

## NOTICE OF DECISION

Town And Country Planning Act 1990



Mr Peter Roberts  
Barton Willmore  
101 Victoria Street  
Bristol  
BS1 6PU

Application Number: 19/P/0834/FUL

Category: Full application

**Application No:** 19/P/0834/FUL  
**Applicant:** Bloor Homes South West  
**Site:** Land North East Of Egret Drive, Yatton, ,  
**Description:** Erection of 28 dwellings and all associated infrastructure

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS PERMISSION** for the above development in accordance with the plans and particulars received and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiry of three years from the date of this permission.  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

### Approved Plans / Documents

- 2 The development hereby permitted shall, unless otherwise subsequently agreed by the Local Planning Authority in writing, be carried out in accordance with the following supporting documents and approved plans:

Documents:

- Design & Access Statement March 2019
- Planning Statement dated March 2019
- Flood Risk Assessment & Drainage Strategy rec. 31 May 2019
- Ecological Impact Assessment dated January 2019
- Updated Archaeological and Heritage Assessment dated March 2019
- Arboricultural Method Statement dated March 2019
- Transport Statement dated 22 January 2019
- Noise Assessment dated 13 March 2019
- Air Quality Report dated 12 March 2019
- Energy Statement dated April 2019 Version 3

Plans:

- Drg. No. SW105-PD-3000 Rev A, Location Plan Phase 3

- Drg. No. SW105-PD-3004 Existing Site Plan
- Drg. No. SW105-SL-3001 Rev. D, Site Layout - (Black & White)
- Drg. No. SW105-PD-3001 Rev. D, Site Layout - (Coloured)
- Drg. No. SW105-SL-3002 Rev. C, Materials Layout
- Drg. No. SW105-PD-3003 Rev. D, Street Scene -Site Sections
- Drg. No. SW105-EN-3300 Rev. D, Proposed contours and Levels Plan
- Drg. No. SW105-EN-3060 Rev. C, Site Visibility Splays
- Drg. No. SW105-LS-031 Rev. D, Site Landscaping
- Drg. No. SW105-LS-032 Rev. D, Site Landscaping Specification & Schedule
- Drg. No. SW105-EN-3054 Rev. C, Refuse Vehicle Swept Path Analysis
- Drg. No. B04992-SW105-EN-3061 Rev. B, Pedestrian Crossing North End Road Visibility Splay (Based on 40-mile speed)
- Drg. No. SW105-EN-3200 Rev. C, Section 38 Adoption Plan
- Drg. No. SW105-C-EN-3106 Rev. D, Drainage Layout
- Drg. No. SW105-C-EN-3130 Rev. B, Flood Flow Exceedance Plan
- Drg. No. GL01.SP5.PL-01 Single (1) Brick Garage
- Drg. No. GL02.SP6.PL-01 Single (2) Brick Garage
- Drg. No. M4(3) 1.1BF01.PL-01 - RV801.Symons (Brick) Elevations
- Drg. No. M4(3) 1.1BF01.PL-01 - RV801.Symons (Stone) Elevations
- Drg. No. M4(3) 1.1BF01.PL-02 - RV801 Symons Plans.
- Drg. No. NSS.272.PL-01 Chandler (Brick) Elevations & Plans
- Drg. No. NSS.272.PL-03 Chandler (Stone) Elevations & Plans
- Drg. No. NSS.2B4P.PL-01 Savage (Brick) Elevations & Plans
- Drg. No. NSS.372.PL-01 Buxton (Brick) Elevations & Plans
- Drg. No. NSS.RV1.807.PL-01 Lawrence Chandler (Stone) Elevations
- Drg. No. NSS.RV1.807.PL-02 Lawrence Chandler (Stone) Plans
- Drg. No. NSS.375.PL-03 Lawrence (Stone) Plans & Elevations
- Drg. No. NSS.383.PL-02 Maynard (Render) Elevations
- Drg. No. NSS.383.PL-05 Maynard Plans
- Drg. No. NSS.470.PL-02 Hopkins (Render) Elevations & Plans
- Drg. No. NSS.470-1.PL-02 Hopkins (Render) Elevations & Plans
- Drg. No. NSS.472.PL-03 Benson (Stone) Elevations
- Drg. No. NSS.472.PL-05 Benson Plans
- Drg. No. NSS.472-1.PL-02 Benson (Render) Elevations
- Drg. No. NSS.472-1.PL-03 Benson (Stone) Elevations
- Drg. No. NSS.472-1.PL-05 Benson Plans
- Drg. No. NSS.476.PL-02 Warton (Render) Elevations
- Drg. No. NSS.476.PL-06 Warton Plans
- Drg. No. NSSM.RV1.863.PL-01\_Sutherland (Brick) Elevations
- Drg. No. NSSM.RV1.863.PL-02\_Sutherland (Brick) Elevations
- Drg. No. NSSM.RV1.863.PL-03\_Sutherland (Brick) Plans
- Drg. No. NSSM.RV1.863.PL-04\_Sutherland (Brick) Plans

