

Town and Country Planning Act 1990 (As Amended)

Town and Country Planning (Inquiries Procedure)

(England) Rules 2000 (As Amended)

Appeal by Persimmon Homes Severn Valley

Land at Rectory Farm (north), Chescombe Road,

Yatton

Planning Inspectorate reference: APP/D0121/W/24/3343144

North Somerset Council reference: 23/P/0664/OUT

Housing land supply

Appendix to proof of evidence of:

Natalie Richards

Planning Policy Team Lead – Technical and Infrastructure

North Somerset Council



This appendix document is a compilation of email correspondence that includes evidence to support my conclusions in respect of deliverability on the following sites:

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Land at Weston Rugby Club, Weston-super-Mare

From: [Greg Reardon](#)
To: [Natalie Richards](#); [Studio Hive Planning](#)
Cc: [Matt Scott](#); [James Howard](#)
Subject: RE: Planning - FW: Planning application 21/P/3368/OUT - The Recreation Ground, Drove Road, Weston-super-Mare
Date: 31 July 2024 15:56:04

You don't often get email from greg.reardon@studio-hive.co.uk. [Learn why this is important](#)

Hello Natalie,

Following a discussion with the Client team at StudioHIVE developments, we feel that your assumed timeline is what we are aiming for: A reserved matters application for the remaining residential-led plots around Weston-super-Mare Rugby Club grounds by November 2025.

Kind regards,
Greg

Greg Reardon
Associate Architect



33 Oakfield Road, Clifton, Bristol, BS8 2AT.
T 01172 443 575
M 07799 616 328

[LinkedIn](#) | [Instagram](#) | [YouTube](#)

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From: 'Natalie Richards' via Studio Hive Planning <planning@studio-hive.co.uk>
Sent: Wednesday, July 31, 2024 1:40 PM
To: planning@studio-hive.co.uk
Subject: Planning - FW: Planning application 21/P/3368/OUT - The Recreation Ground, Drove Road, Weston-super-Mare

Good afternoon

Further to the below email I do not believe we have received a response, apologies if I have missed it.

I would still be grateful to receive the information requested as soon as possible please, to inform our annual monitoring report.

I understand that a reserved matters application for the residential element would need to be submitted to the Council by November 2025. Assuming this timeline, and detailed consent being secured in 2026 I would then anticipate a build trajectory taking three years from commencement, at c60 dwelling units per annum. Please do let me know if there is an alternative timeline you are working towards.

Thanks in advance

Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Natalie Richards
Sent: Tuesday, June 4, 2024 10:44 AM
To: planning@studio-hive.co.uk
Subject: Planning application 21/P/3368/OUT - The Recreation Ground, Drove Road, Weston-super-Mare

Good morning

I understand that you have recently acted for the Trustees of WSM RFC in respect of an amendment to their planning consent.

I am contacting you in respect of the anticipated delivery timescale for the proposal, both the element that benefits from full consent (as amended), and in particular the outline consent residential phase. Do your clients have an estimated timescale for the submission of a reserved matters application for this element of the scheme? And thereafter a delivery trajectory?

This information will help inform our routine annual monitoring of sites with planning consent.

Thanks in anticipation,

Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

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Woodside Avenue, Weston-super-Mare

From: [Matthew Kendrick](#)
To: [Natalie Richards](#)
Subject: RE: 21/P/0965/OUT - Land adjacent to Woodside Avenue, Hutton
Date: 04 June 2024 11:23:26
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi,

RM has just been submitted. So would hope full 16 built next year.

Kind Regards,

Matthew Kendrick
Director

grassroots
PLANNING

Suites 9 & 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 m: 07813091861
matthew@grassroots-planning.co.uk
grassroots-planning.co.uk



From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Tuesday, June 4, 2024 11:21 AM
To: Matthew Kendrick <matthew@grassroots-planning.co.uk>
Subject: 21/P/0965/OUT - Land adjacent to Woodside Avenue, Hutton

Morning Matthew

As part of our routine annual monitoring of sites with planning consent for residential development we are contacting you regarding the site with outline consent for 16 dwellings at Woodside Avenue, Hutton.

I would be grateful if you could please advise on the anticipated timeline for bringing this site forward please, from submission of a reserved matters application, towards commencement on site and ultimately completions.

