

# North Somerset Development Management Agents' Forum

12 January 2017



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[www.innorthsomerset.co.uk](http://www.innorthsomerset.co.uk)

# Today's topics

- Planning policy update
- Accessible Housing Needs Assessment / Affordable Housing
- New Planning Application Requirements
- Planning Portal updates
- Highways Design Guide
- Discharging Planning Conditions
- General update and questions



# Planning Policy Update

Graham Quick

Local Plan Team Leader

[Graham.quick@n-somerset.gov.uk](mailto:Graham.quick@n-somerset.gov.uk)

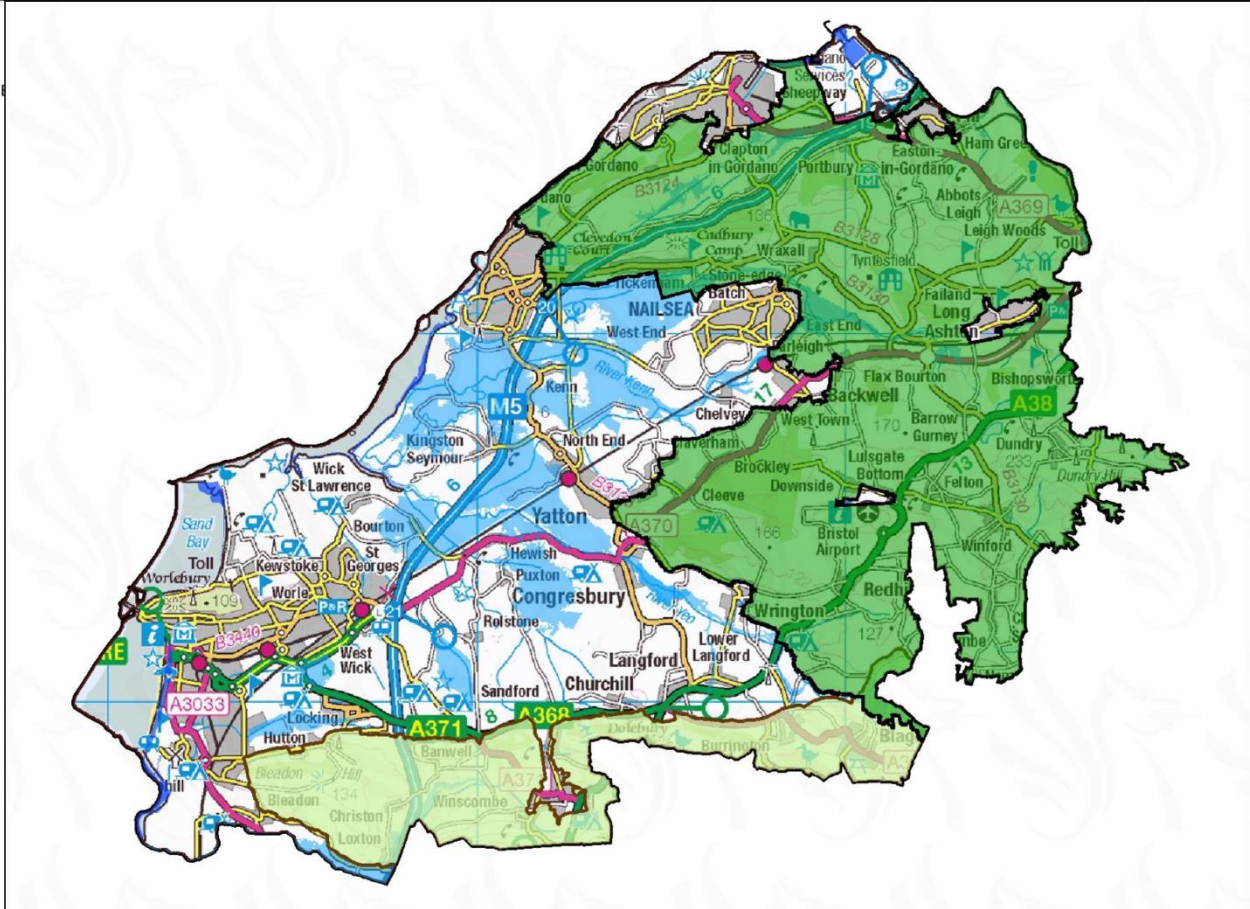


# Content : Planning Policy Update

- Joint Spatial Plan
- New Local Plan
- North Somerset Core Strategy
- Site Allocation Plan
- Development Management Policies
- Neighbourhood Development Plans
- Community Infrastructure Levy
- Supplementary Planning Documents



-  Unitary boundary mask
-  Green Belt
-  Area of Outstanding Natural Beauty
-  SFRA tidal flood zone 3B
-  SFRA fluvial flood zone 3B
-  Unitary boundary



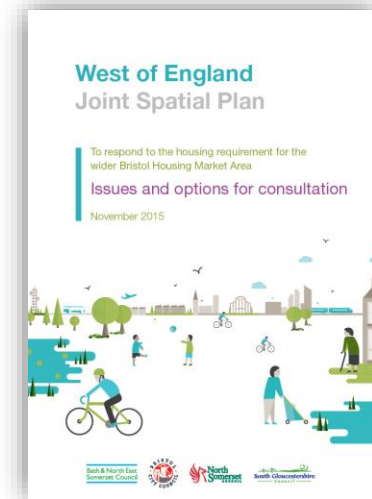
Scale: 1:150000  
 Drawn by: Nicola Wren  
 Date: 09 May 2014  
 Time: 10:15:48



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# Planning to 2036: Joint Spatial Plan



- Jointly prepared by W of E authorities for 2016-2036.
- Covers North Somerset, Bristol City, South Gloucs and Bath & NE Somerset.
- Will establish overall housing requirement for the wider housing market and location of strategic growth/infrastructure.
- Developed alongside Joint Transport Study
- Will provide necessary Core Strategy review of housing numbers.
- Context for a new NSC Local Plan to 2018-2036 to be progressed in parallel.