Reason: For the avoidance of doubt and in the interest of proper planning.

### **Highways and Transport**

- 3 No development shall commence, unless otherwise agreed by the Local Planning Authority in writing, until a Construction Traffic Management Plan for the development has been submitted to and approved by the Local Planning Authority in writing. The

Construction Traffic Management Plan shall;

- provide details concerning the volume, type and nature of vehicles accessing the site during the construction period and shall include details of the route taken by vehicles serving the site and how such vehicles and their operation will be managed on arrival and on leaving the site;
- incorporate measures to avoid vehicle movements to and from the site during peak travel times, including the start and finish hours of the school day and times of site operation;
- include construction programme;
- include risk assessment;
- include safety measures such as wheel washing facilities;
- include provision for construction of staff car parking.

Reason: To reduce the risk of disruption and inconvenience to other road users and in the interests of road safety and in accordance with policy DM24 of the North Somerset Sites and Policies Plan Part 1.

- 4 The extension of Egret Drive, which shall comprise the extension of the road and the footway, shall prior to completion of any dwelling and prior to the occupation of the school, be constructed and made available for use up to the boundary with the adjoining school site. Should it be necessary to close part of the footway at any time to facilitate the construction of the dwellings on the approved development, including the remaining proposed length of roadway, footway and cycleway, then an alternative safe route shall be identified and signed prior to any closure. The remaining footway and cycleway leading to the proposed crossing point at North End Road, shall either be constructed and made available for use prior to occupation of the dwellings on Plots 279 to 282 inclusive, or on completion and bringing into use of the proposed crossing whichever is the earlier. The opening of the footway and cycleway at the site boundary with North End Road shall not take place until the crossing is completed and brought into use. Each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the necessary pedestrian/vehicle infrastructure is provided and in accordance with policy CS10 of the North Somerset Core Strategy and policies DM25 and DM32 of the North Somerset Sites and Policies Plan Part 1.

#### **Levels / Use of existing materials**

- 5 Details of the proposed ground levels, including the location and height of any retaining walls, and removal and re-erection of existing natural stone walling within the site, shall be submitted to and approved by the LPA prior to commencement of works on Plots 279 to 282 inclusive. Any existing stone walling that is necessary to remove to accommodate the development shall be stored and re-used on site in the construction of any retaining walls or associated boundary treatment.

Reason: To ensure the sustainable reuse and retention of natural stone on site and to provide a visual link and identity with the existing natural stone walls which exist on either side of North End Road and in accordance with policy CS12 of the North

Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan Part 1.

### **Travel Plan Update**

- 6 No dwelling shall be occupied until the travel plan agreed for the existing phase 1 and Phase 2 Bloor Homes South West development has been updated and submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the travel plan is fully implemented in accordance with policy DM26 of the North Somerset Sites and Policies Plan Part 1, policy CS10 of the North Somerset Core Strategy and the North Somerset Travel Plans SPD November 2010.

