



Grass Roots Planning Ltd
Suites 9 And 10 Bristol North Baths
Gloucester Road
Bishopston
Bristol
BS7 8BN

Please ask for: Customer Service Centre
Tel: 01454 868004
Our ref: P21/03344/F
(Please quote at all times)
Your ref:
Date: 19th May 2021

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PLANNING APPLICATION ACKNOWLEDGEMENT

Dear Mr Kendrick

LOCATION: Land South Of Badminton Road Old Sodbury South
Gloucestershire BS37 6LU
DESCRIPTION: Erection of 35 no. dwellings with garages and associated works
REFERENCE NO: P21/03344/F

Your application was received as valid on 14th May 2021. If any further plans, documents or information are required before a decision can be made, you will be notified. The application documents will be made available for viewing for consultation purposes on the Council's public website at <http://developments.southglos.gov.uk/online-applications/>.

Please check the description above carefully as it may have been necessary to change the wording given on your application form. If you do not agree with how the application is described, or you have any queries concerning your application, please contact our Customer Service Centre on 01454 868004 as soon as possible. Please quote the application number in all future correspondence.

Please find enclosed a Site Notice, which I should be pleased if you would display at the site for at least 21 days from the date of receipt. The intention is to advise local people of the proposal and the address to which representations may be sent. There is no statutory obligation to display this Site Notice, however, your co-operation will be much appreciated and will assist in the efficient and fair consideration of your proposals.

Every effort will be made to deal with your application as soon as possible. However, if you do not receive a decision in writing by 13th August 2021 you may either:

- a) agree to allow the Council more time to make a decision; or
- b) make an appeal to the Planning Inspectorate against the Council's non-determination of your application.

If you do this, all work on the application by the Council will stop, and you will have to wait for the Planning Inspector to make the decision. There are strict time limits to making an appeal. Further information on the appeal process and the ability to lodge an appeal online, is available on the Planning Portal website, at www.planningportal.co.uk.

Before you decide which option to take, please contact our Customer Service Centre or the Case Officer.

Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services, PO
Box 1954, Bristol, BS37 0DD
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk



The Planning Case Officer for this application is David Stockdale.

To improve the way we communicate with our service users, including those who have commented on an application, we will match our style of communication with that chosen by the service user. This means that whenever practicable where we have been given an email address we will use this as the primary means of communication with that customer. This will include further consultations, committee referrals, updates on applications and notification of the decision.

Information and guidance on the planning process, including the Community Infrastructure Levy, can be found on the Council's website. You will also find details of the new decision making procedures coming into effect from the 1st November 2018.

Community Infrastructure Levy (CIL) Liable Applications

Your planning application has been marked as being CIL liable because it meets one of the following criteria:

- Development comprising of 1 or more dwellings
- Development comprising of 100sqm or more of new build floor space
- Conversion of a building not in its lawful use

On approval of your application the CIL Team will issue a CIL Liability notice stating the amount payable.

Please note if you are wishing to claim relief you must first assume liability to pay CIL. This can be done by completing and returning an assumption of liability form. No claim for relief will be decided until planning approval has been granted.

For further information on CIL please refer to the planning portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

Yours sincerely

Technical Support Team Leader





**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION OR OTHER PLANNING PROPOSAL AFFECTING
THIS SITE**

Application No: P21/03344/F

Applicant: Mr Andrew Godden

Proposal: Erection of 35 no. dwellings with garages and associated works

Location: Land South Of Badminton Road Old Sodbury South
Gloucestershire BS37 6LU

South Gloucestershire Council have received an application for the above development. Planning applications may be viewed via the internet at <http://developments.southglos.gov.uk/online-applications/> where any comments can be made online within 21 days of the notice. Free internet access is also available at all South Gloucestershire Libraries. You may also view application details online at any of South Gloucestershire One Stop Shops: Kingswood, Yate or Patchway.

Please note that the law requires that any comments received on a planning application are made publicly available, including via the Council's website. Any comments may be copied and made available to a third party under the provisions of the Local Government (Access to Information) Act 1985. In the event that an appeal is made against the decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations

MARIE BATH DEVELOPMENT MANAGER

19th May 2021



Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services, PO
Box 1954, Bristol, BS37 0DD
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk