

From: [Max Smith](#)
To: [MacDougall, Dominic](#)
Cc: [Plaw, Marcus](#); [Marcus Hewlett](#)
Subject: RE: 23/P/0664/OUT - Revised Description of Development and Additional/Revised Application Material
Date: 28 March 2024 09:56:34
Attachments: [image001.jpg](#)

Dom

I confirm receipt of your email and the extension of time.

Kind regards

Max

From: MacDougall, Dominic <dominic.macdougall@persimmonhomes.com>
Sent: Wednesday, March 27, 2024 4:23 PM
To: Max Smith <Max.Smith@n-somerset.gov.uk>
Cc: Plaw, Marcus <marcus.plaw@persimmonhomes.com>; Marcus Hewlett <Marcus.Hewlett@n-somerset.gov.uk>
Subject: RE: 23/P/0664/OUT - Revised Description of Development and Additional/Revised Application Material

Dear Max,

Further to my email below, are you able to confirm receipt of the application material and change of description of development and acceptance of the extension of time?

Kind regards,
Dom

From: MacDougall, Dominic
Sent: Wednesday, March 27, 2024 10:49 AM
To: Max Smith <Max.Smith@n-somerset.gov.uk>
Cc: Plaw, Marcus <marcus.plaw@persimmonhomes.com>; Marcus Hewlett <Marcus.Hewlett@n-somerset.gov.uk>
Subject: 23/P/0664/OUT - Revised Description of Development and Additional/Revised Application Material

Dear Max,

Further to my earlier email today I set out here the revised covering email. However, I first set out our request for an agreement on an **extension of time** for this application of 21 days as suggested by my colleague Marcus Plaw at Monday's Teams meeting and again yesterday – that being a reasonable time extension. Within that period we would happily engage with you to discuss the information provided supporting the proposal and can consider any further extension in that time. In that regard, can we agree to an extension on this application until Wednesday 17 April?

As you know we have made a revision to the description of development – and with a further adjustment made today (as stated in my email earlier this morning). Procedurally and helpfully, we have also amended the “**Notification of Intention to Submit an Appeal**” Notice to include the revised description. A copy is included in the download link below and it will also be passed to the Planning Inspectorate today.

We have prepared updated and revised documents in support of the outline planning application at Land at Rectory Farm (North), Yatton.

The full pack includes:

- Local Housing Need Report, March 2024
- Planning Statement – this supersedes the previous version submitted as part of the original application
 - The appendix includes a Counsel Opinion on the Lynchmead and Bushey Judgement by Lord Charles Banner KC.
- Flood Risk Sequential Test – this supersedes the previous version submitted as part of the original application
 - The appendix includes the sequential test assessments
- Notification of Intention to Submit an Appeal

The Planning Statement responds to the Lynchmead and Bushey High Court ruling and should be read alongside the Flood Risk Sequential Test – which presents the systematic methodology supporting the development proposals.

It is available for download here: <https://we.tl/t-oTk8pkdryy>

We have also revised our description of development. The revised description helpfully provides more clarity on that which is to be provided by the development. This change does not represent any material change to the application, as it merely better describes what is already proposed within the application material.

The new description is as follows, with additions highlighted in red:

Outline planning application for the development of up to 190no. homes (including 50% affordable homes) to include flats and semi-detached, detached and terraced houses with a maximum height of 3 storeys at an average density of no more than 20 dwellings per net acre, 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, orchards, open space comprising circa 70% of the gross area including children's play with a minimum of 1no. LEAP and 2no. LAPS, bio-diversity net gain of a minimum of 20% in habitat units and 40% in hedgerow units, 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, layout, appearance and landscaping) reserved for subsequent approval.

For reference, the previous description, now superseded, was:

Outline planning application for the development of up to 190no. 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.

For clarity, we can confirm that all previously submitted reports, plans and documents which refer to the previous description of development, now relate to this revised description. As there is no material change, there should be no need for re-consultation.

I would be grateful if you could provide confirmation that the case file has been updated to reflect this change, and also if you could confirm receipt of the supporting documents.

Kind regards,
Dom

Dominic MacDougall | Strategic Planner
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