

PLANNING APPEAL: APP/D0121/W/24/3343144
LAND AT RECTORY FARM (NORTH), CHESCOMBE ROAD, YATTON

ADDENDUM PLANNING STATEMENT OF COMMON GROUND

Further to the Inspector's query in respect of the previously agreed description of development, the Appellant and the Council have agreed the following description of development as amended.

A changed version is below, with then a clean version below that:

With suggested amendments:

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, up to 500 sqm ~~0.13ha of land reserved for Class E floorspace~~ 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.

Clean version:

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, up to 500 sqm Class E floorspace, 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.

It is agreed that the above revision falls within the parameters of that assessed as part of the outline planning application and that there is no prejudice which would result from this minor revision.

Signed on behalf of the Appellant:

KATHRYN VENTHAM

Date:

31st October 2024

Position:

DIRECTOR

Signed on behalf of the LPA:

MAX SMITH

Date:

08/11/2024

Position:

Principal Planning Officer