Thanks in advance,

Kind regards
Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure

Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

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Land at Rectory Farm, Yatton

From: [Daniel Millward](#)
To: [Natalie Richards](#)
Subject: RE: 23/P/0238/RM - Rectory Farm, Yatton
Date: 31 July 2024 14:54:09
Attachments: [Image431948.png](#)
[Image600073.png](#)

Hi Natalie,

Apologies, this one slipped through the cracks. Your below assessment is reasonable. We're seeing sales rates of 0.7 per week which would translate to a build rate of c. 37 dwellings per year to match demand. So the development could be completed sooner.

Kind regards,

Dan

  ST. MODWEN HOMES	Daniel Millward Planning Manager St. Modwen Homes
M: +447811304237 E: Dan.Millward@stmodwen.co.uk Two Devon Way, Longbridge, Birmingham B31 2TS stmodwenhomes.co.uk	

St. Modwen Homes Limited
Registered Office: Two Devon Way, Longbridge, Birmingham, B31 2TS
T: 0121 222 9400 **W:** www.stmodwenhomes.co.uk
Company Registration: England & Wales 09095920 **VAT Registration :** 453001541

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From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Wednesday, July 31, 2024 1:59 PM
To: Stockall, Peter (Avison Young - UK) <peter.stockall@avisonyoung.com>
Cc: Daniel Millward <Dan.Millward@stmodwen.co.uk>
Subject: RE: 23/P/0238/RM - Rectory Farm, Yatton

[EXTERNAL EMAIL]

Hi Dan

Just following up on this as I don't think I have received a response, apologies if I have missed it.

I would still be grateful to receive the information requested please, to inform our annual monitoring report.

On the basis that a reserved matters application covering the whole site is already under consideration and that work is ongoing to discharge conditions, I would anticipate that

work could commence on site next year. Assuming a build rate of c30 per annum and a three year build programme (comparable to other sites in the Yatton area) I would anticipate the development will be completed in its entirety by 2029, however do let me know if you have an alternative trajectory we should be working to.

Thanks in advance,

Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Stockall, Peter (Avison Young - UK) <Peter.Stockall@avisonyoung.com>
Sent: Thursday, June 6, 2024 4:50 PM
To: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Cc: Daniel Millward <Dan.Millward@stmodwen.co.uk>
Subject: RE: 23/P/0238/RM - Rectory Farm, Yatton

Hi Natalie

I'm looping in Dan who maybe able to assist.

Regards

Pete

Pete Stockall MRTPI (he/him/his)
Principal

Mobile +44 (0)7771506333
peter.stockall@avisonyoung.com | avisonyoung.com

From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Tuesday, June 4, 2024 11:41 AM
To: Stockall, Peter (Avison Young - UK) <Peter.Stockall@avisonyoung.com>
Subject: 23/P/0238/RM - Rectory Farm, Yatton

CAUTION: External Sender

Good morning Pete

I understand that you are acting for St Modwen on the Rectory Farm site in respect of the current reserved matters application for 98 dwellings. I am contacting you as part of our routine annual monitoring of residential sites.

I would be grateful if you could please advise on your client's anticipated timeline for bringing this site forward please?

Thanks in advance,

Kind regards
Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

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Land west of Rodney Road, Backwell

From: [Joshua Kittlety - TW Bristol](#)
To: [Natalie Richards](#)
Cc: [Ashleigh Yarrow - TW Bristol](#)
Subject: RE: Land west of Rodney Road, Backwell
Date: 09 August 2024 11:08:48
Attachments: [image001.png](#)

Hi Natalie,

Apologies, I've been entirely absorbed in an application submission this week. Our anticipated dates are as follows (subject to planning):

- Site Start: April-25
- Site Completion: December-26

Thanks,
Josh

Josh Kittlety | Design & Planning Manager | Taylor Wimpey Bristol
730 Waterside Drive, Aztec West, Almondsbury, BS32 4UE
m: 07771 842 680

**Taylor
Wimpey**



From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Thursday, August 1, 2024 11:34 AM
To: Joshua Kittlety - TW Bristol <Joshua.Kittlety@taylorwimpey.com>
Cc: Ashleigh Yarrow - TW Bristol <Ashleigh.Yarrow@taylorwimpey.com>
Subject: FW: Land west of Rodney Road, Backwell

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Hi Josh

Is this something you are able to assist with in Ashleigh's absence please?

