarkson and Woods;
- Lighting Scheme and Assessment (Rev. 01) (March 2023), prepared by E3 Consulting Engineers.

The Planning Application drawings are as follows:

<b>Plan</b>	<b>Reference Number</b>	<b>Revision</b>
Site Location Plan (showing Bat Mitigation area)	edp7842_d008b	B
Land Use Parameter	ddp7842_d0004c	C
Density Parameter	edp7842_d005c	C
Height and Scale Parameter	edp7842_d006c	C
Access and Movement Parameter	edp7842_d007b	B
Character Areas Plan	edp7842_d009c	C
Constraints and Opportunities Plan	edp7842_d010a	A
Red Line Plan	edp7842_d021	
Proposed Site Access General Arrangement Design	23257-HYD-XX-XX-DR-TP-0201	P02
Arboricultural Impact Assessment (AIA) Plan	D35 39	P3.2
<b>Illustrative Plans</b>		
Illustrative Masterplan	edp7842_d003g	G
Illustrative Landscape Masterplan	YW-034	D

Taken together, these application documents and plans provide a full and detailed justification for the proposal.

The planning application fee has been paid directly to the Planning Portal.

We trust the Council has sufficient information to register and determine the enclosed planning application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information please do not hesitate to contact myself or Kathryn Ventham.

Yours faithfully,

  
**CAROLINE FEATHERSTON**  
Senior Planner