# Housing target

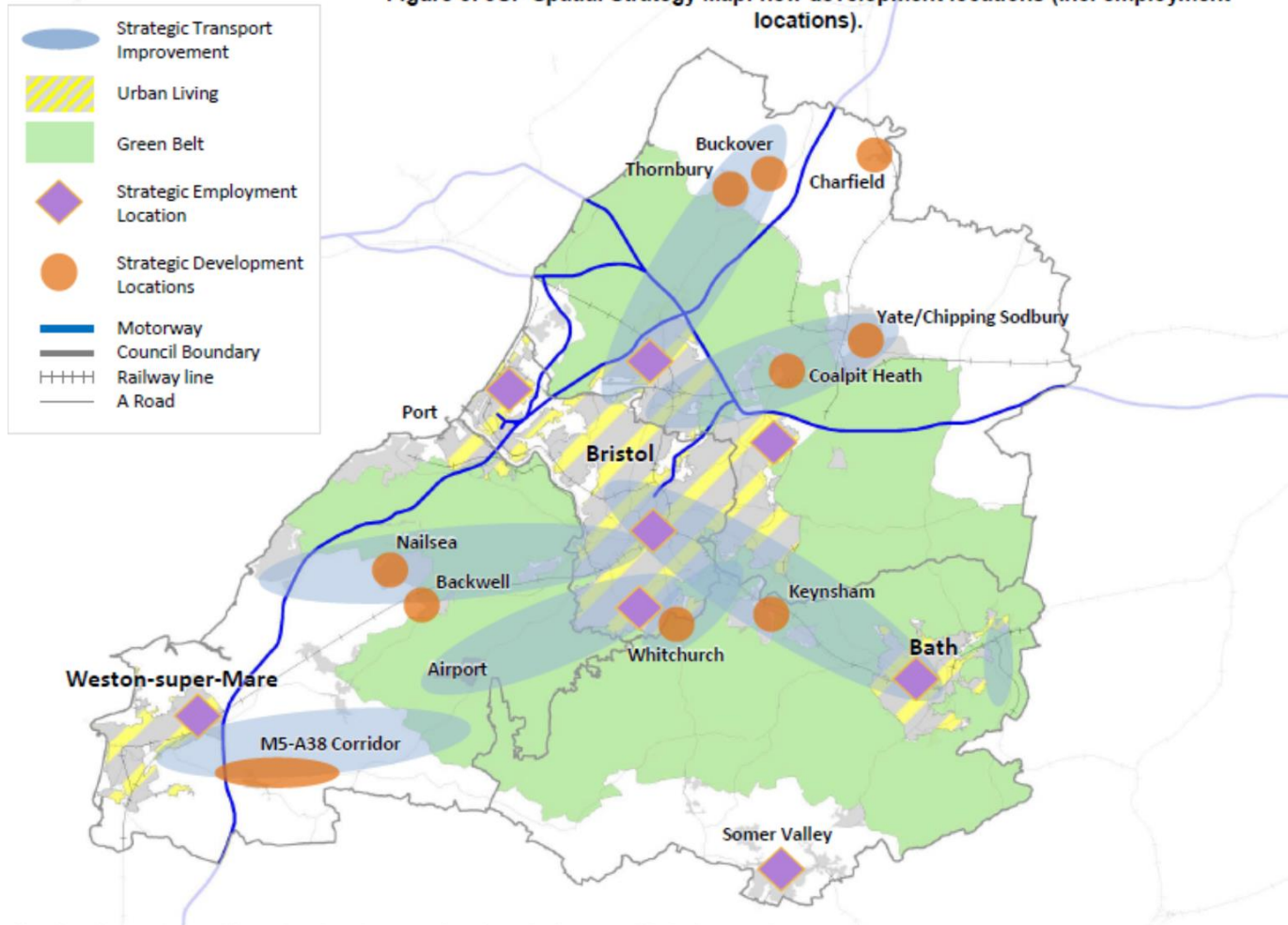
JSP will consider implications of housing need from both Bristol and Bath HMAs – to be allocated across West of England area.

Proposed JSP housing target:

Housing need	up to 105,000 dwellings
Commitments	66,000 dwellings
Urban intensification	14,600 dwellings
New locations	up to 24,400 dwellings (including about 10,000 dwellings in NSC )



**Figure 5: JSP Spatial Strategy Map: new development locations (incl employment locations).**



*Note: Locations symbols are illustrative only and must not be taken to imply any specific development sites.*





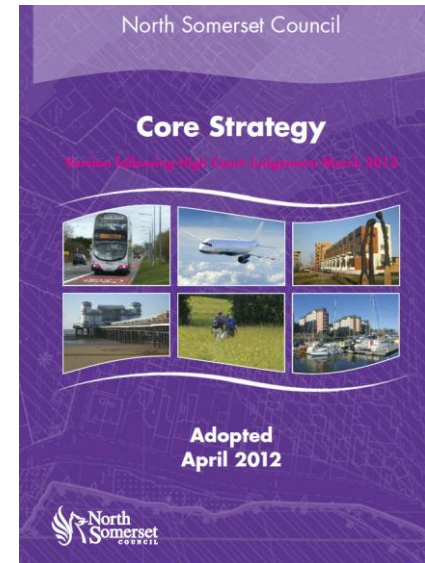
# New NSC Local Plan to 2036

- Work has commenced on a new local plan - to be prepared in parallel with JSP.
- Will cover period 2018-2036.
- Target for adoption 2019.
- Will review and roll forward the current planning framework (Core Strategy, Development Management Policies, Site Allocations Plan).
- Opportunity to work closely with Neighbourhood Plans.



# North Somerset Core Strategy

- Now adopted on 10<sup>th</sup> January 2017
- Looks ahead to 2026
- 20,985 dwellings( 2006 -2026)
- 8,000 dwellings built up to 2016
- Settlement boundary policies relaxed
- Development adjacent to settlement boundaries acceptable subject to criteria ( up to 75 WsM , up to 50 other towns , up to 25 service villages)



# Planning to 2026: Site Allocations Plan

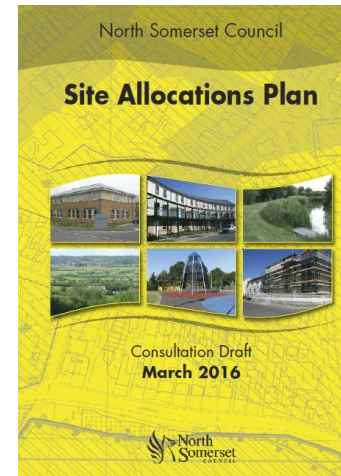
**Site Allocations Plan** is the detailed plan to 2026 which identifies the sites to be developed to meet the Core Strategy housing requirement. Also other allocations eg employment, local green space, strategic gaps.

