

North Somerset Council

# Model Conditions

February 2026

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Code	Description	Wording
A00	Index of model conditions	
	<b>Timing</b>	
A01	Standard 3 year time limit (full)	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.
A02	Standard 3 year time limit (s73/MMA AMEN)	The development hereby permitted shall be begun before the [ENTER DATE - THE DATE THE ORIGINAL PERMISSION EXPIRES].  Reason: In accordance with the provisions of section 91 of the Town and Country Planning Act 1990 and because the planning permission [ENTER NUMBER] expires on [ENTER DATE].
A03	Standard 3 year time limit (LB)	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 18 of the Town and Country (Listed Building and Conservation Areas) Act 1990.
	<b>Plans and documents</b>	
A04	Plans+docs – approved list (amend)	The development hereby permitted shall be carried out in accordance with the following approved plans and documents:  INSERT DRAWING/DOCUMENT NUMBER AND TITLE  ADD 'DATED' IF NO CLEAR REVISION NUMBER (AVOID 'DATE RECEIVED')  Reason: For the avoidance of doubt and in the interests of proper planning.
	<b>Accessibility</b>	
ACC01	Accessibility – public access	The premises shall not be occupied until the public accesses have been made suitable for use by disabled people in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: In order to ensure that there is safe, convenient and attractive access to the property for people with physical and sensory disabilities and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM33 of the North Somerset Sites and Policies Plan (Part 1).  Further advice regarding how to discharge this condition can be found at <a href="http://www.n-somerset.gov.uk/accessrampconditions">www.n-somerset.gov.uk/accessrampconditions</a>
ACC02	Accessibility – dwellings (plot no's) (IN)	The dwellings on plot numbers ^IN; shown on drawing number ^IN; shall not be occupied until they have been constructed in such a way that they are accessible and sufficient to meet the needs of occupants with differing needs, including disabled people, as well as being constructed to allow adaptation to meet the changing needs of the occupants over time. To achieve this requirement, the accommodation should meet the standards contained in the Building Regulations 2010, Approved Document Part M 'Access to and use of dwellings': M4(2) 'Accessible and adaptable dwellings'.  Reason: In order to provide suitable accommodation for future occupants, including disabled people, in accordance with policy CS2 of the North Somerset Core Strategy and policy DM42 of the North Somerset Sites and Policies Plan (Part 1).

Code	Description	Wording
ACC03	Accessibility – 17% Dwelling(outline) (IN)	<p>The details submitted in accordance with condition number ^IN; of this permission shall include plans and specifications showing how at least 17% of the proposed dwellings will be constructed in such a way that they are accessible and sufficient to meet the needs of occupants with differing needs, including disabled people, as well as being constructed to allow adaptation to meet the changing needs of the occupants over time. To achieve this requirement, the accommodation should meet the standards contained in the Building Regulations 2010, Approved Document Part M 'Access to and use of dwellings': M4(2) 'Accessible and adaptable dwellings'. No dwelling specified in the submitted details as being constructed to meet this requirement shall be occupied until it has been constructed in complete accordance with the approved plans and specifications, unless amended plans and specifications have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure the provision of accommodation to adequately meet the needs of future occupants, including disabled people in accordance with policy CS2 of the North Somerset Core Strategy and policy DM42 of the North Somerset Sites and Policies Plan (Part 1)</p>
	<b>Advertisement</b>	
ADV01	Advert – standard (1 of 6)	<p>This consent shall be for a limited period of five years from the date of this decision notice.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
ADV02	Advert – standard (2 of 6)	<p>No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
ADV03	Advert – standard (3 of 6)	<p>No advertisement shall be sited or displayed so as to:-</p> <p>(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);</p> <p>(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or</p> <p>(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
ADV04	Advert – standard (4 of 6)	<p>Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
ADV05	Advert – standard (5 of 6)	<p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
ADV06	Advert – standard (6 of 6)	<p>Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>

Code	Description	Wording
ADV07	Advert – std (6 combined+plans)(amend)	<p>1. This consent shall be for a limited period of five years from the date of this decision notice.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>3. No advertisement shall be sited or displayed so as to:-</p> <p>(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);</p> <p>(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or</p> <p>(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>7. The advertisements hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>INSERT DRAWING/DOCUMENT NUMBER AND TITLE</p> <p>ADD 'DATED' IF NO CLEAR REVISION NUMBER (AVOID 'DATE RECEIVED')</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>

Code	Description	Wording
ADV08	Advert – reduced time limit (AMEND)	<p>(REMEMBER TO REPLACE ADV01 (OR STA1) WITH THIS CONDITION)</p> <p>This consent shall be for a limited period expiring on [INSERT DATE], on or before which date the display shall be permanently discontinued.</p> <p>AMEND REASON BELOW:</p> <p>Reason: In the interests of the amenity of the area in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with paragraph 132 of the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1). The advertisement should be removed by this date because [INSERT REASON]</p>
ADV09	Advert – remove/temporary (AMEND)	<p>(REMEMBER TO REPLACE ADV01 (OR STA1) WITH THIS CONDITION)</p> <p>The [INSERT hoarding etc] hereby granted consent shall not be retained on the site after the expiry of [INSERT e.g. 1 year] from the date of this decision.</p> <p>AMEND REASON BELOW:</p> <p>Reason: In the interests of the amenity of the area in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1). The advertisement should be removed by this date because [INSERT REASON]</p>
ADV10	Advert – remote/temp hoarding/Amend	<p>(REMEMBER TO REPLACE ADV01 (OR STA1) WITH THIS CONDITION)</p> <p>The advertisements permitted by this consent shall not be displayed on the site after the date of completion of building operations or after the expiry of [INSERT e.g. one year] from the date of this decision, whichever first occurs.</p> <p>Reason: In the interests of the amenity of the area in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV11	Advert – remove existing	<p>The existing advertisement shown on the approved plans to be removed shall be removed prior to the installation of the advertisement hereby approved.</p> <p>Reason: In the interests of the amenity of the area in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
ADV12	Advert – prevent display of 2 consents (IN)	<p>The sign permitted by this consent shall not be displayed at the same time as the sign granted express consent by the Local Planning Authority under reference ^IN;.</p> <p>Reason: In the interests of the amenity of the area in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV13	Advert –illumination (dets reqd)	<p>Details of the method and intensity of illumination shall be submitted to and approved, in writing, by the Local Planning Authority before the illuminated signs the subject of this consent are displayed. The illumination shall only take place in accordance with the approved details.</p> <p>Reason: In the interests of the amenity of the area in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV14	Advert – illumination (candela limit) IN	<p>The intensity of the illumination of the ^IN; sign permitted by this consent shall be no greater than ^IN; candela per square metre.</p> <p>Reason: To protect the visual amenity of the area and the living conditions of nearby residents in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV15	Advert – illumination (hours limit) IN)	<p>The illuminated sign hereby permitted shall not be illuminated between the hours of ^IN; hours and ^IN; hours unless otherwise agreed by the Local Planning Authority in writing.</p> <p>Reason: To protect the visual amenity of the area and the living conditions of nearby residents in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV16	Advert – illumination (opening hrs only)	<p>The sign permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates.</p> <p>Reason: To protect the visual amenity of the area and the living conditions of nearby residents in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV17	Advert – illumination (fascia) as approved	<p>No part of the canopy fascia shall be illuminated other than in accordance with the details hereby permitted.</p> <p>Reason: To protect the visual amenity of the area and the living conditions of nearby residents in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV18	Advert – illumination (static only)	<p>The illumination of the sign permitted by this consent shall be of a static non-intermittent type.</p> <p>Reason: To protect the visual amenity of the area and the living conditions of nearby residents in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
ADV19	Advert – position within existing fascia	<p>The sign permitted by this consent shall not be displayed other than on the built fascia and no part of the sign shall exceed the height of the fascia.</p> <p>Reason: To protect the visual amenity of the area in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV20	Advert – highway (no overhang)	<p>No part of the sign(s) permitted by this consent shall overhang the public highway.</p> <p>Reason: In the interests of public safety in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework and policy DM25 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV21	Advert – highway (5.2m above road) (IN)	<p>The ^1N; permitted by this consent shall be displayed not less than 5.2 metres above the level of the carriageway.</p> <p>Reason: In the interests of public safety in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework and policy DM25 of the North Somerset Sites and Policies Plan (Part 1).</p>
ADV22	Advert – highway (xm above footpath) (IN)	<p>The advertisement permitted by this consent shall be affixed to the building in such a position that the lower part of the advertisement is not less than ^1N; metres above the level of the footway.</p> <p>Reason: In the interests of public safety in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and in accordance with the National Planning Policy Framework and policy DM25 of the North Somerset Sites and Policies Plan (Part 1).</p>
	<b>Archaeology</b>	
ARC01	Archaeological watching brief	<p>No development shall commence, except archaeological investigation work, 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 (WSI) 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 and completed in accordance with the approved WSI.</p> <p>Reason: To comply with Policy DM6 of the North Somerset Sites and Policies Plan and the National Planning Policy Framework which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/archaeologyconditions">www.n-somerset.gov.uk/archaeologyconditions</a>.</p>

