

Date: 12 December 2022
My Ref: 22/P/2963/EA1
Email: planningsupport@n-somerset.gov.uk
Website: www.n-somerset.gov.uk/contactplanning



Ms Kathryn Ventham
Barton Willmore
9th Floor, Bank House,
8 Cherry Street
Birmingham
West Midlands
B2 5AL

Development Management
Development and Environment
Post Point 15
North Somerset Council
Town Hall
Weston-super-Mare BS23 1UJ
DX 8411 Weston-super-Mare

Dear Ms Ventham

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Application No: 22/P/2963/EA1
Description: Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for a proposed development comprising up to 280 new residential dwellings, associated access, landscaping and infrastructure. THIS IS NOT A PLANNING APPLICATION
Location: Land To North Of Rectory Farm, Chescombe Road, Yatton

Thank you for your application. Based upon a desktop assessment and the information you have submitted we consider your application to be valid and so it was registered on 5 October 2022. If further information comes to light relating to the validity of the application, we will contact you.

Your application will be allocated to a case officer within a few days and their name will be displayed on our website in the Comments tab. If you are unhappy with the way the application has been described, please let us know within the next seven days using the email address shown above.

If you are acting as an agent for this application, please pass a copy of this letter to the applicant for their information.

Data protection

The information and documents you have sent with your application will be placed on our website for public inspection. If you do not want information or documents that you have sent to us to be shown on our website you should contact us as soon as possible. Additional information regarding our [data protection procedures](#) can be found on our website.

Making changes

If you want to change your application before we have made our decision you should first read our advice about [pre-decision changes](#) on our website.

Keeping in contact

You can track the progress of your application and set up email alerts by registering with [Planning Online](#). If you want to contact the planning officer please use our online [contact form](#). This is the most reliable way to contact our planning officers as they are often away from the office.

If you do decide to contact us by email, please note that to protect our systems from cyber-attacks, we use firewalls and other measures to identify and block emails and files that could contain some form of malware or phishing links. To ensure that your emails are delivered to us, we recommend that you: 1) use good quality anti-virus protection systems; 2) don't add attachments that are password protected; and 3) always use delivery receipt, so that you know it was received

Time scales

We aim to make a decision by **26 October 2022**. If we have not reached a decision by this date and you have not agreed for us to have extra time to deal with your application, you can appeal to the Ministry for Housing, Communities and Local Government. Appeals must be lodged on a standard form, which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the [Planning Portal website](#).

Once a decision has been made we will send you a copy of the decision notice and publish it on our website. If you have provided an email address you will receive this more quickly. If we have to post the decision to you it will be displayed on our website before you get it.

Further information

If you need more information about what happens next you can read our advice about the [application process](#). You can also visit the [Planning Portal](#) website.

Community Infrastructure Levy

Please note that North Somerset Council's Community Infrastructure Levy (CIL) Charging Schedule came into effect on 18 January 2018. Residential and retail developments may be liable for charges and you may be asked for further information to help us assess any liability. If you are liable for CIL, all necessary information requests and any exemption requests must be completed before you commence development. Please see www.n-somerset.gov.uk/cil for further information.

Protected species

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb a protected species while it is occupying a place which it uses for shelter or protection. This includes, for example, bats or birds in roof spaces or cavities. Obtaining planning permission does not grant permission to disturb protected species. Licences can, however, be issued to allow construction works that would otherwise be prohibited. Applications for licences should be made to Natural England before any construction works commence on site.

Yours sincerely

Development Management
North Somerset Council