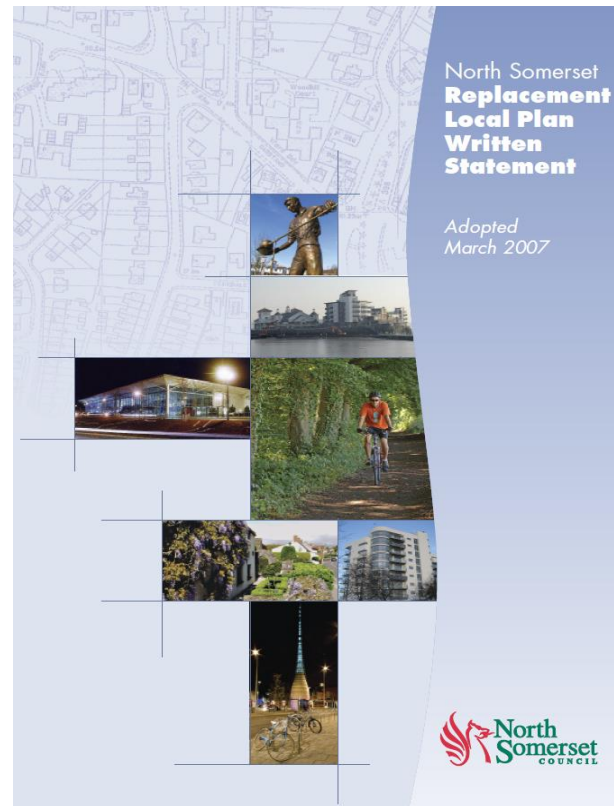
NSC has granted permission for a number of developments at service villages to boost the five year supply position – these are included as allocations.

Publication version approved by Executive 18 October 2016.

Public consultation 7 November 2016 – 19 December. All representations received forwarded to Planning Inspectorate for examination in Spring 2017.

Adoption – Summer 2017.



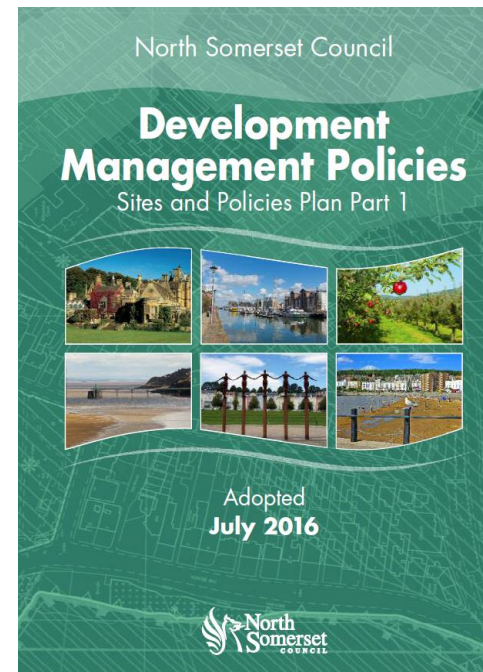


North Somerset Replacement Local Plan is now out of date.



# Development Management Policies

- Replaces vast majority of Local Plan policies
- Adopted July 2016
- NPPF Compliant
- 72 policies
- [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies)



# Neighbourhood Plans

Long Ashton and Backwell NDP's have been "made".

Other NDP coming forward:

- Congresbury
- Churchill
- Claverham
- Winscombe and Sandford
- Wrington
- Yatton
- Portbury
- Clevedon
- Pill/Easton-in-Gordano and Abbots Leigh



# Community Infrastructure Levy

- developers who will know in advance the amount of money they will be expected to contribute.
- protracted and unpredictable Section 106 negotiations on every site are avoided.
- the levy is fairer as more developments will contribute.
- delivering infrastructure will be easier as we will have more freedom to choose appropriate projects.
- parishes where housing development takes place will receive 15% of the levy, or 25% for communities with an adopted neighbourhood plan.

When charges are agreed they will apply to nearly all new developments. The levy will partially replace the current system of Section 106 contributions.

Submitted to SoS . Inquiry 28<sup>th</sup> Feb 2017

[www.n-somerset.gov.uk/cilexamination](http://www.n-somerset.gov.uk/cilexamination)



**NORTH SOMERSET COUNCIL  
COMMUNITY INFRASTRUCTURE LEVY (CIL)  
DRAFT CHARGING SCHEDULE**

Consultation document  
in accordance with Regulation 16 of the  
Community Infrastructure Levy (CIL) Regulations 2010  
(as amended)

August 2016



## Supplementary plans – adopted

Supplementary planning documents provide more detail on policies in local plan documents and support decisions on planning applications. These are the current adopted supplementary plans.

[affordable housing supplementary planning document \(PDF, 472.41 kB\)](#)



[biodiversity and trees supplementary planning document \(PDF, 1.18 MB\)](#)



[creating sustainable buildings and places supplementary planning document \(PDF, 1.20 MB\)](#)



[development contributions supplementary planning document \(PDF, 900.56 kB\)](#)



[Dolphin Square supplementary planning document \(PDF, 1.98 MB\)](#)



[employment-led delivery supplementary planning document \(PDF, 592.38 kB\)](#)



[landscape character assessment supplementary planning document \(PDF, 30.57 MB\)](#)



[parking standards supplementary planning document \(PDF, 1.54 MB\)](#)



[solar photovoltaic array supplementary planning document \(PDF, 1.62 MB\)](#)



[residential design guide supplementary planning document - part 1 \(PDF, 1.06 MB\)](#)



[residential design guide supplementary planning document - part 2 \(PDF, 502.84 kB\)](#)



[travel plans supplementary planning document \(PDF, 784.17 kB\)](#)



[Weston villages supplementary planning document \(PDF, 1.16 MB\)](#)



[wind turbines supplementary planning document \(PDF, 1.17 MB\)](#)







# Accessible Housing Needs Assessment / Affordable Housing

Geraint Nutt & Anthony Rylands



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# **Draft Housing Needs Assessment**

**Sites and Policies Plan Part 1: Development Management  
Policy DM42:**

**“Accessible and adaptable housing and housing space  
standards.”**



# Policy DM42

## Policy aim

To create homes which provide greater choice and independent living over the long term.

In instances where the Council can demonstrate evidence of need, proposals for residential development should incorporate an appropriate proportion of those dwellings constructed to the optional Category 2 standard as set out in the Building Regulations Approved Document M.

Policy to be applied to sites which create 10 or more new dwellings.