Code	Description	Wording
ARC02	Archaeology – pre-commencement	<p>No development shall commence, except archaeological investigation work, 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 (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled excavation of all significant deposits and features which are to be disturbed by the proposed development and shall be carried out and completed in accordance with the approved WSI. Thereafter the building work shall incorporate any building techniques and measures necessary to mitigate the loss or destruction of any further archaeological remains.</p> <p>Reason: To comply with Policy DM6 of the North Somerset Sites and Policies Plan and the National Planning Policy Framework, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/archaeologyconditions">www.n-somerset.gov.uk/archaeologyconditions</a>.</p>
ARC03	Archaeology – pre-occupation	<p>The development shall not be occupied/brought into its intended use until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation (WSI). The provision made for analysis, publication and dissemination of results, and archive deposition, shall be confirmed in writing to, and approved by, the Local Planning Authority.</p> <p>Reason: To comply with Policy DM6 of the North Somerset Sites and Policies Plan and the National Planning Policy Framework, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/archaeologyconditions">www.n-somerset.gov.uk/archaeologyconditions</a>.</p>
ARC04	Archaeology – building record (AMEND)	<p>No demolition shall take place until a Level [INSERT] Building Survey Record of the existing building has been undertaken and the report submitted to the Local Planning Authority and its Historic Environment Record. The building survey shall be carried out in accordance with Historic England guidelines.</p> <p>Reason: The building is of historic significance, and should be preserved by record, having regard to policy CS5 of the North Somerset Core Strategy and policy DM7 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/historicsurveyconditions">www.n-somerset.gov.uk/historicsurveyconditions</a>.</p>
	<b>Boundary Wall</b>	
BOUN01	Boundary Wall – CA (retain)	<p>The existing front boundary wall shall be retained at its existing height and in the existing materials.</p> <p>Reason: To contribute towards maintaining the character of the street scene and preserving the character and appearance of the Conservation Area, and in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the National Planning Policy Framework, policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
BOUN02	Boundary Wall – CA (retain/except access)	<p>Except where breached for access, the existing front boundary wall shall be retained at its existing height and in the existing materials.</p> <p>Reason: To contribute towards maintaining the character of the street scene and preserving the character and appearance of the Conservation Area, and in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), section 16 of the National Planning Policy Framework, policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
BOUN03	Boundary Wall – general (retain)	<p>The existing front boundary wall shall be retained at its existing height and in the existing materials.</p> <p>Reason: To contribute towards maintaining the character of the street scene 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).</p>
BOUN04	Boundary Wall – gen (retain/except access)	<p>Except where breached for access, the existing front boundary wall shall be retained at its existing height and in the existing materials.</p> <p>Reason: To contribute towards maintaining the character of the street scene 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).</p>
	<b>Contaminated Land</b>	

Code	Description	Wording
CL01	Contaminated Land assessment reqd	<p>No development shall take place until an assessment of the nature and extent of any contamination on the site has been carried out and submitted to the Local Planning Authority (LPA) for approval in writing. This assessment must be undertaken by a competent person and must include:</p> <ol style="list-style-type: none"> <li>1. A survey of the extent, scale, and nature of contamination.</li> <li>2. An assessment of the potential risks to: <ul style="list-style-type: none"> <li>o Human health;</li> <li>o Property (existing or proposed) including buildings, service lines, and pipes;</li> <li>o Adjoining land;</li> <li>o Groundwaters and surface waters;</li> <li>o Ecological systems; and</li> <li>o Archaeological sites and ancient monuments.</li> </ul> </li> </ol> <p>If the assessment indicates that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be submitted to and approved in writing by the LPA before development begins. The remediation scheme shall:</p> <ul style="list-style-type: none"> <li>• Remove unacceptable risks to human health, buildings, and other property, as well as the natural and historical environment.</li> <li>• Include all works to be undertaken, remediation objectives, and criteria, an appraisal of remediation options, and the preferred option(s).</li> <li>• Provide a timetable for the works and site management procedures</li> <li>• Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</li> </ul> <p>The approved remediation scheme must be implemented in accordance with the approved timetable of works. Within 3 months of the completion of the approved remediation measures, a validation report demonstrating the effectiveness of the remediation carried out must be submitted to and approved in writing by the LPA.</p> <p>Reason: To ensure that the land is suitable for its intended use in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.</p> <p>For advice about discharging this condition please refer to <a href="http://www.nsomerset.gov.uk/landcontaminationconditions">www.nsomerset.gov.uk/landcontaminationconditions</a></p>
	<b>Construction Management</b>	
CM01	Construction method statement – as app (IN)	<p>The development hereby permitted shall only take place in accordance with the approved Construction Method Statement INSERT, unless revised details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: In order to preserve highway safety and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
CM02	Construction method stmt – dets reqd (AMEND)	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:  <b>SELECT/AMEND AS APPROPRIATE(AND AMEND REASON)</b>            (a) the parking of vehicles of site operatives and visitors            (b) loading and unloading of plant and materials            (c) storage of plant and materials used in constructing the development            (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate            (e) wheel washing facilities            (f) measures to control the emission of dust and dirt during construction            (g) measures to control noise from works on the site            (h) a scheme for recycling/disposing of waste resulting from demolition and construction works            (i) measures to keep access roads clear of vehicles            (j) routing restrictions            (k) construction phasing restrictions            (l) location and specification of fencing and other measures for the protection of retained trees</p> <p>Reason: In order to preserve highway safety, local amenity and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM24 (DM9 - TREES ONLY) of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, health or safety.</p>
CM03	Construction method stmt (ECO) (AMEND)	<p>A Construction Environmental Method Statement shall be submitted to and approved by the Local Planning Authority before works commence. This shall include details of the method of works, including siting and installation of services such as drainage. This shall also include measures for storage and disposal of waste. Measures to protected ecological features and trees during the construction phase shall also be detailed. Works shall be implemented in strict accordance to the approved methodology.</p> <p><b>SELECT/AMEND REASON AND DELETE HEADINGS:</b>  <b>SAC/SPA:</b>            To comply with the Conservation of Habitats and Species Regulations 2017, Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1) due to the proximity to a European designated site. The details are required prior to commencement of development in order to ensure that the designated site is not harmed during construction or site preparation.  <b>SSSIs/NNRs:</b>            To comply with the Wildlife and Countryside Act 1981 (as amended), policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1) due to the proximity to a statutory designated site. The details are required prior to commencement of development in order to ensure that the designated site is not harmed during construction or site preparation.  <b>LWS/LNR:</b>            To comply with the Natural Environment and Rural Communities Act 2006 and Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1) due to the proximity to a Local Wildlife Site. ). The details are required prior to commencement of development in order to ensure that the designated site is not harmed during construction or site preparation.  <b>OTHER:</b>            To comply with [INSERT Legislation], Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that [INSERT] is/are not harmed during construction or site preparation.</p> <p>Advice about discharging ecology conditions can be found at: <a href="http://www.n-somerset.gov.uk/ecologyconditions">www.n-somerset.gov.uk/ecologyconditions</a></p>

Code	Description	Wording
CM04	Construction/delivery (insert hours) (in)	<p>No work relating to the construction of the development hereby approved, including works of demolition, preparation prior to operations and deliveries of materials shall take place outside the hours of ^IN; hours to ^IN; hours Mondays to Fridays and ^IN; hours to ^IN; hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interests of the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
CM05	Construction/delivery (standard hours)	<p>No work relating to the construction of the development hereby approved, including works of demolition, preparation prior to operations and deliveries of materials shall take place outside the hours of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interests of the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
CM06	Construction – wheel washing	<p>Details of measures to be taken to prevent spoil/mud being deposited on the public highway from vehicles leaving the site during construction works shall be submitted to and approved, in writing, by the Local Planning Authority before development commences. The measures shall be retained and fully used for the duration of the construction period in accordance with the approved details.</p> <p>Reason: In order to preserve highway safety and the amenity of the area and in accordance with policies CS3 and CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to highway safety.</p>
CM07	Construction – temp car park (dets reqd)	<p>Details of provision to be made for the parking and turning on site of operatives and construction vehicles during the contract period shall be submitted to and approved, in writing, by the Local Planning Authority before development commences. Such measures shall be retained and fully used for the duration of the construction period in accordance with the approved details.</p> <p>Reason: In order to preserve highway safety and in accordance with policies CS3 and CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to highway safety.</p>
CM08	Construction – waste disposal strategy	<p>Prior to the commencement of development of any structures or buildings full details of a waste disposal strategy for the construction phases shall be submitted to and approved in writing by the Local Planning Authority. The waste disposal strategy shall include:</p> <ul style="list-style-type: none"> <li>(a) A waste audit that includes details of the type and volume of waste that each phase of the development will generate; and</li> <li>(b) Steps proposed to ensure the maximum amount of waste generated is recycled or reused by that development; and</li> <li>(c) Ways in which waste generated by the site will be managed including, if required, the identification of land to accommodate facilities to store or package waste for disposal or recycling or for the incorporation of waste for the use in the generation of heat or power.</li> </ul> <p>The approved waste disposal strategy shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable disposal and recycling of waste in the interests of local amenity and sustainable waste management and in accordance with policy 1 of the West of England Joint Waste Core Strategy, policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
	Demolition	

Code	Description	Wording
DEM01	Demolition – demolish exg dwg (amend)	<p>The use of the existing dwelling on the land as a dwelling house shall be discontinued within one month of the date when the dwelling hereby permitted becomes available for occupation and the original dwelling shall be demolished within three months of that date.</p> <p>AMEND/INSERT (COUNTRYSIDE/UNSUSTAINABLE LOCATION/GB ETC):</p> <p>Reason: The Local Planning Authority are not prepared to permit the establishment of an additional unit of accommodation on this site as it would conflict with the settlement strategy for the area and result in an unsustainable pattern of development/and harm the character and appearance of the area/and result in inappropriate development that harms the openness of the Green Belt, contrary to policies CS1, CS5 (LANDSCAPE ONLY), CS14 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) and policies DM10 (LANDSCAPE ONLY), DM11 (AONB only) and DM12 (GREEN BELT ONLY) of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies).</p>
DEM02	Demolition – ca (Contract reqd/exg pp) IN	<p>No demolition works hereby approved shall be commenced until a signed contract for the works of redevelopment permitted by planning permission ^IN; has been made and a copy of it supplied to the Local Planning Authority.</p> <p>Reason: The signed contract is required prior to commencement in order to safeguard against premature demolition that may be harmful to the character and appearance of the Conservation Area, and in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policy CS5 of the North Somerset Core Strategy and policy DM3 of the North Somerset Sites and Policies Plan (Part 1).</p>
DEM03	Demolition – CA (redevelop in 6 months)	<p>Within 6 months of the existing structure being demolished/removed, the development hereby approved shall be carried out.</p> <p>Reason: To protect the character and appearance of the Conservation Area and in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policy CS5 of the North Somerset Core Strategy and policy DM3 of the North Somerset Sites and Policies Plan (Part 1).</p>
DEM04	Demolition – none permitted (conversions)	<p>No part of the existing building shall be demolished, replaced or removed unless clearly shown on the approved plans for removal.</p> <p>AMEND REASON/POLICIES AS REQUIRED:</p> <p>Reason: In order to ensure that the structure of the original building is retained during the process of conversion to secure compliance with policy DM45 (RESIDENTIAL) DM56 (EMPLOYMENT) DM57 (VISITOR ACCOMM) of the North Somerset Sites and Policies Plan (Part 1).</p>
DEM05	Demolition – as approved (conversions) (amend)	<p>In accordance with the plans hereby approved, the complete fabric, profile and ornamentation of the building shall be retained at all times, both during conversion works and following occupation, unless specifically and clearly stated otherwise on the approved plans.</p> <p>AMEND REASON/POLICIES AS REQUIRED:</p> <p>Reason: In order to ensure that the structure of the original building is retained during the process of conversion to secure compliance with policy DM45 (RESIDENTIAL) DM56 (EMPLOYMENT) DM57 (VISITOR ACCOMM) of the North Somerset Sites and Policies Plan (Part 1).</p>
DEM06	Demolition – removal of mast etc (AMEND)	<p>The mast and associated equipment cabinet hereby permitted shall be removed from the land within 3 months of them ceasing to be required for electronic communications purposes.</p> <p>Reason: In the interests of visual amenity and the openness of the Green Belt [GREEN BELT ONLY], and in accordance with policies DM12 [GREEN BELT ONLY] and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5, CS6 [GREEN BELT ONLY] and CS12 of the North Somerset Core Strategy.</p>

