Development and Environment
North Somerset Council
Post Point 15
Town Hall, Weston-super-Mare BS23 1UJ
Website: www.n-somerset.gov.uk/applyforplanning



Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Land South of Warren Lane

1. Site Address

Property name

Number

Suffix

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Address line 1 Address line 2 Address line 3 Town/city Long Ashton Postcode BS48 30T Description of site location must be completed if postcode is not known: Easting (x) 353145 Northing (y) 169948 Description Land South of Warren Lane 2. Applicant Details Title First name P Surname Cummins Company name Long Ashton Land Company Address line 1 4th Floor, St Paul's Gate Address line 2 2.2-24 New Street Address line 3 Town/city Jersey Country United Kingdom			
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Address line 1 4th Floor, St Paul's Gate Address line 2 22-24 New Street Address line 3	Surname	Cummins	
Address line 2 Address line 3 Town/city Country United Kingdom	Company name	Long Ashton Land Company	
Address line 3 Town/city Country United Kingdom	Address line 1	4th Floor, St Paul's Gate	
Town/city Jersey Country United Kingdom	Address line 2	22-24 New Street	
Country United Kingdom	Address line 3		
	Town/city	Jersey	
Planning Portal Reference: PP-10361671	Country	United Kingdom	
		Planning Portal Re	erence: PP-10361671

2. Applicant Detai	Is				
Postcode	JE1 4TR				
Are you an agent acting	g on behalf of the applicant?	Yes	© No		
Primary number					
Secondary number					
Fax number					
Email address					
3. Agent Details					
Title					
First name	Aggie				
Surname	Morris				
Company name	Nash Partnership				
Address line 1	23A				
Address line 2	Sydney Buildings				
Address line 3	Bathwick				
Town/city	Bath				
Country					
Postcode	BA2 6BZ				
Primary number					
Secondary number					
Fax number					
Email					
4. Description of the Proposal					
Note: if this application matters' before the dev Access Appearance Landscaping Layout	e matters for which approval is sought as part of this out is approved, the matters not determined as part of this a elopment may proceed.		ation for approval of reserved		
Please note in regard to • Fire Statements - Frovoluntarily include a 'Fi • Public Service Infrast timeframes. See help for Description	o: m 1 August 2021, outline planning applications for buildi re Statement' if appropriate. View government planning of ructure - From 1 August 2021, applications for certain pur further details or view government planning guidance	ngs of over 18 metres (or 7 stories) tall containing puidance on fire statements or access the fire stat blic service infrastructure developments will be elion determination periods.	more than one dwelling can ement template and guidance. gible for faster determination		
Please describe the proposed development					
Up to 35 dwellings, allotments and associated access, parking, drainage infrastructure and landscaping					

S. Site Area What is the measurement of the site area? What is the measurement of the site area? What is the measurement of the site area? Unit Hectains	4. Description of the	he Proposal					
What is the measurement of the site area? (numeric characters only). Unit Hectares 6. Existing Use Please describe the current use of the site Agricultural Is the site currently vacant? Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application. Land which is known to be contaminated 'Yes No A proposed use that would be particularly vulnerable to the presence of contamination A proposed use that would be particularly vulnerable to the presence of contamination A proposed use that would be particularly vulnerable to the presence of contamination F. Pedestrian and Vehicle Access, Roads and Rights of Way Is a new or altered pedestrian access proposed to or from the public highway? Is a new or altered pedestrian access proposed to or from the public highway? Are there any new public roads to be provided within the site? Are there any new public rights of way to be provided within or adjacent to the site? Are there any new public rights of way to be provided within or adjacent to the site? Are there any new public rights of way to be provided within or adjacent to the site? Are there any new public rights of way to be provided within or adjacent to the site? B. Vehicle Parking Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking Yes No 9. Materials Does the proposed development require any materials to be used externally? Please the proposed development require any materials to be used externally?	Has the work already been started without planning permission? ☐ Yes ☐ No					No	
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Does the proposed development require any materials to be used externally?	Does the site have any		parking spaces or will the proposed	d development add/remove any parking		⊚ No	
Does the proposed development require any materials to be used externally?	9. Materials						
		elopment require any r	naterials to be used externally?		Yes	○ No	
	Please provide a descr	ription of existing and	d proposed materials and finishe	es to be used externally (including type			
Walls	Walls						
Description of existing materials and finishes (optional): N/A		g materials and finishe	s (optional):	N/A			
Description of proposed materials and finishes: TBC - Outline application							
Are you supplying additional information on submitted plans, drawings or a design and access statement?	Are you supplying additi	ional information on su	bmitted plans, drawings or a desig	gn and access statement?	© Yes	No	

10. Foul Sewage			
Please state how foul sewage is to be disposed of: ✓ Mains Sewer ☐ Septic Tank ☐ Package Treatment plant ☐ Cess Pit ☐ Other			
Unknown Are you proposing to connect to the existing drainage system?		No	• Unknown
11. Assessment of Flood Risk			
Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)		No	
If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.			
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?		No	
Will the proposal increase the flood risk elsewhere?		⊚ No	
How will surface water be disposed of?			
✓ Sustainable drainage system			
Existing water course			
Soakaway			
✓ Main sewer			
☐ Pond/lake			
12. Trees and Hedges			
Are there trees or hedges on the proposed development site?	Yes	□ No	
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?	Yes	□ No	
If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local plar required, this and the accompanying plan should be submitted alongside your application. Your local planning au website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demonstrated and the commendations'.	thority s	hould i	make clear on its
42. Disably availty, and Coolemical Company attack			
13. Biodiversity and Geological Conservation Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the a	pplicatio	n site,	or on land adjacent to
or near the application site? To assist in answering this question correctly, please refer to the help text which provides guidance on determining the content of the cont		import	ant biodiversity or
geological conservation features may be present or nearby; and whether they are likely to be affected by the prop	osais.		
a) Protected and priority species:Yes, on the development site			
 ○ Yes, on land adjacent to or near the proposed development ○ No 			
b) Designated sites, important habitats or other biodiversity features:			
Yes, on the development siteYes, on land adjacent to or near the proposed developmentNo			
c) Features of geological conservation importance:			

