

16 July 2021

Delivered by email

Planning Portal Ref. PP-10043019

Sean Herbert
Principal Planning Officer
Strategic Planning
South Gloucestershire Council
Department for Environment & Community Services
PO Box 1954
Bristol, BS37 0DD

Ref: BOKA3002

Dear Mr Herbert

**FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND AT HOODLANDS FARM, HARRY STOKE
– PART OF THE EAST OF HARRY STOKE NEW NEIGHBOURHOOD**

On behalf of the applicant, Hoodlands (Harry Stoke) Ltd. (hereafter referred to as BoKlok), we are pleased to enclose a Full Planning Application for residential development on land at Hoodlands Farm, Harry Stoke – Part of the East of Harry Stoke New Neighbourhood .The application has been submitted via the Planning Portal (PP-10043019).

Full Planning Submission

The application seeks full permission for residential development, the description of development is as follows:

“Full planning permission for the demolition of existing structures and erection of residential dwellings (Use Class C3) together with provision of public open space and landscaping; bicycle and car parking; and associated infrastructure works including improved access via Hambrook Lane. “

The Proposed Development will include the following:

- 50no. homes comprised of a mix of 2 and 3 bedroom affordable (36%) and open market homes. In accordance with PSP37, all affordable homes are compliant with Nationally Described Space Standards, four of which are wheelchair accessible. The homes are tenure blind, with all homes built and fitted to identical standards;
- Public, communal amenity space and play areas;
- Cycle parking and car parking provision (including visitor parking and Electric Vehicle charging points);
- Provision of footpaths throughout the Site and connection points for improved connectivity with the adjacent development proposals to the north, east and south of the Site;

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- Upgrading works to the existing access along Hoodlands via Hambrook Lane for an initial vehicular access. Vehicular access from Hambrook Lane to be closed off and downgraded to a foot/cycle greenway upon third party delivery of the vehicular connections from the south or east.
- Vehicular access connection points provided on the eastern boundary and southern boundary for improved connectivity with the adjacent development proposals to the east and south of the Site;
- Sustainable Urban Drainage (SUDs) basin; and
- Hard and soft landscaping including tree planting and biodiversity enhancements.

Application Documentation

The Planning Statement submitted in support of this application sets out the full details of the submitted Full Application, and confirms the details of the supporting documentation.

The following documents have been submitted to support this application:

Application Drawings

Plan Name	Prepared by	Reference
Site Location Plan	JTP	HST-JTP-SW-GL-DR-A-SL-5001 P1
Site Layout Plan	JTP	HDF-JTP-SW-GL-DR-A-SL-5000 Rev M
Existing Site Plan and Topography	JTP	HST-JTP-SW-GL-DR-A-SL-5009 P1
Illustrative Layout	JTP	HST-JTP-SW-GL-DR-A-SL-5002 P3
Boundary Treatment Layout	JTP	HST-JTP-SW-GL-DR-A-SL-5003 P2
Materials Layout	JTP	HST-JTP-SW-GL-DR-A-SL-5004 P2
Adoptions Layout	JTP	HST-JTP-SW-GL-DR-A-SL-5005 P3
Surface Treatment Layout	JTP	HST-JTP-SW-GL-DR-A-SL-5006 P3
Management Company Plan	JTP	HST-JTP-SW-GL-DR-A-SL-5008 P3
CGI View 1	JTP	HST-JTP-SW-GL-DR-A-SL-5010 P3
CGI View 2	JTP	HST-JTP-SW-GL-DR-A-SL-5011 P2
Street Elevation	JTP	HST-JTP-SW-XX-DR-A-EL-5030 P2
Housetype TCH2 Affordable FtB	JTP	HST-JTP-HC2-ZZ-DR-A-ZZ-5100 P2
Housetype TCH2 OMS FtB	JTP	HST-JTP-HC2-ZZ-DR-A-ZZ-5101 P2
Housetype TCH2 OMS Gable	JTP	HST-JTP-HC2-ZZ-DR-A-ZZ-5102 P2
Housetype TCH3 FtB	JTP	HST-JTP-HC3-ZZ-DR-A-ZZ-5103 P2
Housetype TCH3 Gable	JTP	HST-JTP-HC3-ZZ-DR-A-ZZ-5104 P2
Housetype TCH6 FtB	JTP	HST-JTP-HC6-ZZ-DR-A-ZZ-5105 P2
Proposed Access Off Hambrook Lane – with approved infrastructure work [within Transport Statement]	Jubb	SK_T_001
Swept Path Analysis Refuse Vehicle [within Transport Statement]	Jubb	SK_T_010
Swept Path Analysis – 7.5T Box Van and Estate Car [within Transport Statement]		SK_T_011
Hardworks Landscaping Masterplan	Neil Tully	HDF-NTA-XX-00-DR-L-0501 P04