Thanks
Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure

Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Natalie Richards
Sent: Thursday, August 1, 2024 11:30 AM
To: Ashleigh.Yarrow@taylorwimpey.com
Subject: Land west of Rodney Road, Backwell

Hi Ashleigh

I hope this finds you well. I am currently producing the council's annual residential land monitoring paper, and assessing when sites with planning consent are likely to come forward.

I note that you have outline consent for the above scheme, and that a reserved matters application is currently under consideration for 60 dwellings. I would be grateful if you could provide an indication of your anticipated start on site date (following the reserved matters consent being granted), and how long you would expect the build programme to take, I would assume 2 years for a site of this size?

Thanks in advance,

Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
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Land south of Greenhill Road, Sandford

From: [Kelly, Elliott \(Avison Young - UK\)](#)
To: [Natalie Richards](#)
Subject: RE: Land south of Greenhill Lane, Sandford
Date: 04 June 2024 14:44:06

Good afternoon Natalie,

I hope you're well.

Its largely contingent on the planning process, but based on an October 2024 start on site, we'd be looking at Sales to commence September 2025, with Stonewood offsite by early 2027.

Hopefully that helps.

Kind regards

Elliott

Elliott Kelly (MRTPI) (he/him/his)
Associate, Planning, Development and Regeneration

Mobile [+44 07920824278](tel:+4407920824278)
elliott.kelly@avisonyoung.com | avisonyoung.com

From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Tuesday, June 4, 2024 1:09 PM
To: Kelly, Elliott (Avison Young - UK) <Elliott.Kelly@avisonyoung.com>
Subject: Land south of Greenhill Lane, Sandford

CAUTION: External Sender

Hi Elliott

I understand that you are acting for Stonewood Homes on the Greenhill Lane, Sandford in respect of the current reserved matters application for 49 dwellings. I am contacting you as part of our routine annual monitoring of residential sites.

I would be grateful if you could please advise on your client's anticipated timeline for bringing this site forward please?

Thanks in advance
Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665

E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
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Parklands Village – Locking Parklands

From: [Callum McGinnis](#)
To: [Natalie Richards](#)
Cc: [Emma Geater](#)
Subject: RE: Locking Parklands - phases 8 and 10
Date: 06 August 2024 11:13:26

Hi Natalie,

We will shortly be submitting plans for 229 residential units across both phases.

The programme anticipates consent being achieved in December 2024, with a start on site in early 2025.

We look forward to working with North Somerset Council on this project.

Kind regards,

Callum

Callum McGinnis BA (Hons), MPhil (Cantab)
Real Estate Graduate

Direct: 01454 270601
Mobile: 07842 428080

Vistry Bristol
The Jacobs Building | Berkeley Place | Clifton | Bristol | BS8 1EH

Vistry Group



Linden
HOMES



Countryside
Partnerships



the
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charity

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From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Wednesday, July 31, 2024 4:58 PM
To: Emma Geater <Emma.Geater@vistry.co.uk>; Callum McGinnis <Callum.McGinnis@vistry.co.uk>
Subject: Locking Parklands - phases 8 and 10

NOTE: Email originated outside of Vistry Group.

Good afternoon

I have been provided with your details by St Modwen as I understand that Vistry are preparing reserved matters applications for Phases 8 and 10 at Locking Parklands. I'm currently collating information for the Council's residential land survey annual update, and would be grateful if you could provide me with the capacities for these two phases, and an indicative trajectory of your plans for delivery please?

Thanks in advance

Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
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From: [Callum McGinnis](#)
To: [Emma Schofield](#); [Natalie Richards](#)
Cc: [Roger Willmot](#); [Emma Geater](#); [Victoria Button](#)
Subject: RE: Locking Parklands - Phase 8 and 10
Date: 15 August 2024 12:37:14

Some people who received this message don't often get email from callum.mcginnis@vistry.co.uk. [Learn why this is important](#)

Dear Emma and Natalie,

Following our recent correspondence, I wanted to update you that we have now submitted our joint Reserved Matters Application for Phases 8 and 10 at Locking Parklands with Homes England through Planning Portal, so it will be with your validation team shortly.

