

Our Ref: JW/SH/97801

25 March 2024

**alder
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PLANNING
CONSULTANTS

FAO: Suzanne D'Arcy
South Gloucestershire Council
Development for Environmental and Community Services
PO Box 1954
Strategic Planning
Bristol
BS37 0DD

Dear Suzanne

**COUNTRYSIDE PARTNERSHIPS LTD & ALLIANCE HOMES LTD
LAND AT CHIEF TRADING POST, BARRY ROAD, OLDLAND COMMON, SOUTH
GLOUCESTERSHIRE, BS30 6QY
APPLICATION MADE UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT
1990 FOR A NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPROVAL
P23/01635/RM**

Please find enclosed, on behalf of Countryside Partnerships Ltd and Alliance Homes Ltd, an application seeking a non-material amendment to reserved matters approval ref: P23/01635/RM at land at Chief Trading Post, Barry Road, Oldland Common to correct the wording of planning conditions issued on the reserved matters approval decision notice.

Owing to some of the condition wording being issued in error, it has been agreed that this application attracts no fee payable to the Council.

Relevant Planning History

Outline Planning Permission ('the 2022 planning permission') (LPA ref: P21/05366/F)

Outline planning permission was approved on the site in November 2022. The description of the approved development, approved part in detail and part in outline is as follows:

"Hybrid planning application seeking full planning permission for the demolition of existing buildings; erection of 1 no. retail/cafe building (Class E); 6 no. supported living dwellings and 1 no. associated management building, and site infrastructure, access and associated works. Erection of 1no. building for community and health services, 50 no. dwellings with associated works (Outline) with access to be determined, all other matters reserved."

Reserved Matters Approval (LPA ref: P23/01635/RM)

Reserved matters approval was granted to Countryside Partnerships Ltd and Alliance Homes Ltd on 15 March 2024 for the:

“Erection of 48no dwellings, internal roads, landscaping and associated works (Phase E only). (Approval of reserved matters to be read in conjunction with P21/05366/F).”

Proposed Non-Material Amendment

Upon review of the reserved matters approval decision notice, it is clear that errors are contained in the wording of some of the conditions on the notice. This relates to conditions 4, 5 and 6 only.

As such, this non-material amendment application is submitted to correct the errata. This application otherwise seeks no change to the development as approved by the reserved matters.

It is proposed to amend the wording of the relevant conditions to read as follows, in accordance with the wording previously agreed prior to issuing of the decision notice (conditions not referenced below shall otherwise remain as written on the reserved matters approval decision notice):

Condition 4

The development shall proceed in strict accordance with the mitigation measures and management plan prescriptions provided in the Construction and Environmental Management Plan: Biodiversity (CEMP:Biodiversity) (ead ecology, December 2023), Landscape and Ecological Management Plan (David Jarvis Associates, December 2023) and Lighting Assessment Plan (QODA Light, May 2023).

Condition 5

Prior to the occupation of the development hereby approved, the ecological enhancements detailed within sections 3 and 4 of the A Construction and Environmental Management Plan: Biodiversity (CEMP:Biodiversity) (ead ecology, December 2023) shall be installed, and retained as such thereafter.

Condition 6

The development hereby approved shall be carried out in accordance with the submitted Biodiversity Net Gain Assessment: Post-Intervention Plan (Figure A5.2), prepared by EAD Ecology within the Landscape And Ecological management Plan (David Jarvis Associates, 8 December 2023) to ensure that there is a minimum 10%net gain in biodiversity on site for a 20 year period as a result of the development. Development shall be carried out in accordance with the approved details.

Concluding Remarks

The proposal is wholly non-material in nature and seeks only to correct errors in the wording of planning conditions issued pursuant to reserved matters approval ref: P23/01635/RM. This submission is made following email correspondence agreeing the best approach to correct the errors i.e. by means of a non-material amendment. This application otherwise seeks no change to the development as approved by the reserved matters.

In this regard, please find the application form and location plan enclosed with this letter comprising the application submission.

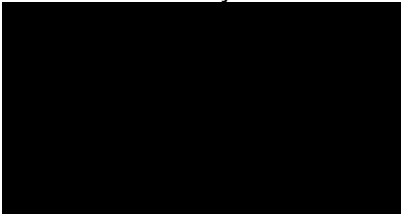
We trust the above is clear to ensure a swift validation and agreement of this application. Should you have any queries please do not hesitate to contact me direct.

25 March 2024

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Yours sincerely



JAMIE WILTON
PRINCIPAL PLANNER

e-mail: planning.consultancy@alderking.com
direct dial: [REDACTED]

ecs: Non-material amendment application form
Site location and ownership plan dwg no: 1000 rev: P7