Code	Description	Wording
DF00	Drainage	
DFL01	Drainage – Floor levels (extensions) ST	<p>The finished floor levels of the development hereby permitted shall be constructed no lower than the finished floor levels of the existing building.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>
DFL02	Drainage – Floor levels (new buildings)	<p>The finished floor levels of the development hereby permitted shall be constructed at least 300 millimetres (mm) above the surrounding ground level and also above the estimated surface water flood level. The ridge/roof height of the development shall not exceed that shown on the approved plans unless details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>
DFL03	Drainage – Floor levels (ext+new bldg.) (STA)	<p>The finished floor levels of the development hereby permitted shall be constructed no lower than existing floor levels for existing buildings. The finished floor levels for new buildings shall be constructed at least 300 millimetres (mm) above the surrounding ground level and also above the estimated surface water flood level. The ridge/roof height of the development shall not exceed that shown on the approved plans unless details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>
DFL04	Drainage – Floor levels (new building) (amend)	<p>AMENDMENTS REQUIRED - CONSULT FRM TEAM AND CHECK FINISHED HEIGHTS</p> <p>The finished floor levels of the development hereby permitted shall be constructed at least 300 millimetres (mm) above [ground level OR the crown of the road] and also [XXmm] above predicted [surface water flood levels OR flood levels]. The ridge/roof height of the development shall not exceed that shown on the approved plans unless details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>
DFL05	Drainage – Floor levels (ext+new bldg.) (amend)	<p>AMENDMENTS REQUIRED - CONSULT FRM TEAM AND CHECK FINISHED HEIGHTS</p> <p>The finished floor levels of the development hereby permitted shall be constructed no lower than existing floor levels for existing buildings. The finished floor levels of new buildings shall be constructed at least 300 millimetres (mm) above [ground level OR the crown of the road] and also [XXmm] above predicted [surface water flood levels OR flood levels]. The ridge/roof height of the development shall not exceed that shown on the approved plans unless details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
DFOU01	Drainage (foul) – implement approved (IN)	<p>The ^IN; hereby permitted shall not be occupied until the sewage disposal works have been completed in accordance with the approved details.</p> <p>Reason: To ensure that the development is served by a satisfactory system of foul drainage and to prevent pollution of the water environment, and in accordance with 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).</p>
DFOU02	Drainage (foul) – full details reqd (IN)	<p>The ^IN; hereby permitted shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure that the development is served by a satisfactory system of foul drainage and to prevent pollution of the water environment, and in accordance with 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a></p>
DFOU03	Drainage (foul) – cesspit/septic tank (IN)	<p>The ^IN; hereby permitted shall not be occupied until ^IN; been connected to an individual sealed cesspit, unless porosity tests have been undertaken to the satisfaction of the Local Planning Authority and a consent issued by the Environment Agency which would permit the use of an individual septic tank and soakaway system. In either case the cesspit or septic tank shall be sited not less than 15 metres from any habitable building.</p> <p>Reason: To ensure that the development is served by an acceptable means of drainage which will not be environmentally detrimental to any nearby occupants in accordance with policy CS3 of the North Somerset Core Strategy.</p>
DFR01	Drainage- flood resilience (as app) IN	<p>The flood resilience and resistance measures hereby approved shall be implemented before the occupation of ^IN; hereby permitted and shall be retained and maintained thereafter for the lifetime of the development in accordance with the approved details.</p> <p>Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with the National Planning Policy Framework, 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).</p>
DFR02	Drainage- flood resilience (dets reqd)	<p>No above ground works shall be commenced until details of appropriate flood resilience and resistance measures, together with a programme of implementation and a programme of maintenance for the lifetime of the development, have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, such works shall be carried out in accordance with the approved details and programmes.</p> <p>Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with the National Planning Policy Framework 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).</p>
DFRA01	Drainage- FRA (implement approved)	<p>The development hereby permitted shall only take place in complete accordance with the approved Flood Risk Assessment.</p> <p>Reason: To reduce the risk of flooding, and in accordance with the National Planning Policy Framework, 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).</p>

Code	Description	Wording
DFW01	Drainage- flood warning evac (as app)	<p>The measures set out in the approved Flood Warning Evacuation Plan shall be implemented prior to the first occupation of the development hereby approved and thereafter shall continue to be implemented for the lifetime of the development.</p> <p>Reason: To limit the risk of flooding by ensuring the provision of satisfactory means of flood management and incident response on the site in accordance with policy CS3 of the North Somerset Core Strategy.</p>
DFW02	Drainage- flood warning evac (dets reqd)	<p>Prior to the first occupation of the development hereby approved a Flood Warning Evacuation Plan shall be submitted to and approved, in writing, by the local planning authority. This plan shall address the matters required pursuant to the National Planning Policy Framework and Planning Practice Guidance. Thereafter the Flood Warning Evacuation Plan shall be fully implemented.</p> <p>Reason: To limit the risk of flooding by ensuring the provision of satisfactory means of flood management and incident response on the site in accordance with policy CS3 of the North Somerset Core Strategy.</p>
DSUD01	Drainage- (SuDS) -implement approved	<p>No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.</p> <p>Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with 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).</p>
DSUD02	Drainage- (SuDS) –(10+dw etc) dets runoff	<p>No above ground works 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:</p> <ul style="list-style-type: none"> <li>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</li> <li>ii. include a timetable for its implementation.</li> </ul> <p>Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a></p>

Code	Description	Wording
DSUD03	Drainage- (SuDS) -implement/maintenance	<p>No above ground work 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.</p> <p>The details to be submitted shall include:</p> <p>a) a timetable for its implementation and maintenance during construction and handover; and</p> <p>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.</p> <p>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 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a>.</p>
DSW01	Drainage(sw)(exts/5-9 dwg)as approved[IN	<p>The ^IN; hereby permitted shall not be occupied until the surface water drainage works have been completed in accordance with the approved details.</p> <p>Reason: To reduce the risk of flooding, and in accordance with 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).</p>
DSW02	Drainage (sw)(5-9 dwgs)full details reqd	<p>No above ground work shall take place until surface water drainage details, together with a programme of implementation, have been submitted to and approved in writing by the Local Planning Authority. Such works shall be carried out in accordance with the approved details and programme.</p> <p>Reason: To reduce the risk of flooding, and in accordance with 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a>.</p>

Code	Description	Wording
DSW03	Drainage (sw)-dets reqd(% run-off)[IN]	<p>No above ground work shall commence 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. The results of this assessment shall be provided to the local planning authority with the submitted drainage details. 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.</p> <p>The submitted details shall:</p> <p>a) provide information about the design storm period and intensity, the method employed to delay, control and reduce the surface water discharge rate and volume from the site by ^IN;% and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and</p> <p>b) provide a plan indicating flood exceedance routes, both on and off site, in the event of a blockage or rainfall event that exceeds the designed capacity of the system.</p> <p>Reason: To secure a working drainage system in order to reduce the risk of flooding, and in accordance with 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a></p>
DSW04	Drainage (sw)-dets reqd (restricted run	<p>No above ground work shall commence 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. The results of this assessment shall be provided to the local planning authority with the submitted details. 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.</p> <p>The submitted details shall:</p> <p>a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge rate and volume from the site to x l/s/ha and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;</p> <p>b) taking into account long-term storage, and urban creep; and</p> <p>c) provide a plan indicating flood exceedance routes, both on and off site in the event of a blockage or rainfall event that exceeds the designed capacity of the system.</p> <p>Reason: To reduce the risk of flooding, and in accordance with 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a></p>

Code	Description	Wording
DSW05	Drainage (sw)-off site works as approved	<p>No above ground work for the development hereby permitted shall be commenced until the requisite off-site drainage works to ensure adequate discharge of surface water without causing flooding or water pollution have been constructed in accordance with the approved details.</p> <p>Reason: To ensure that the necessary off-site drainage works are secured and that the site has a working drainage system, and in accordance with 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).</p>
DSW06	Drainage(sw)(parking)-as approved	<p>The ^IN; hereby permitted shall not be occupied until the parking area has been constructed in accordance with the approved details and the approved sustainable drainage scheme. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details and drainage scheme.</p> <p>Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).</p>
DSW07	Drainage(sw)(parking)-as approved	<p>No above ground works hereby approved shall be commenced until details of a sustainable drainage scheme for the parking area to minimise the risk of surface water flooding have been submitted to and approved, in writing, by the Local Planning Authority. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details.</p> <p>Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a></p>
DSWF01	Drainage(sw+foul)(exts/5-9 dw)as app[IN]	<p>The ^IN; hereby permitted shall not be occupied until foul and surface water drainage works have been completed in accordance with the approved details.</p> <p>Reason: To reduce the risk of flooding and prevent pollution of the water environment and in accordance with 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).</p>
DSWF02	Drainage(sw+foul)(ext/5-9 dw)dets rq[IN]	<p>No above ground work shall be commenced until foul and surface water drainage details, together with a programme of implementation, have been submitted to and approved in writing by the Local Planning Authority. Such works shall be carried out in accordance with the approved details and programme.</p> <p>Reason: To reduce the risk of flooding and prevent pollution of the water environment and in accordance with 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).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/drainageconditions">www.n-somerset.gov.uk/drainageconditions</a>.</p>
DWC01	Drainage-watercourse (1 bank clear) [IN]	<p>No development shall take place within ^IN; metres of the top of the ^IN; bank of the watercourse located at the ^IN; of the site.</p> <p>Reason: To allow access for maintenance for the lifetime of the development in the interests of minimising flood risk, and to provide a biodiversity corridor, and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy policy, policies DM1 and DM8 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies), and the council's Biodiversity SPD.</p>