I'll be away on annual leave from tomorrow until 2nd September, but both Emma and Victoria will be around for any queries.

We are really looking forward to working with you on this project.

Kind regards,
Callum

Callum McGinnis BA (Hons), MPhil (Cantab)
Real Estate Graduate

Direct: 01454 270601
Mobile: 07842 428080

Vistry Bristol
The Jacobs Building | Berkeley Place | Clifton | Bristol | BS8 1EH

Vistry Group



Linden
HOMES



Countryside
Partnerships



Vistry Group is proud to support
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From: Emma Schofield <Emma.Schofield@n-somerset.gov.uk>
Sent: Wednesday, June 12, 2024 2:16 PM
To: Callum McGinnis <Callum.McGinnis@vistry.co.uk>
Cc: Roger Willmot <Roger.Willmot@n-somerset.gov.uk>
Subject: RE: Locking Parklands - Phase 8 and 10

NOTE: Email originated outside of Vistry Group.

Dear Callum,

Thanks for the update.

Kind regards

Emma Schofield
Principal Planning Officer
Strategic Developments Team
Place Directorate
North Somerset Council

Tel: 01934 427559

E-Mail: Emma.Schofield@n-somerset.gov.uk

Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

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From: Callum McGinnis <Callum.McGinnis@vistry.co.uk>
Sent: Tuesday, June 11, 2024 3:07 PM
To: Roger Willmot <Roger.Willmot@n-somerset.gov.uk>; Emma Schofield <Emma.Schofield@n-somerset.gov.uk>
Cc: Emma Geater <Emma.Geater@vistry.co.uk>; Ben.Stephenson@homesengland.gov.uk; Victoria Button <victoria.button@savills.com>
Subject: Locking Parklands - Phase 8 and 10

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Dear Roger and Emma,

I wanted to write to you to let you know in advance that we are planning to submit a

joint Reserved Matters Application for Phase 8 and 10 at Locking Parklands with Homes England. I will be leading this application from the Vistry side and we are aiming for a mid July submission.

We look forward to working with North Somerset Council on this exciting project.

Kind regards,

Callum

Callum McGinnis BA (Hons), MPhil (Cantab)
Real Estate Graduate

Direct: 01454 270601
Mobile: 07842 428080

Vistry Bristol
H2 Harlequin | Emerson Green | Bristol | BS16 7FN | 01174 578889

Vistry Group



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Winterstoke Village – Haywood Village

From: Ashwin, Joshua
Sent: Tuesday, May 14, 2024 12:00 PM
To: Sally Varley <Sally.Varley@n-somerset.gov.uk>; Sally Evans <Sally.Evans@n-somerset.gov.uk>
Cc: Julia Burgess <Julia.Burgess@n-somerset.gov.uk>
Subject: RE: Weston Airfield s106

Hi Sally,

Further to the below we have 312 completions to date.

We have just opened the Charles Church phase of development so we anticipate the build programme accelerating.

I'd suggest we would be circa 595 completions in September 2025 and 715 by September 2026. Obviously this is sales dependent.

I've been asked why the Council favour a letter rather than formalising through a DoV?

Kind Regards

Josh Ashwin | Technical Director
Persimmon Severn Valley | Davidson House, 106 Newfoundland Way, Portishead BS20 7QE
Direct line | 01275 396046 | **Switchboard** | 01275 39600
Email | joshua.ashwin@persimmonhomes.com | **Web** | persimmonhomes.com | charleschurch.com



Millcross site, Clevedon

From: [Sarah McQuatt](#)
To: [Kevin Stamper](#); [Natalie Richards](#)
Cc: [Helen Napierski](#)
Subject: RE: Alliance - pipeline schemes
Date: 04 June 2024 18:05:05

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Hi Natalie and Kev,

As requested :

Selworthy Road, Bournville

The scheme has been stalled by the level of pre-app work required with the Environment Agency and NSC to deliver as scheme both organisations are happy to support through the planning process. We now think we have a scheme which works technically (in flood terms) but are currently awaiting sign off from the Environment Agency to confirm they are happy for us to move forward to submitting a planning application. Subject to us receiving that within the next couple of months, we anticipate the following programme :

Planning application submission – Autumn 2024
Planning approval – Autumn 2025
Start On Site – Spring 2026
Phased completion from – Spring 2027
Practical Completion – Autumn 2027

Please note the number of homes that the site is able to accommodate (due to loss of Development capacity for flood storage) is now 28 homes.