# National Planning Policy Framework

The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need.”

(Revision 27 03 2015).



# Initial findings of assessment

- Need for accessible housing driven by different groups of people, ages and tenures.
- Development to provide at least 17% of all dwelling units to the required standard.
- Need for accessible housing is likely to increase as people live longer and models of care seek to allow people to stay in their own homes longer.
- Accessible housing needs vary between geographic areas across North Somerset.



# Timescale

- The assessment will be finalised as Supplementary Planning Document.
- It will be issued for consultation by the end of February.
- It will go through normal SPD process for approval.
- The SPD will set out how it will be applied for the determination of development applications.



# Nationally Described Space Standards

- DM42 – its expected all dwellings should be built to NDSS where practical and viable

Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	





# Affordable Housing

- We are currently requesting all affordable units comply with NDSS and meet at least M4 category 2 of building regulations
- 10% of the affordable housing units should meet M4 category 3





# New Planning Application Requirements (PAR)

Simon Exley



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# PAR Part 1

- Relates to supporting documents
- Adopted November 2016
- Available to view [online](#)
- Will be more rigorously adhered to





## Apply

How to apply

Application forms

Ownership certificates

Plans and drawings for  
your planning  
application

# Information to support a planning application

As well as sending the correct forms, drawings, fee and certificates you may also need supporting documents. To find out when supporting documents are needed use the following information adopted:

[local planning application requirements - part 1 supporting documents - adopted](#)  
(PDF, 269.11 kB)

Also use our advice on the supporting statements, assessments or documents you need to submit:

[Design and access statement](#)

[Affordable housing statement](#)

Required for residential or mixed use development:

# PAR Parts 2 and 3

- Part 2 relates to when plans and drawings are required
- Part 3 relates to the standards plans and drawings should adhere to
- Part 3 prepared in partnership with Bristol City Council and B&NES Council



# PAR Parts 2 and 3

- Public consultation for 6 weeks ending on 15 February
- Your comments and views are needed
- Once adopted applications that don't comply will normally be invalid



# PAR Parts 2 and 3

Headline issues:

1. Scale bar will always be required (except for location plans)
2. Revisions must be clearly identified with a new number, e.g. D1a, D2b, D3c, etc.





# PAR Parts 2 and 3

Headline issues:

4. Plans and drawings be annotated e.g. if a line is shown on the plan between two properties, annotate by stating “boundary fence”.
5. Overly faint drawings and text that can't be viewed clearly will not be accepted.



# PAR Parts 2 and 3

For electronic submissions:

6. All files names must confirm what it is. Documents or files submitted without a meaningful and accurate file name will not be accepted.



# PAR Parts 2 and 3

For electronic submissions:

7. Plans, drawings and other documents should be orientated correctly so that they appear the right way when viewed.



# PAR Parts 2 and 3

For electronic submissions:

8. Plans, drawings and supporting documents must be presented clearly so that they can be viewed via our website easily.



# PAR Parts 2 and 3

For electronic submissions:

9. All documents and files should normally be submitted in PDF format.
10. Individual files must be no larger than 10 megabytes.



# PAR Parts 2 and 3

For electronic submissions:

11. Compact discs will not normally be accepted
12. Major developments must be accompanied by one full paper copy of all the plans and drawings for consultation purposes



# PAR Parts 2 and 3

Public consultation for 6 weeks ends  
on 15 February

Your views  
are needed!



# PAR Parts 2 and 3

You can view the documents and submit any comments that you may have online by following the links below.

[Part 2 Drawings](#)

[Part 3 Drawing Standards](#)





# Break!



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# Planning Portal updates

Robin Vaissiere - Account Manager



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# North Somerset Council January 2017

Robin Vaissiere – Account Manager



Do you need help finding a local trade professional?

Advertisement  
PortalPlanQuest

## Planning permission

Do you need planning permission? »

Find out with our interactive guides and common project helpers.

## Applications

Start or view your applications »

Apply for planning permission or make a building control application.

### Building control



Building regulations documentation and guidance on the building control application process.

### Planning



Find out about the planning process and relevant documents, policy and legislation.

### Services and information



Find out more information about the Planning Portal and our services for local authorities and professionals.

### Find your council



Enter a postcode to find contact details for the council in your area.

Town or city

# Applications

Most planning and building control applications are now submitted online. You can apply to every local authority in England and Wales through the Planning Portal.

When beginning a project you must consider whether the development will need to have planning permission or building regulations approval or your project may need both. These are two separate applications and must be applied for individually, you can apply for both using the Planning Portal's services below.

You will need to create a separate account for each of the application services. You can register and sign in using the links below.

## Planning applications

Begin a planning application, you apply to the relevant local planning authority for planning permission. All planning applications are required to be submitted on a standard form and can be submitted online through the Planning Portal.

- » [Find out more information about planning applications](#)
- » [Register for a planning application account](#)

[Start a planning application](#) »

[View your planning applications](#) »

## Building control applications

Any person carrying out building work needs to ensure that work complies with the regulations. There are some types of work which will be exempt from the building regulations and an application will not be necessary.

- » [Find out more information about building control applications](#)
- » [Register for a building control application account](#)

[Start a building control application](#) »

[View your building control applications](#) »



Home > Building Control

# Welcome to the Building Control application service

We're the national home of Building Control applications for England and Wales.

Applying online is simple:

1. Select and complete the relevant forms
2. Attach supporting documents and plans
3. Pay the application fee online (fee calculator)

If you need more information about building control or are unsure if your project requires a Building Control application please [visit the Planning Portal's information resources](#).

The building control application service is separate to the planning application service. In order to begin a building control application you first need to create a building control account, even if you already have a planning application account.

## Building Control Applications

Hello Rob

Would you like to:

- > Start a new application
- > Manage applications
- ✎ Change my details
- ✕ Sign out

If you want to make a planning application you will need to separately sign in to the [planning application service](#).