Code	Description	Wording
DWC02	Drainage-watercourse (2 banks clear) [IN	<p>No development shall take place within ^IN; metres of the top of each bank of the watercourse located at the ^IN; of the site.</p> <p>Reason: To allow access for maintenance for the lifetime of the development in the interests of minimising flood risk, and to provide a biodiversity corridor, and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy policy, policies DM1 and DM8 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies), and the council's Biodiversity SPD.</p>
DWC03	Drainage-watercourse (keep open) [AMEND]	<p>No culverting of watercourses on the site shall take place except for access points designed with a soffit at the [INSERT/AMEND: 100CC flood level/and a 300mm freeboard] in accordance with Design Manual for Roads and Bridges (DMRB).</p> <p>Reason: To ensure that there is no restriction in the conveyance of the flow or volume of water and that clear access to the watercourse for maintenance is allowed in the interests of minimising flood risk, and in order to preserve the biodiversity and habitats in the water corridor - and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy policy, policies DM1 and DM8 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies), and the council's Biodiversity SPD.</p>
DWC04	Drainage-watercourse (no temp deposit) [	<p>No temporary deposition of material or land raising shall be undertaken within ^IN; metres of an existing watercourse.</p> <p>Reason: To reduce the risk of flooding and adverse impacts on a biodiversity corridor, and in accordance with and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy policy, policies DM1 and DM8 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies), and the council's Biodiversity SPD.</p>
	<b>Scoping Opinion</b>	
EA201	Scoping Opinion	<p>The Scoping Opinion dated [INSERT] attached to this notice is the adopted Opinion of North Somerset Council. It sets out what information North Somerset Council considers should be included in the Environmental Statement for the proposed development.</p> <p>North Somerset Council will not be precluded from requiring additional information if it is considered necessary in connection with the Environmental Statement submitted when considering a planning application for a proposed development.</p>
	<b>Ecology</b>	
ECO02	Ecology-mitigation as approved AMEND	<p>The development shall only take place in strict accordance with the measures outlined in [INSERT MITIGATION SECTION NUMBER AND ECOLOGY REPORT REF/TITLE/DATE]. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.</p> <p>Reason: To ensure compliance with the [DELETE LEGISLATION AS APPROPRIATE: Conservation of Habitats and Species Regulations 2017 (as amended including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019),/the Wildlife and Countryside Act 1981 (as amended)/The Natural Environment and Rural Communities (NERC) Act 2006/The Protection of Badgers Act 1992], policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>Advice about discharging conditions relating to ecological mitigation can be found at:  <a href="http://www.n-somerset.gov.uk/batroostconditions">www.n-somerset.gov.uk/batroostconditions</a>  <a href="http://www.n-somerset.gov.uk/birdboxconditions">www.n-somerset.gov.uk/birdboxconditions</a>  <a href="http://www.n-somerset.gov.uk/ecologyconditions">www.n-somerset.gov.uk/ecologyconditions</a></p>

Code	Description	Wording
ECO03	Eco-construction method stmt(CEMP) [AMEN]	<p>The development, hereby permitted, shall not commence vegetation clearance, ground works or demolition until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:</p> <ol style="list-style-type: none"> <li>i. Identification of risks with potentially damaging construction activities.</li> <li>ii. Identification of biodiversity protection zones and buffer zones.</li> <li>iii. Practical measures to avoid or reduce impacts during construction to identified protected species or habitats associated with the site (may be provided as a set of method statements)</li> <li>iv. The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>v. The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>vi. Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority</li> <li>vii. Use of protective fences, exclusion barriers and warning signs.</li> <li>viii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person</li> </ol> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of European and UK protected species under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO04	Eco+landscape management plan(LEMP)[AMEN]	<p>A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to [COMMENCEMENT OR OCCUPATION] of the development [OR SPECIFIED PHASE OF DEVELOPMENT]. The content of the LEMP shall include the following:</p> <ol style="list-style-type: none"> <li>i. A description and evaluation of features to be managed.</li> <li>ii. Ecological considerations that might influence management.</li> <li>iii. Aims and objectives of management with appropriate management options for achieving them.</li> <li>iv. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li> <li>v. Details of the body or organization responsible for implementation of the plan.</li> <li>vi. On-going monitoring and remedial measures.</li> </ol> <p>The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation will be secured by the developer with the management body(ies) responsible for its delivery. should monitoring results show that aims and objectives are not being met, the plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the biodiversity objectives of the approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: In the interests of the 'Favourable Conservation Status' of populations of European and UK protected species, UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
ECO05	Ecology-3/5/10 year management plan [IN]	<p>Before the development hereby approved is brought into operation, a ^IN; year ecological management plan for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include prescriptions and a table of works, including monitoring. Ongoing management shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the development contributes to the protection and enhancement of the site's ecology in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>Advice about discharging ecology conditions can be found at:  <a href="http://www.n-somerset.gov.uk/ecologyconditions">www.n-somerset.gov.uk/ecologyconditions</a></p>
ECO06	Ecology -tree/hedge protection	<p>No development shall commence until a plan showing the location and design of tree and hedge protection fencing has been submitted to and agreed in writing by the Local Planning Authority and the agreed tree and hedge protection has been erected around existing trees and hedges to be retained. Unless otherwise specified, the fencing shall be as shown in Figure 2 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2012 root protection area calculations and the location of the fencing shall be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or hedge. No equipment, machinery or structure shall be attached to or supported by a retained tree or hedge. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.</p> <p>The Local Planning Authority is to be advised prior to development commencing of the fact that the tree and hedge protection measures as required are in place and available for inspection.</p> <p>Reason: To ensure that trees and hedges to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice about discharging tree/hedge protection conditions, please refer to <a href="http://www.n-somerset.gov.uk/treeprotectionconditions">www.n-somerset.gov.uk/treeprotectionconditions</a></p>
ECO07	Eco (bats)-lighting dets/lux levels reqd	<p>No external lighting shall be installed until details, including:</p> <ul style="list-style-type: none"> <li>(i) details of the type and location of the proposed lighting;</li> <li>(ii) existing lux levels affecting the site;</li> <li>(iii) the proposed lux levels; and</li> <li>(iv) lighting contour plans,</li> </ul> <p>have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details.</p> <p>Reason: To reduce the potential for light pollution in accordance with Policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
ECO08	Ecology (bats)-lighting details required	<p>Details of any external floodlighting and means of external illumination of any building or structure at the site shall be submitted to and approved, in writing, by the Local Planning Authority before the building is occupied. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without the permission in writing of the Local Planning Authority.</p> <p>Reason: To ensure no adverse impacts on nearby occupants or visual amenity in accordance with policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended, including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO09	Eco (birds)-no site clearance Mar-Sept	<p>All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. No site clearance or demolition of suitable building structures shall be carried out on site between 1st March and 30th September inclusive in any year, unless a check has been carried out beforehand by a qualified ecologist following a methodology that has first been agreed, in writing, with the local planning authority. A letter shall be submitted to the Local Planning Authority by the ecologist confirming appropriate measures to protect nesting birds accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.</p> <p>Reason: To comply with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). condition to ensure that breeding birds are protected from harm during construction</p>
ECO10	Eco (birds)-nesting opportunities reqd	<p>No building shall be occupied until details of the specification and location for new bird nesting opportunities within the site together with a timetable for their implementation as recommended in the Ecological Appraisal submitted with the application, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.</p> <p>Reason: To ensure that adequate habitat is provided for notable bird species in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/birdboxconditions">www.n-somerset.gov.uk/birdboxconditions</a></p>
ECO11	Eco (reptiles) - method stmt./mitigation	<p>No development shall commence until a detailed method statement which includes:</p> <ul style="list-style-type: none"> <li>(i) measures to avoid killing or injuring reptiles during construction; and</li> <li>(ii) to provide mitigation for such species if they are found during construction</li> </ul> <p>has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with these approved details.</p> <p>Reason: To ensure reptiles are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.</p> <p>Advice about discharging ecology conditions can be found at: <a href="http://www.n-somerset.gov.uk/ecologyconditions">www.n-somerset.gov.uk/ecologyconditions</a></p>

