

BIRMINGHAM  
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CARDIFF  
EDINBURGH  
GLASGOW  
KINGS HILL  
LEEDS  
LONDON  
MANCHESTER  
NEWCASTLE  
READING  
SOUTHAMPTON



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Planning Department  
North Somerset Council

Via Planning Portal

34505/A3/KV

30<sup>th</sup> September 2022

To Whom It May Concern

**LAND WEST OF YATTON**

We write on behalf of Persimmon Homes Severn Valley to request pre-application advice from the Council in respect of Persimmon's interest on land west of Yatton.

The site comprises approximately 13 hectares of agricultural land. The site also directly abuts the western settlement boundary of Yatton and the Strawberry Line, a National Cycle Route situated along a former railway line. To the south, the site adjoins the recently consented Rectory Farm site. Noting that Yatton is one of the most sustainable settlements in the District, the provision of new homes in Yatton is acceptable in principle.

A draft site layout plan (Yatton Masterplan January 2022) is enclosed with this submission which provides details of a scheme for approximately 280 new homes and a potential site for a doctor's surgery. As part of this application there will be a 50% provision of affordable housing. The site layout illustrates highways connections from Shiners Elms and the road to be constructed as part of the Outline application for 100 new homes off Chescombe Road, with reference 21/P/0236/OUT. Included within the enclosed draft site layout are allotments, an orchard, trim trails, attenuation ponds and connections to the Strawberry Line.

With regard to the surgery, Persimmon Homes have been in discussions with a potential end user and that whilst the Mendip Vale Practice is close to the site, a further surgery may be required.

An outline planning application, with means of access for consideration via Shiners Elms, is proposed to be submitted to the Council for consideration later this year on the basis that the Council cannot currently demonstrate a 5 year supply of housing land, as the supply was found to be at around 3 years which is a significant shortfall. The policies which are most important for the determination of the application are out of date and this position will remain unless and until a replacement local plan is adopted.

The application will be accompanied by a full suite of planning application documents including, but not confined to:

- Planning Statement
- Statement of Community Engagement
- Design and Access Statement.
- Ground Investigation Report
- Transport Assessment and Travel Plan
- Flood Risk Assessment and Preliminary Drainage Strategy
- Ecological Appraisal and accompanying protected species surveys
- Shadow HRA
- Biodiversity Net Gain Assessment
- Energy and Sustainability Report
- Arboricultural Assessment
- Landscape and Visual Appraisal

As part of the pre-application process, we seek confirmation on the scope of the documents required to be submitted with the application. A matter that is of particular interest at this pre-application stage is the sequential test and exception test that will need to be provided as part of the application, as the site lies within Flood Zone 3. We would be grateful to receive confirmation of the necessary scope of the sequential test.

We will also be undertaking public consultation with residents and the Parish Council this year and will keep the Council informed of the intended dates.

It is our view that this scheme does not qualify as EIA development and we will be submitting a request for a screening opinion shortly.

The team involved with the delivery of this project have been involved with both the Moor Road appeal and / or the Rectory Farm appeal and are therefore familiar with Yatton.

In terms of the level of the pre-application service level required, we are a Type 5 major application and request pre-application advice at Service Level 2 and therefore enclose a pre-application fee of £5,100 (inclusive of VAT). A copy of an illustrative masterplan is enclosed for review.