## Smarter Planning Champions - Planning Professionals

2030 Architects  
3D.G Design Ltd  
4 Season Tree Care Ltd  
4D Planning Consultants  
A.D.C (Bristol) Ltd  
A&K Architectural Services  
Abacus Design Partnership  
Absolute Architecture  
Abstract Planning Ltd  
Adam Knibb Architects  
Acorn Architectural Services  
ADL Architects  
Adam Fahey Design Ltd  
Affordable Architecture  
Alex P Gath Ltd  
Alpha Plans  
Alyn Nicholls & Associates  
Alliance Planning  
Andrew Bevis  
Andrew Harris Architects  
Andrew Kenyon Architects  
Anglian Home Improvements  
AR Create  
Aran Property Consultants Ltd  
Architecture & Design Services Ltd  
Architech  
Architect Chartered Services  
Architect Creations  
Architectural Plans & Services  
Architectural Survey Services  
Architecture & Partners LLP  
Architecture Verte  
Arnold Gilpin Associates  
ARP Architects  
Atelier73 Architecture  
Atkins Global  
Aztech Architecture  
Azure Architecture  
Barrie Christian Architect

Cad Properties Ltd  
Carter Jonas  
Catch Architects Ltd  
Caullystone Architectural Practice  
CB2 Architecture  
Cedar Rydal Ltd  
Cerdea Planning  
Challinor Hall Associates  
Charles Delany Architect  
Child Graddon Lewis (CGL)  
Christian Alusine Design Ltd  
Cityscape Architecture Ltd  
CJ Projects  
Clare Nash Architecture  
Clayland Architects  
Clive Malim Limited  
CMC Design  
Cole Radcliffe Ltd  
Colchester Planning Services  
Complete-Plans Ltd  
Creative Design  
CRL Architects  
D3 Architects  
David Edwards Partnership  
David Humphreys Ltd  
D84 Architects  
David Jenkins Design  
David Lock Associates  
David Taylor Associates (UK) Ltd  
David Trewin Associates  
Daylight Signs  
DB Architecture  
de Brant Joyce & Partners  
Dean Mcleod Design and Plans  
Design & Draughting Services  
Design Office Architectural Ltd  
Design Syntax Ltd  
Designisms  
Detail Construction Solutions Ltd

Ennerji Projects  
Estacchini Architects  
Everything Energy  
fiftypointeight Architecture + Interiors  
Form Architecture & Planning  
Fowler Architecture & Planning Ltd  
Franklin Ellis Architects  
Frith Associates  
Futurama Signs  
G M Moore & Associates  
GamPlan Associates  
Gareth Hickman Architectural Ltd  
Garry Lupton Associates  
GBa&e  
GD Cooper Architectural Services  
George F White  
Gerry Lytle Associates  
Get Planning Ltd  
GM Tree Consultants  
Good Architecture  
GoTo Planning  
Gowers Bell Ltd  
GP Planning  
Ground Control  
Habitar Architecture  
HAPC Ltd  
Hardcastle Architects  
Hasker Architects Ltd  
Haus Ltd  
Hepworth Design  
Hive Architects Studio Ltd  
HM Architecture  
Home Design Services  
Hubbard Architecture  
Ikonografik Design Ltd  
In Architecture  
Interior Design Co Ltd  
IPL Property Services  
J10 Planning

Do you need help finding a  
local trade professional?

## Buy a planning map

The most common reason for planning applications being rejected by councils is that the accompanying plans are invalid. Buying your plans from one of the Planning Portal's accredited suppliers means you are one step closer to submitting a valid application.

Most planning applications require a location plan and a site plan (also known as a block plan), to be submitted as supporting documents, view our guidance to help you better understand what your location plan and site plan should look like (PDF 510kb).

### NEW – ReQuestaplan service . . . Jan 2017



#### Buy A Plan

- 1 MINUTE to Order
- LOW PRICES
- SAVE 10% on 2 Plans
- LOCATION & Site (Block) Plans
- 24 HOUR Support
- MONEY BACK Guarantee

[Buy a planning map >](#)



#### Streetwise

- INSTANT service
- SIMPLE to use
- CHEAPEST prices
- First time user DISCOUNT
- FREE boundary tools
- FRIENDLY telephone support

[Buy a planning map >](#)

#### plans ahead by emapsite™

- NEW - Also offer Internal Floor Plans
- CHEAPEST Prices
- GREAT Customer Support
- AWARD winning website
- MONEY BACK guarantee
- FREE post-purchase edits

[Buy a planning map >](#)



# Your application [Help](#)

[Overview](#) [Forms](#) [Supporting Documents](#) [Fees](#) [Check, Pay & Submit](#)

## Supporting Documents [Help](#)

Supporting Documents that MUST be provided for this application:

- Noise impact assessment
- Site and other plans

Name	Description	Delivery Method	Size(Kb)	Date Uploaded	Document Type	Action
BlockPlanofthesite_included_in_The..	Block plan	In Another Document	5.00	09/01/2017 13:53	Block plan of the site	<a href="#">Edit</a> <a href="#">Delete</a>
handwritten app example - Copy (3).pdf	2 Smith Street location plan	Electronic	3345.00	24/11/2016 10:13	The location plan	<a href="#">Edit</a> <a href="#">Delete</a>

« ‹ 1 › »

1 - 2 of 2 items

## Add Documents [Help](#)

Use this page to upload all mandatory and any additional documents.

[Online](#) [By Post](#) [Covered by another document](#)

Select document type:

Select document type...

Description (Optional):

max 250 characters

5mb maximum file upload size

Select files...

## Buy a Site Location Plan

Buy your plans from our accredited suppliers by clicking on their logos below



**plans ahead**  
by emapsite™

**Buy A Plan**

To understand what you need to submit please [click here for our guidance PDF.](#)

# New mobile compatible Interactive House



You can now submit building control applications through the Planning Portal



# Common projects

In this section you will find planning and building regulations guidance for many common building work projects for the home. You can also read case studies outlining people's real experience of tackling a number of the projects.

Please use the below menu to navigate to the relevant common project.