Softworks Landscaping Masterplan	Neil Tully	HDF-NTA-XX-00-DR-L-0502 P02
Cycle Footway Plan – Hard and Soft works	Neil Tully	HDF-NTA-XX-00-DR-L-0503 P04
Drainage Strategy	Structa	HST-STR-SW-GL-DR-C-SL-1905 P4
Levels Strategy	Structa	HST-STR-SW-GL-DR-C-SL-1901 P7
Cut and Fill	Structa	HST-STR-SW-GL-DR-C-SL-1902 P5
Access Road Sections	Structa	HST-STR-SW-GL-DR-C-SL-1903 P4
Impermeable Areas	Structa	HST-STR-SW-GL-DR-C-SL-1906 P3
Street Lighting Strategy	Structa	HST-STR-SW-GL-DR-C-SL-1911 P2
Foundation Strategy	Structa	HST-STR-SW-GL-DR-C-SL-1920 P3
Tree Constraints Plan	Tyler Grange	11857 P01e
Tree Retention and Removal Plan	Tyler Grange	11857 P04a
Tree Protection Plan	Tyler Grange	11857 P05a

Application Documents

Document/ Plan Name	Preparation Responsibility	Drawing/Document Reference
Application Form and Certificates	Turley	N/A
Community Infrastructure Levy (CIL) Questions Form	Turley	HST-TUR-XX-XX-FM-T-XX-1002
Covering Letter	Turley	HST-TUR-XX-XX-AP-T-XX-1000
Design and Access Statement	JTP	HST-JTP-XX-XX-RP-A-XX-1000
Planning Statement (including Affordable Housing Statement and S106 Draft Heads of Terms)	Turley	HST-TUR-XX-XX-AP-T-XX-1003
Flood Risk Assessment and Drainage Strategy	Structa	HST-STR-XX-XX-RP-C-XX-1000
Noise Assessment	RBA Acoustics	10905.RP01.ENS.1
Vibration Assessment	RBA Acoustics	10905.RP02.VIB.1
Phase 1 Ecological Assessment	Tyler Grange	11857 R02a Rev A
Biodiversity Net Gain	Tyler Grange	11857 R04 BNG LT MM 120721
Sustainable Energy Statement	Hydrock	ST-HYD-XX-ZZ-RP-ME-0001
Historic Environment Desk-Based Assessment	Cotswold Archaeology	R0692_1
Geotechnical And Geoenvironmental Interpretive Report	CGL	CGE/16484
Air Quality Assessment	Hydrock	HST-HYD-XX-XX-RP-Y-XX-1000

Arboricultural Impact Assessment	Tyler Grange	11857 R05 AIA JP HM 160721
Transport Statement	Jubb	21164-TS-01
Framework Travel Plan	Jubb	21164-TP-01
Utilities Site Appraisal (and appendices)	TDS	BLK U 02 UR-01

The requisite Full Planning Application Fee of £23,100 (and associated Planning Portal charge) has been paid by the Applicant via the Planning Portal.

We trust that the enclosed is sufficient for the prompt validation and determination of the application. We look forward to discussing the application submission with you further in due course. Should you have any queries at this stage, please do not hesitate to contact me.

Yours sincerely

Amy Cooper
Associate Director

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