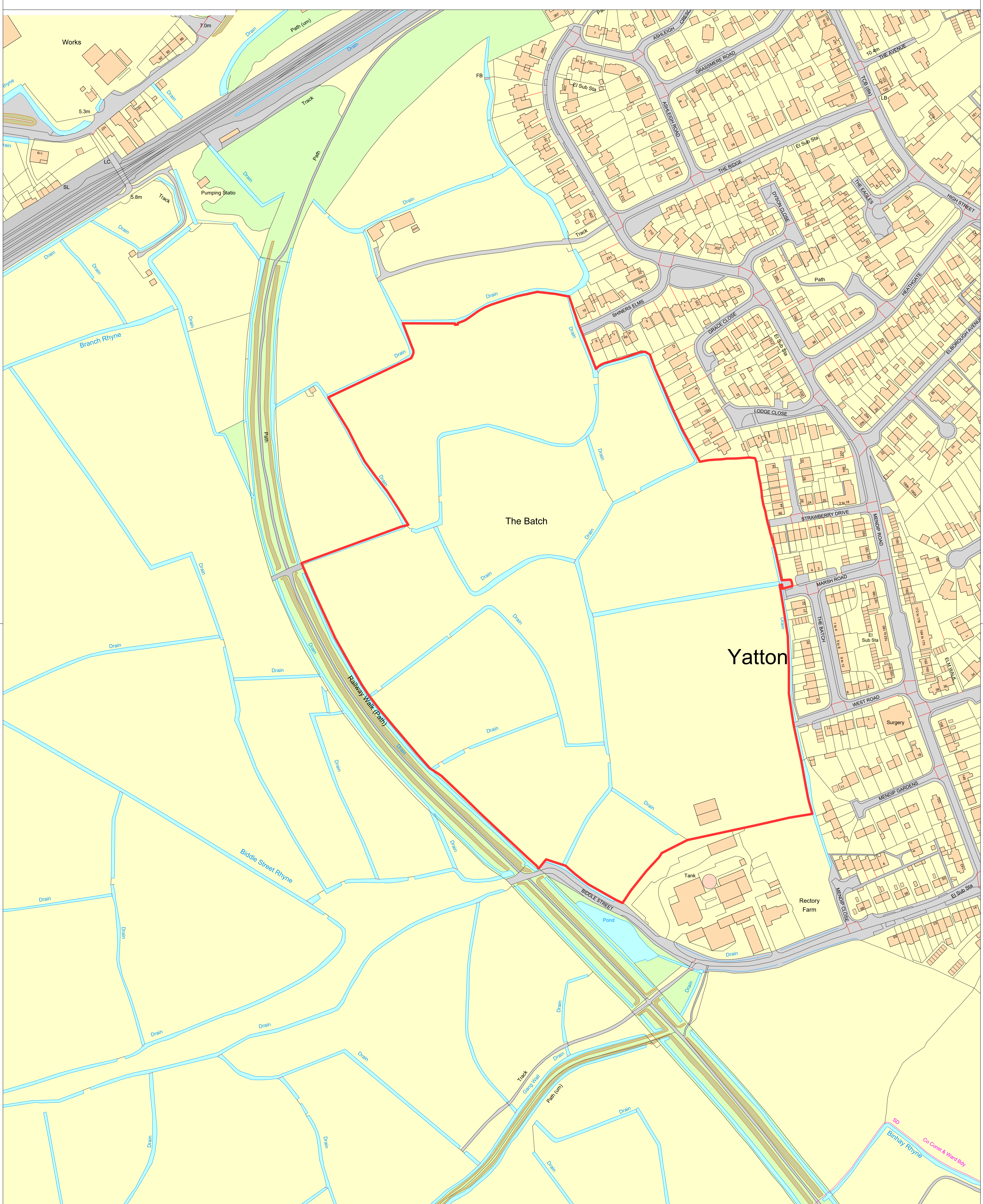
We trust you have sufficient information to progress this submission however if you have any queries, please do not hesitate to contact me.

Yours faithfully,



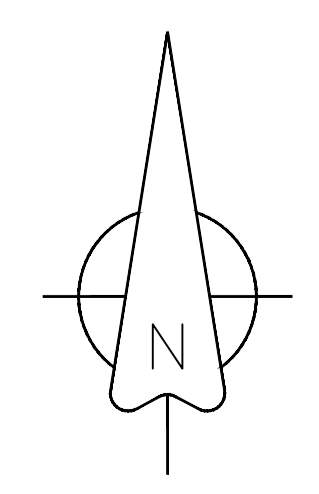
**KATHRYN VENTHAM**  
**DIRECTOR**

Drawing Revisions			
ISSUE	DATE	REVISION	BY



**KEY**

 Site Boundary

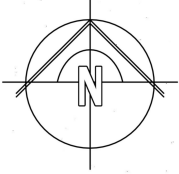


Development  
**Land at Rectory Farm**  
 Yatton  
 Redline Plan

Drawing Title	Date	Scale	Drawn
Land at Rectory Farm - Redline Plan	10/22	1/1000@A0	CW
Drawing Status	Drawing Ref	Rev	
Redline Plan	Rectory Farm_RLP01	-	

# Yatton

Master Plan  
January 2022



Strategic  
landscape/tree  
planting

LEAP

Proposed "trim trail"  
adjacent to footpath  
route.

Proposed orchard.

Footpath/cycleway links  
to strategic route.

NEAP

Doctors surgery

Footpath/cycleway  
connections to  
existing  
neighbourhood.

Balancing ponds.

Proposed parking for  
allotments.

## Key



Pond



Allotments



Rhynes



Infrastructure Highway  
- 3m cycleway  
- 2m verge  
- 6.75m highway  
- 2m verge  
- 2m footpath