



Planning Department
South Gloucestershire Council
Department for Environment and Community Services
PO Box 1954
Strategic Planning
Bristol
BS37 0DD

13 February 2024

Your Reference: P22/00461/F & PP-12803279
Our Reference: 1495 Falfield

VIA THE PLANNING PORTAL

Dear Planning Department,

RE: NON MATERIAL AMENDMENT APPLICATION TO THE CONSENT GRANTED UNDER P/22/00461/F- ERECTION OF 21 NO. DWELLINGS, WITH LANDSCAPING, PARKING AND ASSOCIATED WORKS - LAND OFF BRISTOL ROAD FALFIELD SOUTH GLOUCESTERSHIRE GL12 8DH

Please accept this letter together with the enclosed documents as a formal Non Material Amendment (NMA) application in respect of the approved drawings given consent under application P/22/00461/F.

This application and the accompanying application fee have been submitted via the Planning Portal (Planning Portal reference: PP-12803279).

As we move forward with entering in to a contract with a housing association to take on the affordable units granted consent as part of the proposals, they have pointed out that whilst the S106 and the approved Tenure Plan (drawing number 814-105 rev C) identify plot 5 as an affordable unit, the approved Ownership Plan is not consistent with this as it shows plot 5 as white, rather than blue as it should be shown. This Non Material Amendment application simply seeks to remedy this error and make sure the Ownership Plan is consistent with the rest of the consent in showing plot 5 as affordable.

Condition 21 of the consent sets out the approved plans list and is set out as follows, with the requested change shown in red:

The development hereby approved shall be carried out in strict accordance with the following plans:

Received by the Council on 21st September 2022:

814 - 100 rev A Site Location Plan
814 - 114 rev B Dv1 Type Floor Plans
814 - 115 rev B Dv1 Type Elevations
814 - 116 rev B M Type Floor Plans
814 - 117 rev B M Type Elevations
814 - 118 rev B N Type Floor Plans
814 - 119 rev B N Type Elevations
814 - 125 rev A Affordable Plots 7-9 Floor Plans
814 - 126 rev A Affordable Plots 7-9 Elevations
814 - 127 Affordable Plots 10-12 Floor Plans
814 - 128 rev A Affordable Plots 10-12 Elevations
814 - 132 N+ Type Floor Plans
814 - 133 N+ Type Elevations
814 - 134 F Type Floor Plans
814 - 135 F Type Elevations
814 - 136 P Type Floor Plans
814 - 137 P Type Elevations
814 - 138 M & A3 Type Floor Plans
814 - 139 M & A3 Type Elevations
814 - 140 rev B Single Garage
814 - 141 rev B Double Garage
2105140 - 001 rev G Preliminary Drainage Strategy Plan
2105140 - 003 rev C External Levels Plan
814 - 200 rev B Materials Schedule
814 - 201 rev B Accommodation Schedule

Received by the Council on 10th January 2023:

2105140 - 002 rev G Layout Review- Vehicle Tracking

Received by the Council on 14th March 2023:

21_184_101_J Soft Landscaping Plan

Received by the Council on 15th March 2023:

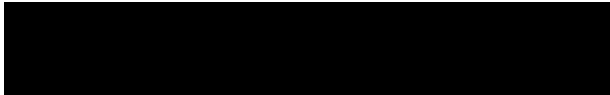
814 - 101 rev K Site Layout Plan
814 - 101 rev K Site Layout- Coloured
814 - 102 rev C Site Layout - Boundary Treatments Plan
814 - 103 rev C Site Layout & Wall Materials Plan
814 - 104 rev C Site Layout & Roof Materials Plan
814 - 105 rev C Site Layout & Tenures Plan
814 - 106 rev ~~E~~D Site Layout & Ownership Plan
814 - 108 rev C Site Layout & POS Locations
814 - 109 rev C Site Layout & PV Panel Locations
814 - 131 rev C Site Layout & ASHP Locations

I trust this provides you with the information you require to approve this NMA though if you require anything further or any clarification, please get in touch.

Yours sincerely,



James Durant BA MA MRTPI
Land and Planning Manager



Encs. Plan (submitted via the Planning Portal)
Application Fee (submitted via the Planning Portal)