

Development Management
City Hall
Bristol City Council
PO Box 3399
Bristol
BS1 9NE



COTSWOLD VALE PLANNING
Bespoke Planning Services

29th January 2024

Dear Sir/Madam,

**Re: Town and Country Planning Act 1990
Erection of 1 residential unit, incorporating associated works on land at Land at
196 Fortfield Road, Whitchurch, Bristol BS14 9NR.**

I am instructed by MMC Homebuilding Ltd (the applicants) to prepare and submit this full planning application for the above-mentioned works. Please find enclosed in support of the application;

- The completed application forms;
- The Site Location Plan and Block Plan;
- The Existing and Proposed Site Plans;
- The Proposed Elevations;
- The Planning, Design & Access Statement;
- The Energy & Sustainability Assessment; and
- The completed CIL additional information form*

The Preliminary Ecological Assessment & Biodiversity Net Gain Assessment will follow shortly.

The required application fee will be submitted via Planning Portal.

Please note that officers should contact the Agent prior to visiting the site to ensure that entry can be gained.

I trust that you will have all that you require to register and validate this application and I look forward to receiving acknowledgement from you in due course.

However if I can be of any assistance in the meantime, please do not hesitate to contact me.

Yours faithfully



Ian C Pople BA(Hons) MTP MRTPI
Director

**As the site is owned by Bristol City Council, it is anticipated that the council will want to complete their own assumption of liability form.*