### **Drainage-Implementation of Surface Water drainage works**

- 7 No development other than site set up, fencing works and construction of footings shall take place until surface water drainage works have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, associated Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the system shall be designed such that there is no surcharging for a 1 in 30-year event and no internal property flooding for a 1 in 100-year event + 40% allowance for climate change. The submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to greenfield run off rates and volumes, taking into account long-term storage, and urban creep and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

ii. include a timetable for its implementation.

Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies). The information is required before works start on site because it is necessary to understand whether the discharge rates and volumes are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy. For advice about discharging this condition please refer to [www.n-somerset.gov.uk/drainageconditions](http://www.n-somerset.gov.uk/drainageconditions)

### **Drainage-Implementation, maintenance of SUDS**

- 8 No development other than site set up, fencing works and construction of footings

shall take place until details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved, in writing, by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

The details to be submitted shall include:

a) a timetable for its implementation and maintenance during construction and handover; and

b) a management and maintenance plan for the lifetime of the development which shall include details of land ownership; maintenance responsibilities/arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime; together with a description of the system, the identification of individual assets, services and access requirements and details of routine and periodic maintenance activities.

Reason: To reduce the risk of flooding and to ensure that maintenance of the SUDs system is secured for the lifetime of the development, and in accordance with the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies). The information is required before works start on site because it is necessary to understand how the system will be maintained during construction works and before the hand over to a management company to prevent flooding downstream of the system.

For advice about discharging this condition please refer to;  
[www.n-somerset.gov.uk/drainageconditions](http://www.n-somerset.gov.uk/drainageconditions)

### **Landscape and Trees**

- 9 For the duration of the development works existing trees/hedgerows which are to be retained shall be protected by a suitable barrier erected and maintained at a distance from the trunk or hedge specified, in writing, by the Local Planning Authority. The Authority shall be informed at least seven days before works start on site so that barrier position can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place within this protective zone and in accordance with policy CS9 of the North Somerset Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1.

- 10 All works comprised in the approved details of landscaping as shown on drawing nos. SW105-LS-031d and SW105-LS-031d dated 26 February 2020, shall be carried out during the months of October to March inclusive following occupation of the dwellings or completion of the development, whichever is the sooner. Should any part of the agreed landscape planting scheme require amending to accommodate sight line requirements north of the proposed crossing point then further landscape details shall,

prior to works commencing on the formation of the crossing, be submitted to and approved by the Local Planning Authority in writing. Such amendment(s) to the hereby approved landscape planting scheme shall be carried out during the months of October to March inclusive following occupation of the dwellings or completion of the development, whichever is the sooner.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with policy CS9 of the North Somerset Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1.

- 11 Trees, hedges and plants in any development phase shown in the landscaping scheme to be retained or planted, which during the development works or during a period of ten years following implementation of the landscaping scheme in that development parcel, which are removed without prior written approval from the Local Planning Authority or which die, become seriously diseased or damaged, shall be replaced in the first available planting season with other such species and size as are to be agreed with the Local Planning Authority.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policy CS9 of the North Somerset Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1.

### **Ecology**

- 12 The development hereby approved shall be carried out in accordance with the mitigation measures proposed during the construction and operation phases, together with the recommended compensation and enhancement measures proposed as referred to in the submitted Ecological Impact Assessment Report dated January 2019.

Reason: To protect and enhance biodiversity on site in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan Part 1.

### **Lighting**

- 13 Details of all external lighting on the site, which shall be designed to minimise night sky pollution and energy consumption, shall be submitted to and approved by the local planning authority prior to installation and thereafter the installation shall be maintained as such unless subsequently approved in writing by the local planning authority. The submitted lighting scheme shall have regard to the submitted Ecological Impact Assessment Report dated January 2019.

