

Development and Environment
North Somerset Council
Post Point 15
Town Hall
Weston-super-Mare
BS23 1UJ

Date: 18 April 2017

Our ref: 31228/JCO/AE/13842812v3

Your ref: PP-05974555

Dear Mr Graham Quick

Planning Application: Land west of Engine Lane, Nailsea

On behalf of BDW Trading Ltd and the joint owners (Nailsea Town Council, Karen Dyer, Wendy Baker, Nicola Pletts, Bernard Gray) we have today submitted an application for full planning permission for the development of 183 residential dwellings at land west of Engine Lane, Nailsea. The application also proposes open spaces (including children's play spaces and replacement playing fields including drainage and associated infrastructure), landscaping, sustainable urban drainage, vehicular accesses, pedestrian and cycle accesses, related infrastructure and engineering works.

The site is a proposed allocation for up to 195 dwellings in the emerging North Somerset Council Site allocations plan.

The application has been submitted via the Planning Portal and the reference no. is PP-05974555.

Planning application submission

The following documents have been submitted with the planning application:

Document	Source	Reference	Date
Covering Letter	Lichfields	31228/JCO/AE/13842812v3	18/4/17
Planning Statement	Lichfields	13667543v3	18/4/17
Design and Access Statement	Pegasus	CIR.B.0443_15A	April 2017
Transport Assessment	MBC Traffic	10144/2	April 2017
Travel Plan	MBC Traffic	10144/3	April 2017
Tree Report	ACD Environmental		
Arb Impact Assessment & Method Statement	ACD Environmental		
Archaeological Desk Based Assessment	CGMS	EC/22875	December 2016
Geophysical Survey	GSB on behalf of CGMS	G16125	10/1/17
Ecological Impact Assessment	EAD Ecology		April 2017
Landscape & Visual Impact Assessment	Tisdall Associates	TAs 158	April 2017

Document	Source	Reference	Date
Housetype Pack	Pegasus	B.0443_05C	April 2017
Energy Statement	Turley	BARZ3009	April 2017
Flood Risk Assessment	Quod Consult	17014	April 2017
Site Waste Management Plan	Reconomy	15235	3/4/17
Ground Investigation Report	Robson Liddle	12-20-16-1-6082/GIR1	Jan 2016
Statement of Community Involvement	Middlemarch Communications	-	April 2017
Lighting Strategy	Capita	GC/002640/RP1 Rev A	March 2017
Utilities Statement (including draft electricity, gas and water layout)	Barratt Homes	-	-
Planning Drawings	See Annex 1		
Engineering Drawings	See Annex 1		
Landscaping Drawings	See Annex 1		

A cheque for the requisite application fee of £34,344 has been sent to North Somerset Council under separate cover. This is based on £19,049 for the first 50 dwellings and £115 for the remaining 133 units.

The Habitat Regulations Template has been partially completed to assist the Council and this will be issued to the Council directly under separate cover.

We trust that the above is clear and we look forward to receiving confirmation that application is valid as soon as possible. Should you have any queries please do not hesitate to contact me in the first instance or my colleague Cem Kosaner.

Yours sincerely

Arwel Evans
Senior Planner

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Chris Dolling – Barratt Homes (Bristol)

Annex 1: Drawings Register

Title	Reference	Revision	Date
Site Location Plan	B.0443_07	F	12/04/17
Site Layout	B.0443_12	J	12/04/17
Housetype Pack Part 1	B.0443_05	C	April 2017
Housetype Pack Part 2	B.0443_05	C	April 2017
Street Scenes	B.0443_13	B	10/04/17
Materials Plan	B.0443_16	C	18/04/17
Parking Strategy	B.0443_18		06/04/17
External Works	B.0443_19		13/04/17
Refuse Strategy	B.0443_20		11/04/07
Affordable Housing Plan	B.0443_21	A	18/04/17
Soft Landscape Proposals Sheet 1	GL0438 04	B	10/04/17
Soft Landscape Proposals Sheet 2	GL0438 05	B	10/04/17
Soft Landscape Proposals Sheet 3	GL0438 06	B	10/04/17
Soft Landscape Proposals Sheet 4	GL0438 07	B	10/04/17
Soft Landscape Proposals Sheet 5	GL0438 08	B	10/04/17
Highways Adoption Plan	C/PL101	0	Apr 17
Proposed Site Accesses	10144/200	C	15/02/2016
Engineering Layout Planning Sheet 1	C/PL100-01	0	Apr 17
Engineering Layout Planning Sheet 2	C/PL100-02	0	Apr 17
Engineering Layout Planning Sheet 3	C/PL100-03	0	Apr 17
AutoTracking Junctions Sheet 1	C-PL102-01	0	Mar 17
AutoTracking Junctions Sheet 2	C-PL102-02	0	Mar 17
AutoTracking Junctions Sheet 3	C-PL102-03	0	Mar 17
AutoTracking Junctions Sheet 4	C-PL102-04	0	Mar 17
AutoTracking Junctions Sheet 5	C-PL102-05	0	Mar 17
Rugby Pitches Sketch Plan	GL0438-03	D	22/01/16
Bridge Details			