■ No 14. Waste Storage and Collection Do the plans incorporate areas to store and aid the collection of waste? Have arrangements been made for the separate storage and collection of recyclable waste? Yes No 15. Residential/Dwelling Units Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue. Does your proposal include the gain, loss or change of use of residential units? Please select the proposed housing categories that are relevant to your proposal. Market Housing Social, Affordable Home Ownership Starter Homes Self-build and Custom Build Add 'Social, Affordable or Intermediate Rent - Proposed' residential units Number of bedrooms	the proposed development							
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Affordable Home Ownership Starter Homes Self-build and Custom Build Add 'Social, Affordable or Intermediate Rent - Proposed' residential units Social, Affordable or Intermediate Rent - Proposed	g categories that are relevant to your proposal.							
Add 'Social, Affordable or Intermediate Rent - Proposed' residential units Social, Affordable or Intermediate Rent - Proposed	e Rent							
Social, Affordable or Intermediate Rent - Proposed								
	ate Rent - Proposed' residential units							
Number of bedrooms	Social, Affordable or Intermediate Rent - Proposed							
1 2 3 4+ Unknown Total	1 2 3 4+ Unknown Total							
Flats/Maisonettes 2 0 0 0 0 0 2	2 0 0 0 0 2							
Houses 0 6 10 0 0 16	0 6 10 0 16							
Total 2 6 10 0 18								
Add 'Affordable Home Ownership - Proposed' residential units	Proposed' residential units							
Affordable Home Ownership - Proposed	Proposed							
Number of bedrooms								
1 2 3 4+ Unknown Total	1 2 3 4+ Unknown Total							
Flats/Maisonettes 2 0 0 0 0 2	2 0 0 0 0 2							
Houses 0 4 9 2 0 15	0 4 9 2 0 15							
Total 2 4 9 2 0 17	2 4 9 2 0 17							
Please select the existing housing categories that are relevant to your proposal. Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build	e Rent							
Total proposed residential units 35	35							
Total existing residential units 0	0							

15. Residential/Dwelling Units			
Total net gain or loss of residential units	35		
16. All Types of Development: Non-F	Residential Floorspace		
Does your proposal involve the loss, gain or cha Note that 'non-residential' in this context covers	ange of use of non-residential floorspace? all uses except Use Class C3 Dwellinghouses.	Yes	No
17. Employment			
Are there any existing employees on the site or employees?	will the proposed development increase or decrease the number of	Yes	No No
строусся:			
18. Hours of Opening			
Are Hours of Opening relevant to this proposal?			No
19. Industrial or Commercial Proces	ses and Machinery		
Does this proposal involve the carrying out of in-	dustrial or commercial activities and processes?		No
Is the proposal for a waste management develo	pment?	ℚ Yes	No No
If this is a landfill application you will need to	provide further information before your application can be deternires on its website	nined. You	r waste planning authority
Should make it clear what information it requ	ires on its website		
20. Hazardous Substances			
Does the proposal involve the use or storage of	any hazardous substances?	⊚ Yes	No
21. Trade Effluent			
Does the proposal involve the need to dispose of	of trade effluents or trade waste?		No
22. Site Visit			
Can the site be seen from a public road, public f	ootpath, bridleway or other public land?	Yes	□ No
If the planning authority needs to make an appo	intment to carry out a site visit, whom should they contact?		
The agentThe applicant			
Other person			
23. Pre-application Advice			
Has assistance or prior advice been sought from	n the local authority about this application?		No No
24. Authority Employee/Member			
With respect to the Authority, is the applicant (a) a member of staff (b) an elected member	t and/or agent one of the following:		
(c) related to a member of staff (d) related to an elected member			

24. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Access is to be via Warren Lane, so we are required to serve notice on the landowner. It is assumed this is likely to be North Somerset Council (hence notice is served on them), however having searched the Land Registry's online records it appears the land is unregistered. For the avoidance of doubt we are therefore placing an advertisement in the newspaper (Bristol Post).

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Birches Farm
Address line 1	Cambridge Batch
Address line 2	
Town/city	Flax Bourton
Postcode	BS48 3QS
Date notice served (DD/MM/YYYY)	04/11/2021
Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Town Hall
Address line 1	Walliscote Grove Road
Address line 2	
Town/city	Weston Super Mare
Postcode	BS23 1UJ
Date notice served (DD/MM/YYYY)	04/11/2021

Notice of the application the following newspape where the land is situated to the state of the	on has been published in er (circulating in the area ted)	Bristol Post	
On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)	05/11/2021		
Person role			
The applicantThe agent			
Title			
First name	Aggie		
Surname	Morris		
Declaration date (DD/MM/YYYY)	04/11/2021		
✓ Declaration made			
26. Declaration			
			d the accompanying plans/drawings and additional information. I/we confirm d any opinions given are the genuine opinions of the person(s) giving them.
Date (cannot be pre- application)	04/11/2021		