- |  |  |   |   |
|--|--|---|---|
| <a href="#">› Adverts and signs</a>          | <a href="#">› Extensions</a>   | <a href="#">› Heat pumps (non-domestic)</a>     | <a href="#">› Paving your Front Garden</a>            |
| <a href="#">› Basements</a>                  | <a href="#">› External Walls</a>   | <a href="#">› High Hedges</a>                   | <a href="#">› Porches</a>                             |
| <a href="#">› Biomass Fuelled Appliances</a> | <a href="#">› Fascias</a>  | <a href="#">› Home energy generation</a>        | <a href="#">› Roof</a>                                |
| <a href="#">› Boilers and heating</a>        | <a href="#">› Fences, gates and garden walls</a>                                       | <a href="#">› Hydro Electricity</a>             | <a href="#">› Satellite,TV and Radio Antenna</a>      |
| <a href="#">› Ceilings and floors</a>        | <a href="#">› Financing your project</a>   | <a href="#">› Insulation</a>                    | <a href="#">› Self Build Homes</a>                    |
| <a href="#">› Change of use</a>              | <a href="#">› Flats and Maisonettes</a>  | <a href="#">› Internal Walls</a>                | <a href="#">› Shops</a>                               |
| <a href="#">› Conservatories</a>             | <a href="#">› Flue, Chimney or Soil and Vent Pipe</a>                                  | <a href="#">› Kitchens and Bathrooms</a>        | <a href="#">› Solar panels</a>                        |
| <a href="#">› Decking</a>                    | <a href="#">› Flues for biomass and combined heat and power systems (non-domestic)</a> | <a href="#">› Lighting</a>                      | <a href="#">› Solar panels (non domestic)</a>         |
| <a href="#">› Decorations</a>                | <a href="#">› Fuel tanks</a>   | <a href="#">› Loft Conversion</a>               | <a href="#">› Trees and hedges</a>                    |
| <a href="#">› Demolition</a>                 | <a href="#">› Garage Conversion</a>  | <a href="#">› Micro-Combined Heat and Power</a> | <a href="#">› Underpinning</a>                        |
| <a href="#">› Doors and Windows</a>          | <a href="#">› Gate Ornaments</a>   | <a href="#">› Neighbourhood planning</a>        | <a href="#">› Warehouses and Industrial Buildings</a> |
| <a href="#">› Drains and Sewers</a>          |  | <a href="#">› Outbuildings</a>                  | <a href="#">› Wind Turbines</a>                       |

# Loft conversion

## Planning Permission

### 1. Planning Permission ◀

Planning permission is not normally required. However, permission is required where you extend or alter the roof space and it exceeds specified limits and conditions.

### 2. Protected Species

### 3. Building Regulations: Introduction

These are specific to *"the enlargement of a dwellinghouse consisting of an addition or alteration to its roof"* as detailed in Schedule 2, Part 1, Class B of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### 4. Building Regulations: Existing walls & Foundations

### 5. Building Regulations: New dormer

There are different rules for *"any other alteration to the roof of a dwellinghouse"* (Schedule 2, Part 1, Class C) which are detailed in our 'Roof' section.

### 6. Building Regulations: New internal elements

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

### 7. Building Regulations: Fire safety

### 8. Building Regulations: Stairs

### 9. Miniguide

### 10. Case studies

## What to do next

After testing your project against permitted development limits and conditions it is time to decide on your next step.

[What to do next](#)

Advertisement



For your free loft conversion quote  
**Click here!**

About Planning Portal adverts

- A volume allowance of 40 cubic metres additional roof space for terraced houses\*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses\*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas\*\*
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.

**Please note:** For an explanation of how to apply the 20cm set back condition please see pages 35-36 of 'Permitted development for householders - Technical guidance', see below.

*\*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space a previous owner may have done so.*

*\*\*Designated areas include national parks and the Broads. Areas of Outstanding Natural Beauty, conservation areas and World*

# Visitor traffic



**2016** (monthly average)

- 1M visits
- .5M unique visitors
- 7.5M total pages viewed

# Approved Documents

The most recent versions of the Approved Documents that support the technical "Parts" of the Building Regulations' together with Regulation 7 are accessible using the links below.

## NEW – Approved Documents Notification Service . . . Jan 2017

- › [Part A - Structure](#)
- › [Part B - Fire Safety](#)
- › [Part C - Site preparation and resistance to contaminants and moisture](#)
- › [Part D - Toxic Substances](#)
- › [Part E - Resistance to the passage of sound](#)
- › [Part F - Ventilation](#)
- › [Part G - Sanitation, hot water safety and water efficiency](#)
- › [Part H - Drainage and Waste Disposal](#)
- › [Part J - Combustion appliances and fuel storage systems](#)
- › [Part K - Protection from falling, collision and impact](#)
- › [Part L - Conservation of fuel and power](#)
- › [Part M - Access to and use of buildings](#)
- › [Part N - Glazing Safety \(Withdrawn\)](#)
- › [Part P - Electrical Safety](#)
- › [Part Q - Security](#)
- › [Part R - Physical infrastructure for high speed electronic communications networks.](#)
- › [Regulation 7 - Materials and workmanship](#)

### Shop insurance - all you need to know

sponsored content

Whether you sell bunches of blooms or premium pet food, as a shop owner you have stock to protect, a business premises to take care of, and daily contact with customers and suppliers that could leave you open to compensation claims.

A comprehensive shop insurance policy can cover all these risks and more. Alternatively, if you run an online shop, the risks you face are slightly different, so the insurance you need will be slightly different too.

[Read more ›](#)

### Previous Articles

- › [Everything you ever wanted to know about personal accident insurance](#)
- › [Everything you ever wanted to know about contract works insurance](#)
- › [Public liability insurance - all you need to know](#)

## NEW free 'Workspace' facility

Manage Workspaces ▾

You can sort your list of applications by clicking on the headings in the table below.

Your applications are grouped by status in the tabs below. You can click on the tabs to switch between them. [View more information on the different statuses.](#)

The Agent Admin functionality on the old site has been replaced by our new Workspaces feature.

If you are a professional Agent and are unable to view draft or submitted applications you were working on please contact your organisation's Agent Administrator.

Please click the 'Manage Workspaces' button to view any Agent Workspaces you may be invited to. You won't be able to view these until your organisation's Agent Administrator has activated his/her account and assigned Agents to the Workspace.

Help

**Draft** Submitted Transferred Archived

Name	LPA	Ref	Version	Last Updated	Actions
South Downs test 1	South Downs National Park Authority	PP-05651300	1	09 Jan 2017 - 13:53	Copy Delete
Eastbourne PAR test	Eastbourne Borough Council	PP-05636006	1	09 Jan 2017 - 13:43	Copy Delete
tets1	Borough of Poole	PP-05652889	1	24 Nov 2016 - 15:59	Copy Delete
Exter Test payments 1	Exeter City Council	PP-05610093	1	07 Nov 2016 - 14:24	Copy Delete
Change of USE	Bath and North East Somerset Council	PP-05605126	1	04 Nov 2016 - 11:48	Copy Delete
Change of use test	Bath and North East Somerset Council	PP-05605113	1	04 Nov 2016 - 11:45	Copy Delete
test 1	Bath and North East Somerset Council	PP-05581224	1	25 Oct 2016 - 15:45	Copy Delete
Help text pdfs test	Bath and North East Somerset Council	PP-05569952	1	20 Oct 2016 - 12:19	Copy Delete
Cornwall PAR link test	Cornwall Council	PP-05559965	1	17 Oct 2016 - 10:37	Copy Delete
wksks	Bath and North East Somerset Council	PP-05515207	1	28 Sep 2016 - 12:14	Copy Delete

« ‹ 1 2 3 4 5 › »

1 - 10 of 45 items

## Pay & Submit

### Declaration

- I/We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

### Payment

You need to pay £385.00 to Exeter City Council

How do you wish to pay for your planning application?