Reason: To ensure that the type and location of all external lighting is acceptable on visual amenity and ecological grounds and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy and policies DM8 and DM32 of the North Somerset Sites and Policies Plan Part 1.

### **Space Standards and Accessible dwellings**

- 14 The dwellings hereby approved shall be built in accordance with the Nationally Described Space Standards (NDSS), unless shown not to be practicable and viable and a minimum of 17% of the dwellings shall be constructed to comply with the requirements of The Building Regulations 2010 Volume 1 M4(2) Category Two: Accessible and adaptable dwellings.

Reason: The NDSS is the appropriate space development standard for new and market housing and to ensure that sufficient accessible housing is provided in accordance with Policy DM42 of the North Somerset Sites and Policies Plan Part 1 Development Management Policies, and the North Somerset Accessible Housing Needs Supplementary Planning Document April 2018.

### **Energy**

- 15 The dwellings hereby approved shall, unless otherwise first agreed in writing by the Local Planning Authority, not be occupied until measures to generate 15% of the on-going energy requirements of the use (unless a different standard is agreed) through micro renewable or low carbon technologies have been installed and are fully operational in accordance with the approved details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To proactively support the wider transition towards a low carbon future through the use of renewable and low carbon energy in accordance with policy CS1 of the North Somerset Core Strategy and policy DM2 of the North Somerset Site and policies Plan Part 1.

### **Broadband**

- 16 No dwelling shall be constructed until a scheme for the provision of Broadband to the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a programme of implementation and shall be implemented in accordance with the approved details before the development is first occupied.

Reason: To ensure the development is served by broadband cabling in accordance with policy CS34 of the North Somerset Core Strategy and policy DM48 of the North Somerset Sites and Policies Plan Part 1.

### **Waste Management and Collection**

- 17 The dwellings hereby approved shall not be occupied until the space and facilities provided on site for the storage and collection of waste have been constructed and implemented in accordance with the approved plans. Thereafter the approved space and facilities for the storage and collection of waste shall be permanently retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: The Local Planning Authority wishes to encourage sustainable waste collection initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1 and CS7 of the North Somerset

### **Archaeology**

- 18 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during groundworks on the site, with provision for excavation of any significant deposits or features encountered and shall be carried out by a competent person or persons and completed in accordance with the approved written scheme of investigation

Reason: To ensure that archaeological interests are properly dealt with in accordance policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). An agreed programme of archaeological work is required before any other development commences on site in order to set out and approve the method statement and ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered during the watching brief.

### **Floor Levels**

- 19 The development hereby approved shall be constructed in accordance with finished floor levels as shown on the approved plans.

Reason: To ensure accordance with the approved plans and to reduce residual flood risk to the development and future occupants and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM1 of the North Somerset Sites and Policies Plan Part 1.

### **Fire Hydrants**

- 20 No development above damp-proof course level shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Avon Fire Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure that the necessary water reliant infrastructure is installed in the interests of public safety and in accordance with policy CS34 of the North Somerset Core Strategy and policy DM71 of the North Somerset Sites and Policies Plan Part 1.

### **Boundary Treatment**

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order amending or revoking and re-enacting that Order, no gates, fences, walls or other means of enclosure (other than those expressly authorised by this permission) shall be erected or constructed on any boundaries of the site, or elsewhere within the site, unless otherwise in agreed in



writing by the LPA.

Reason: The Local Planning Authority wish to retain control over the matters referred to in view of the prominence of the land identified and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1.

### **Cycle Parking**

- 22 No dwelling shall be occupied until cycle storage facility for each dwelling is provided in accordance with details to be first agreed in writing with the Local Planning Authority prior to installation/construction. The cycle storage facility for each respective dwelling shall be of a form that is secure and lockable and shall thereafter be maintained by the future occupiers, at all times.