Code	Description	Wording
ECO12	ECO - Bats lighting details required - RM	<p>Details of the external lighting, shall be provided at the Reserved Matters stage to include:</p> <ul style="list-style-type: none"> <li>i. Details of the type and location of the proposed lighting:</li> <li>ii. Existing lux levels affecting the site</li> <li>iii. The proposed lux levels: and</li> <li>iv. Lighting contour plan.</li> </ul> <p>The street lighting design plan demonstrated that light spill can be contained within the development, and the scheme shall ensure the that the light levels do not exceed 0,5 lux along the boundary hedgerows and habitats to permit continued foraging and commuting of horseshoe bats across the landscape. Details for all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter any external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing from the LPA.</p> <p>Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species (Amendment) Regulations 2012 and Wildlife and Countryside Act 1981 (as amended)</p>
ECO13	Eco - Bats lighting – fencing as mitigation	<p>As part of the lighting strategy mitigation, prior to the commencement of development details of the fencing to be provided around private rear gardens of the individual dwellings comprising close boarded garden fences of sufficient height and standard to prevent light spill from the individual houses onto boundary hedgerow must be submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved plans.</p> <p>Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species (Amendment) Regulations 2012 and Wildlife and Countryside Act 1981 (as amended)</p>
ECO14	Eco - Windows and light spill	<p>All large glazed areas on the [...] elevations of the dwelling will be of glazing that limits light spillage so that light levels do not adversely disturb bats and other species using their territory or having access to resting places. Details of the glazing to limit light spillage will be submitted and agreed in writing by the Local Planning Authority prior to the [<i>installation</i>]. The glazing will be installed as agreed. No other type of glazing shall be used to replace faulty glazing unless it achieves the same or better results in terms of light spill than the agreed specification.</p> <p>Reason: A pre-commencement condition in the interests of the 'Favourable Conservation Status' of populations of European protected species; and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO15	Ecology – mitigation compliance	<p>ECS suggestion for new condition 17 10 2023:</p> <p>A report prepared by the Ecological Clerk of Works shall be submitted to the Local Planning Authority for approval before occupation of [the development, each phase or sub-phase of the development] certifying that the required mitigation and compensation measures identified in the [report] have been complied with and detailing the results of site supervision and any necessary remedial works undertaken or required. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.</p> <p>Reason: To ensure that ecological mitigation measures are delivered, and that protected /priority species and habitats are safeguarded in accordance with the [report] and that Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
ECO17	Ecology - monitoring	<p>No development shall take place, including demolition, ground works and vegetation clearance, until a biodiversity monitoring strategy has been submitted to, and approved in writing by, the local planning authority. The purpose of the strategy shall be to <i>[insert purpose where this is clearly focused <sup>1</sup>]</i>. The content of the Strategy shall include the following.</p> <ol style="list-style-type: none"> <li>i. Aims and objectives of monitoring to match the stated purpose.</li> <li>ii. Identification of adequate baseline conditions prior to the start of development.</li> <li>iii. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.</li> <li>iv. Methods for data gathering and analysis.</li> <li>v. Location of monitoring.</li> <li>vi. Timing and duration of monitoring.</li> <li>vii. Responsible persons and lines of communication.</li> <li>viii. Review, and where appropriate, publication of results and outcomes.</li> </ol> <p>A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. Should monitoring results show that aims and objectives are not being met, the plan shall also set out how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development delivers the biodiversity objectives of the approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: To ensure the development contributes to the protection and enhancement of the site's ecology in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO18	Ecology – delay in start	<p>If the [development, or a specified phase of development] hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the planning consent, the approved ecological measures secured shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:</p> <ol style="list-style-type: none"> <li>i. establish if there have been any changes in the presence and/or abundance of [insert relevant habitat and/or species] and</li> <li>ii. identify any likely new ecological impacts that might arise from any changes.</li> </ol> <p>Where the survey results indicate changes that will result in ecological impacts not previously addressed in the approved scheme, a new or amended mitigation strategy will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development [or specified phase of development]. Works will then be carried out in accordance with the proposed new approved ecological mitigation strategy.</p> <p>Reason: In the interests of European and UK protected, and priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1)</p>

<sup>1</sup> 1 For instance, to establish the effectiveness of new nesting and roost features in a barn conversion by monitoring their use (recording distribution and abundance) by locally occurring bird and bats species.

Code	Description	Wording
ECO19	Ecology - phasing	<p>Where the approved development is to proceed in a series of phases over [X] years, further supplementary ecological surveys shall be undertaken to inform the preparation and implementation of corresponding phases of ecological measures required. The supplementary surveys shall be of an appropriate type for the habitats and/or species and survey methods shall follow national good practice guidelines.</p> <p>Reason: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1)</p>
ECO20	Ecology – BNG (full apps)	<p>A habitat enhancement area of [xx] hectares comprising the replacement habitat specified as mitigation within the submitted calculation shall be provided as set out in the [approved report/plan] by [authors, date].</p> <p>Reason: In the interests of biodiversity net gain Environment Act 2021, the National Planning Policy Framework and Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1)</p>
ECO21	Ecology – BNG (outline)	<p>A Biodiversity Net Gain (BNG) calculation shall be submitted to and approved in writing by Local Planning Authority, prior to determination of any of the reserved matters, using the most recent version of the biodiversity metric published by Natural England demonstrating that the value of habitat created or enhanced is more than the value of that lost as a result of the development. A plan showing the Location of the created or enhanced habitat types with details for its delivery and on-going maintenance shall be submitted and approved with the calculation Alternatively, a financial and administrative agreement to achieve BNG offsite, if this cannot be accommodated on site, will be made between the applicant and the Local Planning Authority.</p> <p>Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in the National Planning Policy Framework, the Environment Act 2021 and Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1)</p>
ECO22	Eco-biodiversity enhancement	<p>Prior to the commencement of development, the applicant shall submit a strategy for the incorporation of features to enhance the biodiversity value of the proposed development. The submitted strategy should include proposals for the provision of features for nesting birds, native species planting and brush piles for reptiles and amphibians. The proposals shall be permanently installed in accordance with approved details.</p> <p>Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in the National Planning Policy Framework, the Environment Act 2021 and Policy C4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1)</p>
ECO23	Eco - Non-licensed Reasonable Avoidance Measure	<p>Prior to the commencement of the development, a Non-Licensed Method Statement for bats shall be submitted to and approved in writing by the local planning authority. The development shall be thereafter implemented in accordance with the approved Non-Licensed Method Statement.</p> <p>Reason: To ensure the strict protection of European protected species and in the interest of biodiversity in accordance Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
ECO24	Eco - Non-licensed Reasonable Avoidance Measure	<p>The development will proceed in accordance with the Non-licensed Method Statement for bats as submitted in section [X of the REPORT] by [X] dated. Confirmation of the works by the licensed bat ecologist should be submitted to the Local Planning Authority within one week of completion.</p> <p>Reason: To ensure the strict protection of European protected species and in the interest of biodiversity in accordance Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO25	Eco – Bats - Tree inspection	<p>Any trees to be removed which have been identified as having potential for roosting bats will be inspected by a suitably qualified ecologist immediately prior to being felled. If it is further considered that a roost is not present (i.e. absence of a bat or bat field signs), then the tree may be immediately soft felled. If a bat roost is confirmed, then felling will need to be delayed and an EPS license sought from Natural England. A letter confirming these operations and any findings will be submitted to the Local Planning Authority by the ecologist responsible.</p> <p>Reason: In the interests of the ‘strict protection’ of European protected species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO26	Eco – Bats – tree felling (under supervision)	<p>Trees proposed for removal which potentially support roosting bats will be carried out as follows under supervision of a licensed bat ecologist:</p> <ol style="list-style-type: none"> <li>i. Careful removal of the ivy surrounding the tree trunk through cutting at the base and allowing the ivy die back before carefully removing by hand;</li> <li>ii. Cutting carefully to avoid any rot holes, cracks, fissures or flaking bark;</li> <li>iii. Gently lowering branches to the ground; and,</li> <li>iv. Leaving wood on the ground at the base of the tree with any cracks, rot holes, fissures and flaking bark pointing upwards for a period of 48 hours with night time temperatures above 10°C and no rain before removal (this allows any bats inside to evacuate overnight).</li> </ol> <p>Confirmation of the operations will be submitted to the Local Planning Authority by a licensed bat ecologist within one week of the works.</p> <p>Reason: In the interests of the ‘strict protection’ of European protected species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO27	Eco – Bats – tree felling (soft felled)	<p>Trees identified in [the Preliminary Ecological Appraisal report by xx dated xx] as of negligible / low bat roost potential shall be ‘soft felled’, which would involve sensitively lowering the sections with Bat Roost Potential features to the ground. Once on the ground, features should be kept upright and angled at 90 degrees to the ground to enable bats to exit in the unlikely event of single or low numbers of bats being present. The felling shall avoid the maternity period when bats are most sensitive to disturbance (May to August inclusive) and also to avoid the hibernation period (mid-October to mid-March inclusive). Written confirmation of the supervision will be submitted to the Local Planning Authority by the licensed bat ecologist within one week of completing the operations</p> <p>Reason: In the interests of the ‘strict protection’ of European protected species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
ECO28	Eco – Barn Owls - demolition	<p>Works to or demolition of buildings or structures that may be used by Barn Owls may not commence in any circumstance unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the work commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting Barn Owls on site. Any such written confirmation should be submitted to the Local Planning Authority accompanied by dated photos showing the site before and after clearance.</p> <p>Reason: in the interests of a Schedule 1 bird (Wildlife and Countryside Act 1981 as amended and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO29	ECO – Swallows – nesting provision	<p>Provision shall be made for nesting swallows, for example within a structure providing shelter, such as an open fronted log store with the provision of 2x artificial nest cups within or bespoke box attached to a north facing wall. A scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme will be implemented and hereafter maintained.</p> <p>Reason: In accordance with Government policy for the maintenance and enhancement of biodiversity within development as set out the National Planning Policy Framework</p>
ECO30	Eco - Peregrine Falcon	<p>No works shall start between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for peregrine falcons nesting, breeding or with dependent young immediately before work commences and provided written confirmation that peregrines are absent. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason: In the interests of a Schedule 1 bird (Wildlife and Countryside Act 1981 as amended and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO31	Eco - Birds and windows	<p>Windows on the [xx] elevations of the [building] will be provided with measures to reduce the risk of bird strike. A specification will be submitted to an approved in writing by the Local Planning Authority prior to works commencing and the measure applied prior to the first occupation of a building. The approved measures shall be implemented and maintained as agreed for the duration of the development.</p> <p>Reason: In the interests of priority bird species listed on s41 of the Natural Environment and Rural Communities Act 2006, and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO32	Eco – badger - Revalidation survey	<p>Within six weeks of vegetative clearance or groundworks commencing, a survey for badger setts will be carried out by an experienced ecologist. The results of these surveys will be reported to Local Planning Authority and subsequent actions or mitigation agreed in writing prior to the commencement of vegetative clearance or groundworks.</p> <p>Reason: To safeguard badgers from the outset of the development, to comply with the Protection of Badgers Act 1992 and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
ECO33	Eco - Non-licensed Reasonable Avoidance Measure	<p>Prior to any works, including groundworks, commencing on site vegetative clearance will be carried out in strict accordance with the following procedure, either:</p> <ul style="list-style-type: none"> <li>a) In September or October when dormice are still active but avoiding the breeding and hibernation seasons. A licensed dormouse ecologist shall supervise the work checking the site for nests immediately before clearance and, if needed, during clearance. All work shall be carried out using handheld tools only. If an above-ground nest is found it shall be left in situ and no vegetation between it and the adjacent undisturbed habitat shall be removed until dormice have gone into hibernation (December) as per method b).</li> <li>b) Between December and March only, when dormice are hibernating at ground level, under the supervision of a licensed dormouse ecologist. The hedgerow, scrub and/or trees will be cut down to a height of 30cm above ground level using hand tools. The remaining stumps and roots will be left until the following mid-April / May before final clearance to allow any dormouse coming out of hibernation to disperse to suitable adjacent habitat.</li> </ul> <p>No vegetative clearance will be permitted between June and August inclusive when females have dependent young. Written confirmation of the operations will be submitted to the Local Planning Authority by a licensed dormouse ecologist within one week of the work completion.</p> <p>Reason: In the interests of the strict protection of a European protected species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO34	Eco - Non-licensed Reasonable Avoidance Measure + birds	<p>Prior to any works, including groundworks, commencing on site vegetative clearance will be carried out in strict accordance with the following procedure, either:</p> <ul style="list-style-type: none"> <li>a) Between April and August, a licensed dormouse ecologist will check the site for nests immediately before clearance. If there are no nests, then the hedgerow can be removed. If present the removal shall proceed either as per b) or c) below. The results will be communicated to the Local Planning Authority by the licensed dormouse ecologist within 1 week of the inspection.</li> <li>b) In September or October when dormice are still active but avoiding the breeding and hibernation seasons. A licensed dormouse ecologist shall supervise the work checking the site for nests immediately before clearance and, if needed, during clearance. All work shall be carried out using handheld tools only. If an above-ground nest is found it shall be left in situ and no vegetation between it and the adjacent undisturbed habitat shall be removed until dormice have gone into hibernation (December) as per method b). The results will be communicated to the Local Planning Authority by the licensed dormouse ecologist within 1 week; or</li> <li>c) Between December and March only, when dormice are hibernating at ground level, under the supervision of a licensed dormouse ecologist.</li> </ul> <p>The hedgerow, scrub and/or trees will be cut down to a height of 30cm above ground level using hand tools. The remaining stumps and roots will be left until the following mid-April / May before final clearance to allow any dormouse coming out of hibernation to disperse to suitable adjacent habitat.</p> <p>No vegetative clearance will be permitted between June and September inclusive when females have dependent young. Written confirmation of the operations will be submitted to the Local Planning Authority by a licensed dormouse ecologist within one week of the work.</p> <p>Reason: In the interests of the 'strict protection' of a European protected species nesting wild birds and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
ECO35	Eco – GC Newt - District level licencing	<p>Prior to the commencement of development, the consented development is to be entered into Natural England's District Licensing Scheme for Great Crested Newts. A copy of the countersigned Impact Assessment and Conservation Payment Certificate shall be submitted as evidence that the development has been accepted onto the scheme. Construction and necessary mitigation shall commence in accordance with the approved [ECOLOGY REPORT METHOD STATEMENT].</p> <p>Reason: In the interest of the strict protection of European protected species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO36	Eco – GC Newt - Road / Car Park Infrastructure	<p>Prior to the commencement of construction details of 'newt friendly' drainage structures, including gully pots, and kerbing shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with the agreed details.</p> <p>Reason: In the interest of the strict protection of European protected species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO37	Eco – reptile/amphibians - Site Clearance - supervised	<p>Any vegetation in the construction area should initially be reduced to a height of 15 centimetres above ground level by hand, brushings and cuttings removed and the remainder left for a minimum period of 24 hours of fine warm weather (limited rain and wind, with temperatures of 10°C or above) before clearing to minimise the risk of harming/killing any reptiles that may be present and to encourage their movement onto adjoining land. Any features such as rubble piles which potentially afford resting places for reptiles and / or amphibians will be dismantled by hand by a competent ecologist and any individuals found translocated to a location agreed with the Local Planning Authority prior to works commencing on site. This work may only be undertaken during the period between March and October [UNDER THE SUPERVISION OF COMPETENT ECOLOGIST]. Once cut vegetation should be maintained at a height of less than 15 centimetres for the duration of the construction period.</p> <p>Reason: In the interests of UK protected and priority species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO38	Eco – reptile/amphibians - Mitigation Strategy	<p>No works, including vegetative clearance and ground works, shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed reptile/amphibian mitigation strategy. The mitigation strategy shall include details of:</p> <ol style="list-style-type: none"> <li>i. the proposed construction working practices to avoid harming reptiles</li> <li>ii. details of proposed Location, to accommodate any reptiles discovered during works</li> <li>iii. the timing of works to minimise the impact on reptiles</li> <li>iv. if required, details of the Location and status of translocation site</li> </ol> <p>The development shall thereafter be carried out in accordance with the approved mitigation strategy and shall be permanently retained in accordance with the approved details.</p> <p>Reason: To ensure reptiles are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.</p> <p>Advice about discharging ecology conditions can be found at:  <a href="http://www.n-somerset.gov.uk/ecologyconditions">www.n-somerset.gov.uk/ecologyconditions</a></p>