- Secure Online payment by credit/debit card
- Ask your client to pay the application fee
- Telephone
- BACS

**NEW 'client-pay' facility**

Please note that clicking the button below will submit your application to the local planning authority.

If you have selected 'secure online payment' you will be taken to the local authority's payment system. Some authorities may add a surcharge to payments to cover processing costs.

Once a payment has been made you should be automatically returned to the Planning Portal and confirmation details will be shown. Please note that some online payment facilities require a final confirmation action (e.g. clicking a 'Return to the Planning Portal' button) to complete the payment and submission process.

[Proceed to Pay and Submit >](#)



# Online planning applications



- Over 3 million planning applications submitted since 2003
- circa 2,000 online planning applications every working day
- over 1 planning application submitted every minute

*. . . Submitting online via the Planning Portal is the industry standard*

# Thank you for your time

Robin Vaissiere - Account Manager

Tel: 077855 18797

Email: [robin.vaissiere@planningportal.co.uk](mailto:robin.vaissiere@planningportal.co.uk)

[www.planningportal.co.uk](http://www.planningportal.co.uk)



# Highways Design Guide

Jackie Lower



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# Purpose

Gives clarity in respect of highway design standards and procedures in North Somerset

- Defines the transition between DMRB & MfS;
- Self-service for Developers
- Reduce abortive work
- Reduce the need for discussions and negotiations between parties
- Increase efficiencies for both parties
- Pre-application / Planning application / Post-consent adoption



# Progress

- Adopted December 2015
- Information to Agents January 2016
- Refresh January 2017



# Structure

- The Planning Application Process
- Legal Agreements
- Fees
- Design Requirements
- Construction Phase
- Standard & Non-standard Materials



# Appendices

Appendix A Transport Assessments and Transport Statements

Appendix B – Example Spreadsheet to be used to calculate commuted maintenance sums for approved non-standard materials

Appendix C – Guidance on Materials Testing

Appendix D – Guidance on Landscaping and Trees in Adoptable Areas

Appendix E – Guidance on Public Transport





My services / Planning and building control / Planning policy / Supplementary planning advice / Other guidance / Other planning guidance

## Other planning guidance

Community infrastructure levy preliminary draft charging schedule

[community infrastructure levy](#)

Forest of Avon guidance for developers

[Forest of Avon guidance for developers \(PDF, 4.15 MB\)](#)

Highways development design guide

[highways development design guide \(PDF, 1.84 MB\)](#)

Horse-related development in the Mendip Hills AONB

[guidelines for horse related development in the Mendip Hills AONB \(PDF, 722.80 kB\)](#)

**You may also like...**

- Create your account
- Signing into MyAccount
- Register now for new green waste collection service
- School admissions

**Find my nearest**

Find local council services and schools.

All services

Postcode

Microsoft Outlook

11:32 06/12/2016

<https://www.n-somerset.gov.uk/wp-content/uploads/2015/11/highways-development-design-guide.pdf>



# What Next

Promotion of HDDG

HDDG refresh aiming for Summer 2017

Welcome feedback





# Discharging Planning Conditions

Simon Exley



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# How to avoid delays

1. Include a covering letter stating:
  1. The approval notice reference number
  2. The conditions to which the request relates
  3. Confirm which associated documents (including drawing numbers) relate to which conditions



# How to avoid delays

2. Applications with '*details to follow*' will normally be refused
3. Requests to discharge outline planning consent before the reserved matters is approved will not be accepted and the fee will not be refunded