Reason: To promote the use of a sustainable mode of transport and in accordance with policy CS12 of the North Somerset Core Strategy policy DM28 of the North Somerset Sites and Policies Plan Part 1 and the North Somerset Parking Standards SPD.

### **Electric Vehicle Charging**

- 23 No dwelling shall be occupied until passive provision that allows for electric vehicle charging has been designed and incorporated into the approved development. Such provision shall be designed to accommodate a minimum of 7kW / 32 amps power.

Reason: To future-proof the development by allowing for charging points to be installed without the need for undertaking works that require breaking ground to install cabling retrospectively and in accordance with policy CS1 of the North Somerset Core Strategy.

### **Advice Notes:**

#### **1 Positive and proactive statement:**

In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in section 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, by publishing local planning guidance on the council's website, offering pre-application written advice and publishing statutory consultee and neighbour comments on the council's website.

#### **Drainage:**

- 2 Sewers for Adoption 8 (pre-implementation version) is now available, and will be published in 2019, it includes alterations for SuDS standards and maintenance, therefore we would recommend that a discussion with Wessex Water about maintenance and standards takes place.
- 3 The applicant/developer is advised that, prior to works commencing on site, Land

Drainage Consent is required under section 23 and 66 of the Land Drainage Act 1991 from the Somerset Drainage Boards Consortium for any construction in, or within, 9m of a watercourse and for the introduction of additional flow into a watercourse in the Board's District.

**Section 106 Agreement:**

- 4 The applicant/developer is advised that this decision notice should be read in conjunction with the associated s106 agreement which refers to this permission.

**Fire Hydrant:**

- 5 The applicant / developer is advised to contact the Avon Fire and Rescue Service to agree the position for the installation of fire hydrant which shall be provided at the developer's expense, including maintenance. Contact Water Officer Technical Services, Avon Fire and Rescue Service, Tel. 0117 926 2061, ext. 8534.

**Security:**

- 6 The applicant/developer is advised that compliance with Secured by Design (Homes 2019) continues to provide a 'police preferred specification' for new developments (Proving compliance with Part Q of building Regulations)

**Space Standards:**

- 7 The applicant/developer is advised that for the purpose of satisfying the "Accessible and adaptable housing and housing space standards", all works must comply with the British Standard BS8300:2009+A1:2010 to ensure that an appropriate number of dwellings proposed comply with the requirements of Policy DM 42 of the Development Management Policies Sites and Policies Plan, Part 1 which supports the provision of Category Two housing standards. (Compliance with the Visitable standard in Part M of the Building Regulations 2015 is not enough in this case in that it is not of a comparable standard and does not meet the policy objectives). For further detail and clarification please contact the Council's Access Officer, Anthony Rylands. Tel: 01934 634989 Email: [anthony.rylands@n-somerset.gov.uk](mailto:anthony.rylands@n-somerset.gov.uk)

(The applicant/developer is advised to demonstrate how the scheme will comply with the above policy and the associated standards set out in the Building Regulations.)

**Sustainability/ Environmental Performance:**

- 8 The applicant/developer is advised that buildings are typically designed with a lifespan of around 60 years. As the UK strives towards a 'net zero carbon' state by 2050, what we build today will still be standing in 2080 and beyond. In accordance with Policy CS2: Delivering sustainable design and construction - consideration should be given to the longer-term use of these houses. The potential to adapt, extend or infill external spaces and to have some inbuilt flexibility is highly recommended. This may be in the form of a little extra space for the future integration of carbon reduction technology such as photovoltaic panels, electric vehicle charging points, air source heat pumps,

solar hot water cylinders or battery storage areas or it may simply be a response to increasing trends for working at home.

**For advice about how to comply with the conditions above visit [www.n-somerset.gov.uk/planningconditions](http://www.n-somerset.gov.uk/planningconditions)**

Date: 16 April 2020  
Signed: Richard Kent  
Head of Development Management

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) on our website at [www.n-somerset.gov.uk/contactplanning](http://www.n-somerset.gov.uk/contactplanning) if you require further information on this decision.