Code	Description	Wording
ECO39	Eco – hedgehog - Site Clearance	<p>Prior to groundworks and vegetative clearance, any features potentially used by hedgehogs will be dismantled by hand by a competent ecologist between April and October and any individuals found shall be translocated to an appropriate location prior to works commencing on site. Translocation sites will be submitted and agreed by the Local Planning Authority prior to searches being made. A written confirmation of the completion of the operations will be submitted by the ecologist prior to works commencing on site.</p> <p>Reason: In the interests of a s41 priority species and in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>
ECO40	Eco - invasive non-native species protocol	<p>Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of [<i>insert species, e.g. Japanese Knotweed</i>] on site. The measures shall be carried out strictly in accordance with the approved scheme.</p> <p>Reason: It is an offence under the Wildlife and Countryside Act 1981, as amended, to introduce, plant or cause to grow wild any plant listed in Schedule 9, Part 2 of the Act. [<i>insert relevant species</i>] is included within this schedule. All waste (the plant itself or material containing its rhizomes) is classed as a controlled/special waste and therefore needs to be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.</p>
	Equestrian	
EQUE01	Equestrian-PD(no jumps/arena etc)[AMEND	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no arenas, maneges, turn out areas or all weather riding surfaces shall be laid out, nor shall any horse jumps, fences, riding obstacles, field shelters, or other structures associated with the recreation or exercise of horses be erected, formed or placed on any part of the land, nor shall any vehicles or trailers be kept on the site overnight, without the details being first submitted to and approved in writing by the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over additional equestrian development and paraphernalia in order to protect the landscape and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM10, DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over additional equestrian development and paraphernalia in order to protect the landscape and the openness of the Green Belt, and in accordance with policies CS5, CS6 and CS12 of the North Somerset Core Strategy and policies DM10, DM12,DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>AONB AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over additional equestrian development and paraphernalia in order to protect the landscape and conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty, and in accordance with policies DM10, DM11, DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5 and CS12 of the North Somerset Core Strategy.</p>

Code	Description	Wording
EQUE02	Equestrian - stables private use	<p>The stables hereby approved shall be used only for private equestrian use and shall not be used for any commercial riding, breeding, livery or commercial training purposes.</p> <p>Reason: The commercial use of the stables would require the further consideration of the Local Planning Authority in terms of limiting the need to travel, preserving highway safety and preserving the character of the area as required by policies CS1, CS5 and CS33 of the North Somerset Core Strategy and policies DM24, DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1).</p>
EQUE03	Equestrian - register of owners [IN] Insert condition number for STAB02	<p>The site owner/operator shall maintain a written register and proof of ownership of all horses kept on the site using the stables and manege. Details of this register and proof of ownership including equine certificate or license shall be made available to the Local Planning Authority when requested.</p> <p>Reason: In order to allow the Local Planning Authority to monitor compliance with condition ^IN; to ensure that the site is not used for commercial equestrian use, which would require further consideration in terms of limiting the need to travel, preserving highway safety and preserving the character of the area, as required by policies CS1, CS5 and CS33 of the North Somerset Core Strategy and policies DM24, DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1).</p>
EQUE04	Equestrian -disposal of waste(dets reqd)	<p>The development hereby permitted shall not be brought into use until details of the method of disposal and storage of manure and stable waste has been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, manure and stable waste shall be stored and disposed of only in accordance with the approved details.</p> <p>Reason: In the interests of the amenities of the area and in accordance with policy CS3 of the North Somerset Core Strategy</p>
EQUE05	Equestrian-disposal of waste(as app)[IN] The insert can be used to identify the approved details	<p>The storage and disposal of manure and stable waste shall take place in accordance with the approved details ^IN; unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the amenities of the area and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
EQUE06	Equestrian-lighting(not permitted) [AMEN SELECT REASON. The first reason relates to living	<p>No means of external lighting shall be installed on the site unless it is in accordance with details which have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>AMEND REASON AND DELETE HEADING:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, and in accordance with policies CS3 and (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policies (DM8-PROTECTED SPECIES ONLY), (DM11- AONB ONLY), (DM12- GREEN BELT ONLY), DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1), (BATS ONLY: The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).</p>
EQUE07	Equestrian-lighting(as approved)[AMEND SELECT REASON. The first reason relates to living	<p>No means of external lighting, other than that expressly authorised by this permission, shall be installed on the site.</p> <p>AMEND REASON AND DELETE HEADING:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, and in accordance with policies CS3 and (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policies (DM8-PROTECTED SPECIES ONLY), (DM11- AONB ONLY), (DM12- GREEN BELT ONLY), DM32 and DM52 of the North Somerset Sites and Policies Plan (Part 1), (BATS ONLY: The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).</p>

Code	Description	Wording
	Food	
FOOD01	Food - flue (full dets required)	<p>No development shall be commenced until details of the specification, height, position and external finish of the required extractor flue(s) have been submitted to and approved, in writing, by the Local Planning Authority. The flue(s) shall be provided in accordance with the approved details before the development is brought into use and shall thereafter be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of preventing pollution and harm to visual amenity, and in accordance with policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to allow for any adjustments to the scheme that may be required to address any neighbour or visual amenity impacts.</p>
FOOD02	Food - flue (as approved)	<p>The flue(s) hereby permitted shall be provided in accordance with the approved details before the development is brought into use and shall thereafter be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of preventing pollution and harm to amenity, and in accordance with policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
FOOD03	Food - kitchen extract (full dets reqd)	<p>The cooking of hot food hereby permitted shall not be commenced until full details of the kitchen extract system have been submitted to and approved, in writing, by the Local Planning Authority. Such details must include, but are not limited to the following: details of the odour control system including the proposed method of removal of the grease, particulate and gaseous phases, the noise levels of all fans within the system, ducting and flue terminal locations and mountings, and a maintenance plan. The extract equipment shall be installed in accordance with the approved details before the hot food use commences and thereafter shall be retained and maintained in accordance with the approved details. Should the extract equipment fail or cease to fully function, the cooking process shall cease to operate until the fault has been remedied or a new system has been installed in accordance with the approved details, or in accordance with revised details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure that the cooking processes/equipment do not result in odour or noise nuisance for neighbouring occupants or result in harm to the visual amenity of the area, and in accordance with policies CS3 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
FOOD04	Food-kitchen extract(add odour control)	<p>The hot food use hereby permitted shall not take place unless the kitchen extract equipment has been fitted with suitable odour control systems for the foods being prepared. Such systems shall render cooking odours not discernible at the nearest residential property. The kitchen extract equipment referred to above shall be maintained at all times and should it fail or cease to fully function, the cooking process shall cease to operate until the fault has been remedied or a new system has been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure that the cooking processes/ equipment do not result in odour nuisance for neighbouring occupants, and in accordance with policy CS3 of the North Somerset Core.</p>
FOOD05	Food - Litter bins (details required)	<p>The use hereby permitted shall not commence until litter receptacles have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The litter receptacles shall thereafter be retained and maintained in accordance with the approved details, unless otherwise agreed, in writing by the Local Planning Authority.</p> <p>Reason: To ensure that adequate provision is made for the disposal for litter in the correct location in the interests of the amenity of the area, and in accordance with policy CS3 of the North Somerset Core Strategy.</p>

