

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/D0121/W/24/3343144**A. APPELLANT DETAILS**

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

c/o agent c/o agent c/o agent

Company/Group Name

Persimmon Homes Severn Valley

Address

Davidson House
106 Newfoundland Way, Portishead
Bristol
BS20 7QE

Preferred contact method

Email Post **B. AGENT DETAILS**

Do you have an Agent acting on your behalf?

Yes No

Name

Miss Scarlett Lambeth

Address

Stantec Uk Ltd
Bank House, 8 Cherry Street
BIRMINGHAM
B2 5AL

Phone number

01217968326

Email

kathryn.ventham@stantec.com

Your reference

333135513

Preferred contact method

Email Post **C. LOCAL PLANNING AUTHORITY (LPA) DETAILS**

Name of the Local Planning Authority

North Somerset Council

LPA reference number

23/P/0664/OUT

Date of the application

27/03/2023

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Does the appeal relate to an existing property? Yes No

Address

Land at Rectory Farm (North), Chescombe Road
Yatton
Grid Ref Easting: 342428
Grid Ref Northing: 165609

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

If YES, please state below the revised wording

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

Please attach a copy of the LPA's agreement to the change.

see 'Appeal Documents' section

Area (in hectares) of the whole appeal site [e.g. 1234.56]

13.97 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.

- 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
- 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
- 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

- 1. Written Representations
- 2. Hearing
- 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

[see 'Appeal Documents' section](#)

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Is there any further information relevant to the inquiry which you need to tell us about?

H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case? Yes No

[see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

Certificate C or D

see 'Appeal Documents' section

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with

your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature	Miss Scarlett Lambeth
Date	24/04/2024 12:36:29
Name	Miss Scarlett Lambeth
On behalf of	c/o agent c/o agent c/o agent

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form

- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	E. NSC Confirmation of DOD change - March 2024.pdf
Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	240417 Appeal Procedure Note FINAL.pdf
File name:	240417 Appeal Covering Letter FINAL.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	P4 Statement of Case - FINAL FOR SUBMISSION.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	Appendix C.pdf
File name:	Appendix B.pdf
File name:	Appendix D.pdf
File name:	Appendix F.pdf
File name:	Appendix E.pdf
File name:	Appendix A.pdf
Relates to Section:	SITE OWNERSHIP CERTIFICATES
Document Description:	Certificate C or D.
File name:	240424 NST notice.pdf
File name:	Certificate C.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	01. - 230327 - Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	03. 230406 ufm2_Acknowledgement_letter_-_with_SN.pdf
File name:	03. E. NSC Confirmation of DOD change - March 2024.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	04. 5.39 - 230324 edp7842 d021 Red Line.pdf
Relates to Section:	SUPPORTING DOCUMENTS

Document Description: 05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

File name: 5.1 - 230327 - Application Form.pdf

File name: 5.23 - 230324 Utility Search Report.pdf

File name: 5.40 - 230324 edp7842 d008 B Site Location Plan Including Bat Mitigation Area.pdf

File name: 5.39 - 230324 edp7842 d021 Red Line.pdf

File name: 5.27 - 230314 edp7842 d005 C Density Parameter.pdf

File name: 5.3 - 230327 Land at Rectory Farm North Yatton Affordable Housing.pdf

File name: 5.35 - 230314 edp7842 d004 C Land Use Parameter.pdf

File name: 5.24 - 230314 edp7842 d007 B Access and Movement Parameter.pdf

File name: 5.26 - 230314 edp7842 d009 C Character Areas Plan.pdf

File name: 5.28 - 230314 edp7842 d006 C Height and Scale Parameter.pdf

File name: 5.18 - 230327 P2g Planning Statement Final Draft.pdf

File name: 5.38 - 230315 Proposed Site Access General Arrangement Design.pdf

File name: 5.21 - 230324 Land at Rectory Farm North SCI.pdf

File name: 5.15 - 230327 403 064551 00001 FINAL LVA.pdf

File name: 5.16 - 230327 r1 Land at Rectory Farm North Yatton Lighting Scheme and Assessment.pdf

File name: 5.2 - 230327 - Cover Letter.pdf

File name: 5.25 - 230327 P3.2 Rectory Fm AIA Mar 23 A1 P NTS.pdf

File name: 5.17 - 230327 LRF HYD ZZ XX RP Y 1001 Noise Planning Report P04.pdf

File name: 5.6 - 230327 D35 39 02 Rectory Farm Constraints Report.pdf

File name: 5.5 - 230327 P04 Air Quality Assessment.pdf

File name: 5.36 - 230316 edp7842 d010 A Constraints and Opportunities.pdf

File name: 5.4 - 230324 9735 Agricultural Land Quality Yatton.pdf

File name: 5.30 - 230314 edp7842 d003 G Illustrative Masterplan.pdf

File name: 5.20 - 230317 P04 Residential Travel Plan.pdf

File name: 5.29 - 230327 YW 034 Landscape Masterplan EW.pdf

File name: 5.10 - 230324 008517 Energy Statement REPORT.pdf

File name: 5.9 - 230327 Ecological Impact Assessment Land North of Rectory Farm 1.pdf