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE**

## NOTES RELATING TO A DECISION TO GRANT PLANNING PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY. Make sure everyone has a copy that needs it, including your builder or contractor.

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### Scope of this decision notice

This decision notice grants planning permission only. It should not be taken to imply that the scheme meets the requirements of any other agency that may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

### Building Regulations

Before you start construction work you need to obtain separate approval under Building Regulations. You can contact the team on 01275 884550 or submit your application on our [website](#).

### Conditions

This approval is subject to conditions. They are an integral part of the decision and are important because they describe how the council requires you to carry out the approved work or operate the premises. It is your responsibility to comply fully with them.

Please pay particular attention to those conditions that have to be met before work commences. There is a fee for requests for written confirmation that conditions have been complied with. Details of these fees can be found on our website at [www.n-somerset.gov.uk/planningconditions](http://www.n-somerset.gov.uk/planningconditions). When sending us information please include the decision reference number and relevant condition number. Depending on the complexity of the issues involved it can take up to 12 weeks for conditions to be discharged. It is therefore important that you submit any required details to us early.

### Appeals

If you are aggrieved by our decision to impose any of the conditions, then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If you want to appeal against our decision then you must do so within 6 months [12 weeks if this is a decision to refuse planning permission for a shopfront proposal or a minor commercial application] of the date of this notice.

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Prepare for floods

If the scheme to which this approval relates is at risk of flooding you should prepare a flood plan to help keep people safe and protect your property. You can find out if your property is at risk of flooding and how to prepare a flood plan on the [Government's website](#). You should also sign up for [flood warnings](#).

## **Works which affect a Public Highway**

Any works/events carried out by or for a developer which affects the public highway in any way must be co-coordinated in accordance with the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Developers are also required to liaise/seek permission of North Somerset Council's Street Works Section (01934 888802 or [streetworks@n-somerset.gov.uk](mailto:streetworks@n-somerset.gov.uk)) at least one month in advance of the works and this must be in line with the requirements of the NRSWA 1991 and TMA 2004. The developer must endeavor to ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management. It should be noted that where road closures or formal restrictions are required to undertake works, a minimum of three months' notice will be required.

## **Public Rights of Way**

The grant of planning permission does not entitle developers to interfere or obstruct any public right of way (PROW). The obstruction of a PROW is an offence. If required an application can be made to North Somerset Council to divert the PROW and should be made well ahead of any development.

It is also an offence to drive a mechanically propelled vehicle without lawful authority on any PROW. The grant of planning permission should not be treated as a grant of lawful authority. Please contact the PROW Team for further advice on 01934 888802.

## **Changes to Plans**

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation (for example Building Regulations) it is important that you notify us (i.e. 'the planners') before carrying on with work. Amendments to your approved plans may require a fresh application and could even prove to be unacceptable. Details of how to seek formal approval of amendments to a planning approval can be found on our [website](#) or by visiting the planning portal.

## **Enforcement**

The council has powers to enforce compliance with planning permission and there are penalties for failure to comply. In cases where terms and conditions of planning permission are not adhered to and the Council finds it necessary to take enforcement action, it almost invariably results in delay and additional expense to the applicant. In extreme cases, it can mean that newly erected buildings have to be demolished.

If the applicant was the Local Authority and the application was made under regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) then this permission enures only for the benefit of the Local Authority and such other person as was specified in the application.

## **Street Naming**

When you receive consent for the building of new a development(s)/property or creating additional flats/units within an existing dwelling, for reasons of public safety and for the allocation of an official postal address, please contact the Street Naming and Property Numbering Section, Town Hall, Weston-super-Mare, BS23 1UJ; Tel: 01275 888761; email: [strnames@n-somerset.gov.uk](mailto:strnames@n-somerset.gov.uk). Learn more on our [website](#).

## **Access to further information**

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk).