Code	Description	Wording
FOOD06	Food - Litter bins (as approved)	<p>The use hereby permitted shall not commence until litter receptacles have been provided in accordance with the approved plans and specifications. The litter receptacles shall thereafter be retained and maintained in accordance with the approved details, unless otherwise agreed, in writing by the Local Planning Authority.</p> <p>Reason: To ensure that adequate provision is made for the disposal for litter in the correct location in the interests of the amenity of the area, and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
	Height/levels	
HEI01	Height - single storey dwelling [AMEND]	<p>The dwelling shall be in the form of a single storey construction only.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area, 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).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the openness of the Green Belt, and in accordance with policies DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND NEIGHBOURS REASON (ADD DM37 IF APPROPRIATE):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
HEI02	Height/levels - details reqd (outline)[A]	<p>Plans to be submitted in accordance with condition [INSERT] of this permission shall include details of the finished floor, ground and ridge height levels and the development shall only take place in accordance with the approved details.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area, 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).</p> <p>DESIGN AND NEIGHBOURS REASON (ADD DM37 IF APPROPRIATE):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p> <p>MISCELLANEOUS (ADD ANY OTHER SPECIFIC POLICIES):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area/in order to preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/maintain the openness of the Green Belt/protect the living conditions of neighbouring residents and in accordance with policies CS5 (LB/CA/AONB/LANDSCAPE ONLY), CS6 (GREEN BELT ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB ONLY), DM12 (GREEN BELT ONLY) and DM32 of the North Somerset Sites and Policies Plan (Part 1), and (NEIGHBOURS ONLY: the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p> <p>FLOOD RISK REASON - SEE SEPARATE CONDITIONS LISTED UNDER DRAINAGE SECTION ('DFL')</p>

Code	Description	Wording
HEI03	Height/levels - details required[AMEND]	<p>No development shall take place until full plans and specifications detailing the finished floor, ground and ridge height levels of the development have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall only take place in accordance with the approved details.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area, 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). The details are required prior to commencement of development because ground works will influence finished heights and could not easily be remedied at a later stage in the development should the heights prove to be unacceptable.</p> <p>DESIGN AND NEIGHBOURS REASON (ADD DM37 IF APPROPRIATE):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours). The details are required prior to commencement of development because ground works will influence finished heights and could not easily be remedied at a later stage in the development should the heights prove to be unacceptable.</p> <p>MISCELLANEOUS (ADD ANY OTHER SPECIFIC POLICIES):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area/in order to preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/maintain the openness of the Green Belt/protect the living conditions of neighbouring residents and in accordance with policies CS5 (LB/CA/AONB/LANDSCAPE ONLY), CS6 (GREEN BELT ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB ONLY), DM12 (GREEN BELT ONLY) and DM32 of the North Somerset Sites and Policies Plan (Part 1), and (NEIGHBOURS ONLY: the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours)). The details are required prior to commencement of development because ground works will influence finished heights and could not easily be remedied at a later stage in the development should the heights prove to be unacceptable.</p> <p>FLOOD RISK REASON - SEE SEPARATE CONDITIONS LISTED UNDER DRAINAGE SECTION ('DFL')</p>

Code	Description	Wording
HEI04	Height/levels - as approved [AMEND]	<p>The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area, 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).</p> <p>DESIGN AND NEIGHBOURS REASON (ADD DM37 IF APPROPRIATE):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p> <p>MISCELLANEOUS (ADD ANY OTHER SPECIFIC POLICIES):</p> <p>Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area/in order to preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/maintain the openness of the Green Belt/protect the living conditions of neighbouring residents and in accordance with policies CS5 (LB/CA/AONB/LANDSCAPE ONLY), CS6 (GREEN BELT ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB ONLY), DM12 (GREEN BELT ONLY) and DM32 of the North Somerset Sites and Policies Plan (Part 1), and (NEIGHBOURS ONLY: the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p> <p>FLOOD RISK REASON - SEE SEPARATE CONDITIONS LISTED UNDER DRAINAGE SECTION ('DFL')</p>
HEI05	Height/levels - outside storage [AMEND]	<p>No stacking or depositing of [INSERT eg goods, waste or other materials] shall take place to a height exceeding [INSERT] metres.</p> <p>AMEND REASON AND DELETE HEADING (ADD ANY OTHER SPECIFIC POLICIES):</p> <p>Reason: In the interests of the character and appearance of the area/in order to preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/maintain the openness of the Green Belt/protect the living conditions of neighbouring residents and in accordance with policies CS5 (LB/CA/AONB/LANDSCAPE ONLY), CS6 (GREEN BELT ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB ONLY), DM12 (GREEN BELT ONLY) and DM32 of the North Somerset Sites and Policies Plan (Part 1), and (NEIGHBOURS ONLY: the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
HH00	Householder Conditions	
HH01	Householder - 3 year time limit (full)	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.
HH02	Householder - plan list [AMEND]	The development hereby permitted shall be carried out in accordance with the following approved plans/documents:  INSERT DRAWING/DOCUMENT NUMBER AND TITLE  ADD 'DATED' IF NO CLEAR REVISION NUMBER (AVOID 'DATE RECEIVED')  Reason: For the avoidance of doubt and in the interests of proper planning.
HHA01	Householder -annexe[AMEND]	connection with their enjoyment of that residence.  SELECT/AMEND REASON AND DELETE HEADINGS:  COUNTRYSIDE/UNSUSTAINABLE LOCATION: Reason: The Local Planning Authority are not prepared to permit the establishment of a separate unit of accommodation on this site as it would conflict with the settlement strategy for the area and result in an unsustainable pattern of development, contrary to policies CS1 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) and policy DM43 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies).  RESTRICTED SITE IN SETTLEMENT (ADD/AMEND AS REQUIRED): Reason: The site is not suitable to accommodate a separate dwelling and therefore the Local Planning Authority wish to restrict its use to ancillary accommodation in the interests of [INSERT/ AMEND: the character and appearance of the area/the living conditions of neighbouring residents/highway safety] and in accordance with policy CS12 (CS10 - HIGHWAYS ONLY) of the North Somerset Core Strategy, policies DM32, DM38, DM43, (DM24 and DM28 - HIGHWAYS and PARKING ONLY) of the North Somerset Sites and Policies Plan (Part 1) and [NEIGHBOURS ONLY:] the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

Code	Description	Wording
HHA02	Householder - no separate dwelling[AMEND	<p>The accommodation hereby permitted shall not be used as a separate dwelling and shall be used solely by the occupants of the existing dwelling in connection with their enjoyment of that residence.</p> <p>SELECT/AMEND REASON AND DELETE HEADINGS:</p> <p>COUNTRYSIDE/UNSUSTAINABLE LOCATION:</p> <p>Reason: The Local Planning Authority are not prepared to permit the establishment of a separate unit of accommodation on this site as it would conflict with the settlement strategy for the area and result in an unsustainable pattern of development, contrary to policies CS1 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) and policy DM43 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies).</p> <p>RESTRICTED SITE IN SETTLEMENT (ADD/AMEND AS REQUIRED):</p> <p>Reason: The site is not suitable to accommodate a separate dwelling and therefore the Local Planning Authority wish to restrict its use to ancillary accommodation in the interests of [INSERT/ AMEND: the character and appearance of the area/the living conditions of neighbouring residents/highway safety] and in accordance with policy CS12 (CS10 - HIGHWAYS ONLY) of the North Somerset Core Strategy, policies DM32, DM38, DM43, (DM24 and DM28 - HIGHWAYS and PARKING ONLY) of the North Somerset Sites and Policies Plan (Part 1) and [NEIGHBOURS ONLY:] the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
HHE01	Householder-extensions(remove PD) [AMEND	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order, with or without modification), no extensions to the dwelling shall be carried out other than those expressly authorised by this permission.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the openness of the Green Belt, and in accordance with policies DM12, DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND NEIGHBOURS REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
HHF01	Householder-floor levels(ext)(flood-STA) Standing advice for extensions. USE ALONGSIDE advice	<p>The finished floor levels of the development hereby permitted shall be constructed no lower than the finished floor levels of the existing building.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>
HHF02	Householder-floor level(bldg)(flood-STA) Standing advice for new buildings. USE ALONGSIDE	<p>The finished floor levels of the development hereby permitted shall be constructed at least 300 millimetres (mm) above the ground level adjoining the building and also above the estimated surface water flood level. The ridge/roof height of the development shall not exceed that shown on the approved plans unless details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>
HHF03	Householder-flr level(ext+bldg)(flood-ST Standing advice for combined proposals for extensions	<p>The finished floor levels of the development hereby permitted shall be constructed no lower than existing floor levels for existing buildings. New buildings shall be constructed at least 300 millimetres (mm) above the ground level adjoining the building and also above the estimated surface water flood level. The ridge/roof height of the development shall not exceed that shown on the approved plans unless details have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the development from surface water and in accordance with 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).</p>