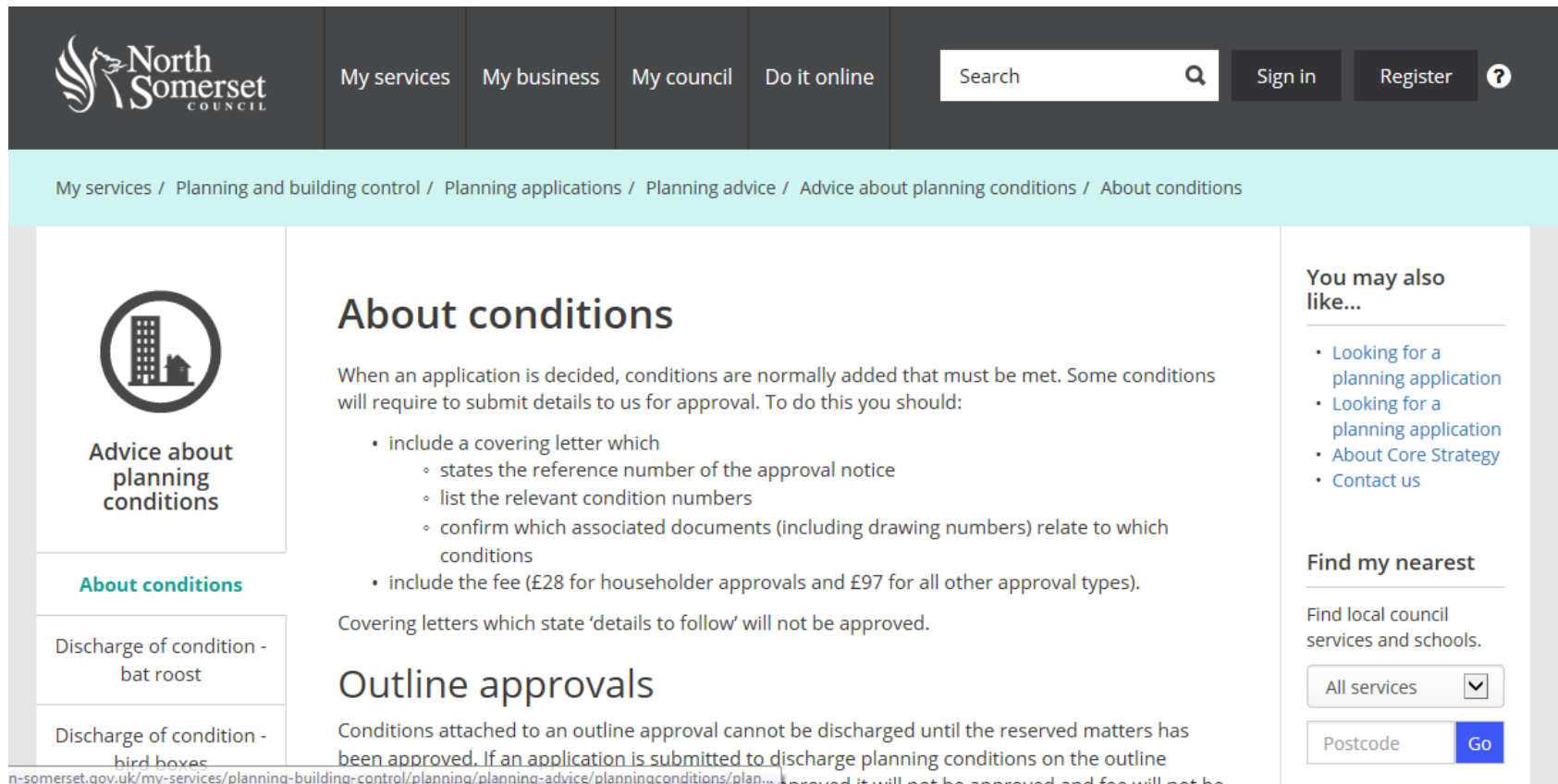
# How to avoid delays

4. Include the correct fee (£28 for householder approvals and £97 for all other approval types).



# How to avoid delays

Read the advice [online](#).



The screenshot shows the North Somerset Council website. The header includes the council logo, navigation links for 'My services', 'My business', 'My council', and 'Do it online', a search bar, and 'Sign in' and 'Register' buttons. A breadcrumb trail reads: 'My services / Planning and building control / Planning applications / Planning advice / Advice about planning conditions / About conditions'. The main content area features a sidebar with a 'Planning conditions' icon and a list of links including 'About conditions', 'Discharge of condition - bat roost', and 'Discharge of condition - bird boxes'. The main text is titled 'About conditions' and explains that conditions are added to applications and must be met. It lists requirements for covering letters and fees. A section for 'Outline approvals' states that conditions cannot be discharged until reserved matters are approved. A right-hand sidebar offers 'You may also like...' links and a 'Find my nearest' service locator.

**North Somerset COUNCIL**

My services My business My council Do it online Search Sign in Register ?

My services / Planning and building control / Planning applications / Planning advice / Advice about planning conditions / About conditions

**Advice about planning conditions**

**About conditions**

Discharge of condition - bat roost

Discharge of condition - bird boxes

**About conditions**

When an application is decided, conditions are normally added that must be met. Some conditions will require to submit details to us for approval. To do this you should:

- include a covering letter which
  - states the reference number of the approval notice
  - list the relevant condition numbers
  - confirm which associated documents (including drawing numbers) relate to which conditions
- include the fee (£28 for householder approvals and £97 for all other approval types).

Covering letters which state 'details to follow' will not be approved.

**Outline approvals**

Conditions attached to an outline approval cannot be discharged until the reserved matters has been approved. If an application is submitted to discharge planning conditions on the outline approved it will not be approved and fee will not be

**You may also like...**

- [Looking for a planning application](#)
- [Looking for a planning application](#)
- [About Core Strategy](#)
- [Contact us](#)

**Find my nearest**

Find local council services and schools.

All services

Postcode

n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/planningconditions/plan...





# How to avoid delays

5. There is specific advice for varying types of conditions:
  - Energy conditions ([new page](#))
  - Drainage conditions Tree conditions
  - Ecology conditions etc. etc.





## Advice about planning conditions

About conditions

Discharge of condition -  
bat roost

Discharge of condition -  
bird boxes

[www.n-somerset.gov.uk/my-services/](http://www.n-somerset.gov.uk/my-services/)

# Discharge of condition – energy

To discharge energy conditions from your planning permission, apply and pay via the [Planning Portal website](#)

Applications need to show:

- the energy demand of the proposed building
- the % of the energy demand of the building that would be provided by the proposed renewable energy equipment
- the location of the proposed renewable energy equipment
- the product details of the proposed renewable energy equipment

Important advice:

- the use of fabric first principle instead of the use of micro renewable technology does not comply with condition requiring renewable energy generation
- the use of log burners does not comply with the conditions requiring renewable energy generation



# Development Management Update

Richard Kent



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# Current work areas ...

## Policy making

- Core Strategy
- Sites Allocations Plan Plan
- Joint Spatial Plan – towards a spatial strategy
- Town Centre - SPD
- Neighbourhood Plans – Long Ashton, Backwell adopted. Claverham consultation complete; Others in pipeline

## Service efficiencies and savings

- - staff transferred to Agilisys
- - centralised functions internally
- - Sharing of services externally being explored
- Calls to Contact centre & web self serve
  - ICT – new back office system (Uniform)



# Current work areas for DM ...

## Budget Reduction

- Overspend projected for 2017/18 – spending restrictions; vacancy & overtime freeze; travel controls;
- £5.6m savings to be found for 18/19 in addition to £4.9m already proposed
- Key principles include:
  - protecting front line services and transforming rather than simply cutting
  - promoting economic growth and income generation
  - supporting communities to be more self-reliant
  - working in partnership with others.
- Staffing capacity and priorities



# Current work areas for DM ...

Housing delivery – policy & appeals

Housing White Paper imminent.

Housing & Planning White Paper 2016 already made changes:

- Local Plans in place
- “Permissions in Principle” (PiP)
- “Technical Details Consent” (TDC)
- Brownfield & Self Build registers
- Starter Homes

Widened designation for “poorly performing” LPAs – quantitative & qualitative measures

Pre-commencement conditions review



# Current work areas for DM ...

Corporate focus on jobs and growth

- Weston town centre regeneration
- Winter Gardens;
- Walliscote Place;
- Weston College;
- Creative Hub;
- Heritage Action Zone
- J21 “Enterprise Area” - Food & Drink LDO
- Hinkley Point opportunities and impacts





# Questions?



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# Thank you for coming

CPD Certificates available

Date of next meeting

May 2017



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