

Our ref: 096_Old Sodbury

27th February 2024

David Stockdale
Planning Department
South Gloucestershire Council
Department for Place
PO Box 1954
Bristol
BS37 0DD

Dear David

RE: Old Sodbury Non-Material Amendment

I write on behalf of Redcliffe Homes, who own and are developing the site at Old Sodbury for housing development.

This letter supports an application made under S96A of the Town and Country Planning Act 1990, which allows an LPA to accept minor alterations to an approved development if they are satisfied the proposed change, is not material.

Following the grant of planning permission in January 2023 (ref: P21/03344/F) via appeal ref: APP/P0119/W/22/3303905, Redcliffe Homes is now seeking to start works on site following an initial period of enabling works, subject to the final discharge of planning conditions.

Discussions are currently underway with a Housing Association to take on the ownership and management of affordable housing plots within the development, however a crucial condition of the agreement with the provider is for the affordable housing plots to have solar PV panels included with the plots, when transferred.

It is understood that the Housing Association have directly contacted you to discuss the possibility of PV panels and the proposed planning process.

As part of the planning permission, solar PV panels were not required, as per adopted planning policy at the time of decision. The units achieve a very high energy efficiency rating through fabric first and other measures such as air source heat pumps.

Redcliffe Homes are amenable to over-provide energy efficiency measures for the affordable housing units in this instance and seek the approval from the Local Planning Authority that this change is non-material.

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The panels will be located, as shown on the enclosed plan. The detailed specification is also enclosed with the application. This shows how the panels will be recessed into the roof to ensure a smoother roof form and again limit impact on the surrounding.

As a consequence of the PV panels, the amendment is not considered to have a material impact when assessed against the scheme as a whole.

This proposed amendment, is considered non-material in nature and capable of resolution under S96A of the Act.

Yours sincerely,



David Hagan
Development Planner
Redcliffe Homes Limited

Enc

- PV Layout plan ref: NMA-1 rev A
- PV panel specification documentation