Millcross, Clevedon

Local architect currently working with us on capacity sketches and recruitment of full design team to submit planning application.

Planning application submission – Winter 2024
Planning approval – Winter 2025
Start On Site – Spring 2026
Phased completion from – Spring 2027
Practical Completion – Spring 2028

Estimated capacity – 50 affordable homes

[@Natalie.Richards@n-somerset.gov.uk](mailto:Natalie.Richards@n-somerset.gov.uk) – feel free to use either myself or Helen (cc'd) as key contact for these schemes

Regards
Sarah

Sarah McQuatt
Head of Development
MRTPI MRICS



40 Martingale Way
Portishead
BS20 7AW

T: 01275 398105
M: 07814137023
E: sarah.mcquatt@alliancehomes.org.uk



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From: Kevin Stamper <Kevin.Stamper@n-somerset.gov.uk>
Sent: Tuesday, June 4, 2024 3:45 PM
To: Sarah McQuatt <sarah.mcquatt@alliancehomes.org.uk>; Helen Napierski <helen.napierski@alliancehomes.org.uk>
Subject: [EXTERNAL] FW: Alliance - pipeline schemes

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Afternoon Sarah and Helen, any chance you could give me any sort of update, think Planning are just wanting to report a possible delivery programme over the next five years?

Kevin

Kevin Stamper

Housing Development Officer
Place
North Somerset Council
Tel: 01934 42 6061
E-Mail: Kevin.Stamper@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Natalie Richards <Natalie.Richards@n-somerset.gov.uk>
Sent: Tuesday, June 4, 2024 2:43 PM
To: Hayley Morrish <Hayley.Morrish@n-somerset.gov.uk>; Kevin Stamper <Kevin.Stamper@n-somerset.gov.uk>
Subject: Alliance - pipeline schemes

Hi both

Producing our annual 5 year supply statement, so looking at what sites we expect to come forward and when.

Do either of you have any information on the alliance schemes at Millcross Clevedon and Bournville School site, or a contact there who could provide us with their anticipated timescales?

Thanks in advance

Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
Place Directorate
North Somerset Council

Tel: 01934 426665
E-Mail: Natalie.Richards@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

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Former Bournville School site, Selworthy Road, Weston-super-Mare

From: [Sarah McQuatt](#)
To: [Kevin Stampers](#); [Natalie Richards](#)
Cc: [Helen Napierski](#)
Subject: RE: Alliance - pipeline schemes
Date: 04 June 2024 18:05:05

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Regards
Sarah

Sarah McQuatt
Head of Development
MRTPI MRICS



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Portishead
BS20 7AW

T: 01275 398105
M: 07814137023
E: sarah.mcquatt@alliancehomes.org.uk



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Sent: Tuesday, June 4, 2024 3:45 PM
To: Sarah McQuatt <sarah.mcquatt@alliancehomes.org.uk>; Helen Napierski <helen.napierski@alliancehomes.org.uk>
Subject: [EXTERNAL] FW: Alliance - pipeline schemes

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Kevin

Kevin Stamper

Housing Development Officer
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Natalie

Natalie Richards
Planning Policy Team Lead – Technical and Infrastructure
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From: [Sarah McQuatt](#)
To: [Natalie Richards](#); [Kevin Stamper](#)
Cc: [Helen Napieski](#)
Subject: RE: Alliance - pipeline schemes
Date: 15 August 2024 12:09:24

Hi Natalie

Selworthy Road, Bournville

We finally got EA approval last week so will now move forward to pre-app consultation and submission of a planning application – moving towards more Autumn / Winter for submission due to delays with EA but that should speed up application so milestones from SOS should remain the same.

Millcross, Clevedon

No updates

Sarah

Sarah McQuatt
Head of Development
MRTPI MRICS



40 Martingale Way
Portishead
BS20 7AW

T: 01275 398105
M: 07814137023
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