File name: 5.11 - 230327 P02 Flood Risk Assessment and Hydraulic Modelling.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

File name: 5b. 240416 - Rectory Farm Original Document Schedule v2.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

File name: 5c. 240417 - Complete Document Schedule.pdf

File name: 5c. 240416 - Rectory Farm Final Documents.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

File name: 6.9 -

23_P_0664_OUT-NOTIFICATION_OF_INTENTION_TO_SUBMIT_AN_APPEAL-3370203.pdf

File name: 6.7g - FRST Appendix F.pdf

File name: 6.7e - FRST Appendix D.pdf

File name: 6.7d - FRST Appendix C.pdf

File name: 6.7h - FRST Appendix G.pdf

File name: 6.10d - Planning Statement Appendix C.pdf

File name: 6.7f - FRST Appendix E.pdf

File name: 6.5 - Flood Risk - Consultation Response Rv2.pdf

File name: 6.13 - Security Lighting - Design Note March 2024.pdf

File name: 6.19 - Catchments A+B+D Network - No Surcharge @ 2.0 l-s-ha.pdf
File name: 6.10b - Planning Statement Appendix A.pdf
File name: 6.23 - Catchment E Network - No Surcharge_V4 @ 2.0 l-s-ha.pdf
File name: 6.24 - Catchment E Network - No Surcharge_V5 @ 2.0 l-s-ha.pdf
File name: 6.21 - Catchments C Network - No Surcharge @ 2.0 l-s-ha.pdf
File name: 6.2 Ecology Response to Consultation Response 080923_v1.0.pdf
File name: 6.10c - Planning Statement Appendix B.pdf
File name: 6.6 - 24-0161 - Land to North of Rectory Farm, Yatton v2.pdf
File name: 6.22 - Catchments C Network - Surcharged @ 2.0 l-s-ha.pdf
File name: 6.20 - Catchments A+B+D Network - Surcharged @ 2.0 l-s-ha.pdf
File name: 6.10a - Planning Statement March 2024.pdf
File name: 6.1 - Bat Survey Report - Feb 2024.pdf
File name: 6.4 - Natural England Comments.pdf
File name: 6.3 - Ecology Officer Comments.pdf
File name: 6.8 - Local Housing Need Report - March 2024.pdf
File name: 6.25 - Catchment E Network - Surcharged_V5 @ 2.0 l-s-ha.pdf
File name: 6.7b - FRST Appendix A.pdf
File name: 6.7a - Flood Risk Sequential Test - March 2024.pdf
File name: 6.26 - External and Security Lighting Site Layout - March 2024.pdf
File name: 6.27 - App C11 - 23257-HYD-XX-XX-DR-D-2004-P01 - Exceedance Flows.pdf
File name: 6.11 - Residential Travel Plan - May 2023.pdf
File name: 6.14 - Shadow HRA Land North of Rectory Farm, Yatton 1.0.pdf
File name: 6.28 - 23257-HYD-XX-XX-DR-D-2005-P02 - Rhyne Access.pdf
File name: 6.15 - Shadow Habitats Regulations Assessment - Feb 2024.pdf
File name: 6.7c - FRST Appendix B.pdf
File name: 6.16 - Technical Design Note - LLFA Comments - June 2023.pdf
File name: 6.17 - 23257-HYD-XX-XX-TN-D-0002-P02.pdf
File name: 6.18 - Transport Assessment - May 2023.pdf
File name: 6.12 - 23P0664OUT - Revised DoD and Additional Revised Application Material.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name: 6b 240417 - Rectory Farm Additional Documents Submitted.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 07. A copy of the design and access statement sent to the LPA.
File name: 7 - 5.8b - 230324 DAS Part 2 edp7842 r001e Part 2.pdf
File name: 7 - 5.8a - 230324 DAS Part 1 edp7842 r001e Part 1.pdf
File name: 7 - 5.8c - 230324 DAS Part 3 edp7842r001ePart 3.pdf
File name: 7 - 5.8e - 230324 DAS Part 5 edp7842 r001e Part 5.pdf
File name: 7 - 5.8d - 230324 DAS Part 4 edp7842 r001e Part 4.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. A copy of a draft statement of common ground.
File name: Rectory Farm North - first draft SoCG for issue.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name: 10. NSC Ecology Comments - April 2024.pdf
File name: 10. Freedom of Information Request - Landscape comments from Jon Etchells Consulting.pdf

Completed by MISS SCARLETT LAMBETH

Date 24/04/2024 12:36:29