Code	Description	Wording
HHF04	Householder - levels(general) [AMEND] SELECT/AMEND reason and policies to suit the	<p>The finished ground, floor and ridge height levels for the development hereby permitted shall not exceed those shown on the approved plans.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>GENERAL DESIGN REASON:</p> <p>Reason: To ensure that the height of the development is acceptable in the interests of the character and appearance of the area and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 2: Appearance and character of house extensions and alterations).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: To ensure that the height of the development is acceptable in the interests of the character and appearance of the area and in order to maintain the openness of the Green Belt, and in accordance with policies DM12, DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1), policies CS6 and CS12 of the North Somerset Core Strategy and the North Somerset Residential Design Guide SPD (Section 2: Appearance and character of house extensions and alterations).</p> <p>AONB AND DESIGN REASON:</p> <p>Reason: To ensure that the height of the development is acceptable in the interests of the character and appearance of the area and in order to conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty, and in accordance with policies DM11, DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1), policies CS5 and CS12 of the North Somerset Core Strategy and the North Somerset Residential Design Guide SPD (Section 2: Appearance and character of house extensions and alterations).</p> <p>DESIGN AND NEIGHBOURS REASON:</p> <p>Reason: To ensure that the height of the development is acceptable in the interests of preserving the character and appearance of the area and the living conditions of neighbouring residents, and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1), the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours) and the North Somerset Residential Design Guide SPD (Section 2: Appearance and character of house extensions and alterations).</p>
HHF05	Householder-sw drainage (full dets reqd) ONLY TO BE USED for extensions and up to 9 houses	<p>No development shall be commenced until surface water drainage details, together with a programme of implementation, have been submitted to and approved in writing by the Local Planning Authority. Such works shall be carried out in accordance with the approved details and programme.</p> <p>Reason: To reduce the risk of flooding, and in accordance with the National Planning Policy Framework, 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 details are required prior to commencement because it is necessary to understand whether the discharge rates are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.</p>
HHF06	Householder - implement approved FRA	<p>The development hereby permitted shall only take place in complete accordance with the approved Flood Risk Assessment.</p> <p>Reason: To reduce the risk of flooding, and in accordance with the National Planning Policy Framework, 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).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
HHG01	Householder-garage etc (domestic use)[I	<p>The ^IN; hereby permitted shall only be used for private and domestic purposes and shall at no times be used for any commercial or business purposes whatsoever.</p> <p>Reason: In the interests of the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
HHG02	Householder-garage(no conversion) [AMEND	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), the garage hereby permitted shall not be converted to living accommodation without the prior written permission of the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>PARKING PROVISION REASON:</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p> <p>PARKING PROVISION/NO NEW DWELLING IN COUNTRYSIDE:</p> <p>Reason: The Local Planning Authority wishes to retain control over the matters referred in the interests of securing sustainable patterns of development and adequate parking provision, and in accordance with policies CS1, CS10, CS11 and CS33 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HHM01	Householder-materials (as approved)	<p>The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1).</p>
HHM02	Householder-materials (match walls/roofs	<p>The external walling and roofing materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure the works harmonise as closely as possible with the existing building and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 2: Appearance and character of house extensions and alterations).</p>
HHM03	Householder-materials (match walls only)	<p>The external walling materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure the works harmonise as closely as possible with the existing building and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 2: Appearance and character of house extensions and alterations).</p>

Code	Description	Wording
HHP01	Householder - parking (as approved) [IN] The second insert can be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HHP02	Householder-parking (details reqd) [IN] The second insert must be used to specify the number	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HHP03	Householder-parking/drainage (as approv	<p>The ^IN; hereby permitted shall not be occupied until the parking area has been constructed in accordance with the approved details and the approved sustainable drainage scheme. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details and drainage scheme.</p> <p>Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).</p>
HHP04	Householder-drainage for parking (reqd)	<p>No development hereby approved shall be commenced until details of a sustainable drainage scheme for the parking area to minimise the risk of surface water flooding have been submitted to and approved, in writing, by the Local Planning Authority. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details.</p> <p>Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies). The details are required prior to development commencing 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.</p>
HHPS01	Householder-privacy screen(as app)[AMEND	<p>The privacy screen to the [INSERT] side of the [BALCONY/DECKING] hereby permitted shall be provided in accordance with the approved plans before the said [BALCONY/DECKING] is brought into use. The privacy [SCREEN/SCREENS] shall be maintained permanently thereafter in accordance with the approved details.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
HHPS02	Householder-privacy scrn(dets req)[AMEND	<p>The [INSERT BALCONY/DECKING ETC] hereby permitted shall not be brought into use until details and specifications showing a privacy screen to the [NORTH and SOUTH etc] [SIDE/SIDES] of the [BALCONY/DECKING] have been submitted to and approved in writing by the Local Planning Authority. The details shall include the size, height and position of the privacy [SCREEN/SREENS] and the materials to be used. The [BALCONY/DECKING] hereby permitted shall not be brought into use until the said privacy [SCREEN/SCREENS has/have] been erected in accordance with the approved plans, specifications and materials. The privacy [SCREEN/SCREENS] shall be maintained permanently thereafter in accordance with the approved details.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/privacyscreenconditions">www.n-somerset.gov.uk/privacyscreenconditions</a>.</p>

Code	Description	Wording
HHPS03	Householder-privacy scrn (obscure)[AMEND	<p>The privacy [SCREEN/SCREENS] to the [NORTH and SOUTH etc] [SIDE/SIDES] of the [BALCONY/DECKING] hereby permitted shall be provided in accordance with the approved plans before the [BALCONY/DECKING] is brought into use. The said privacy [SCREEN/SCREENS] shall be glazed permanently with glazing that provides a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). The privacy [SCREEN/SCREENS] shall be maintained permanently thereafter in accordance with the approved details.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
HHW01	Householder-window (x1) (obscure)[IN]	<p>Before the first occupation of the ^IN; hereby permitted the window on the ^IN; of the ^IN; shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). This window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.</p> <p>Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
HHW02	Householder-windows (2+) (obscure) [IN]	<p>Before the first occupation of the ^IN; hereby permitted the windows on the ^IN; of the ^IN; shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). These windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.</p> <p>Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
HHW03	Householder - windows (no additional) [I	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the ^IN; of the ^IN; without the prior written consent of the Local Planning Authority.</p> <p>Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
HI00.	Highways	
HIA01	Access- from specified road [IN	Means of vehicular access to the development hereby permitted shall be from ^IN; only.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA02	Access-provide as approved (1unit)[IN OPTIONAL- last insert may be used to add approved	The ^IN; shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans and specifications ^IN;.  Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA03	Access-provide as approved (2+units)[IN OPTIONAL -last insert may be used to add approved	No ^IN; shall be occupied until means of vehicular access to it has been constructed in accordance with the approved plans and specifications ^IN;.  Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA04	Access-provide as approved (new use)[IN OPTIONAL - last insert may be used to add approved	The use hereby permitted shall not commence until a means of vehicular access has been constructed in accordance with the approved plans and specifications ^IN;.  Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA05	Access-details required (1 unit)[IN]	The ^IN; shall not be occupied until a means of vehicular access to it has been constructed in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA06	Access-details required (2+ units)[IN] See also conditions x-x for providing individual road	No ^IN; shall be occupied until a means of vehicular access to it has been constructed in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA07	Access-details required (new use)	The use hereby permitted shall not commence until a means of vehicular access has been constructed in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA08	Access-close exg as approved(1 unit)[IN OPTIONAL - last insert may be used to add approved	The ^IN; hereby permitted shall not be occupied until the existing access to the site has been permanently stopped up and all trace thereof removed ^IN;.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

<b>Code</b>	<b>Description</b>	<b>Wording</b>
HIA09	Access-close exg as approved(2+units)[IN OPTIONAL - last insert may be used to add approved	No ^IN; shall be occupied until the existing access to the site has been permanently stopped up and all trace thereof removed ^IN;.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA10	Access-close exg as approved(new use)[IN OPTIONAL - last insert may be used to add approved	The use hereby permitted shall not commence until the existing access to the site has been permanently stopped up and all trace thereof removed ^IN;.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA11	Access-close exg(dets reqd)(1 unit)[IN]	The ^IN; shall not be occupied until the existing access to the site has been permanently stopped up and all trace thereof removed in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA12	Access-close exg(dets reqd)(2+ units)[IN]	No ^IN; shall be occupied until the existing access to the site has been permanently stopped up and all trace thereof removed in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA13	Access-close exg(dets reqd)(new use)	The use hereby permitted shall not be commenced until the existing access to the site has been permanently stopped up and all trace thereof removed in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA14	Sight lines-as approved (1 unit)[IN] OPTIONAL - last insert may be used to add approved	The ^IN; shall not be occupied until sight lines have been provided at the junction between the means of access and the highway in accordance with the approved plans and specifications ^IN;.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA15	Sight lines-as approved (2+ units)[IN] OPTIONAL - last insert may be used to add approved	No ^IN; shall be occupied until sight lines have been provided at the junction between the means of access and the highway in accordance with the approved plans and specifications ^IN;.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA16	Sight lines-as approved (new use)[IN] OPTIONAL - last insert may be used to add approved	The use hereby permitted shall not commence until sight lines have been provided at the junction between the means of access and the highway in accordance with the approved plans and specifications ^IN;.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).
HIA17	Sight lines-dets reqd (1 unit)[IN]	The ^IN; shall not be occupied until sight lines have been provided at the junction between the means of access and the highway in accordance with plans that have first been submitted to and approved, in writing, by the Local Planning Authority.  Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

Code	Description	Wording
HIA18	Sight lines-dets reqd (2+ units)[IN	<p>No ^IN; shall be occupied until sight lines have been provided at the junction between the means of access and the highway in accordance with plans that have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIA19	Sight lines-dets reqd (new use)	<p>The use hereby permitted shall not commence until sight lines have been provided at the junction between the means of access and the highway in accordance with plans that have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIA20	Sight lines-keep clear (as approved)[IN] OPTIONAL - last insert may be used to add approved	<p>No structure, erection or planting exceeding ^IN; in height above the adjoining carriageway level shall be placed within the sight lines shown on the approved plans ^IN;.</p> <p>Reason: To preserve sight lines in the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIA21	Sight lines-keep clear (dets reqd)[IN Use this in conjunction with conditions HIA14-18	<p>No structure, erection or planting exceeding ^IN; in height above the adjoining carriageway level shall be placed within the sight lines shown on the plans to be approved in writing by the Local Planning Authority.</p> <p>Reason: To preserve sight lines in the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIM01	Major-highways infra-dets reqd[AMEND]	<p>Prior to the commencement of development full details and specifications of the following, including a phasing scheme for their delivery and implementation, shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>ADD/AMEND AS REQUIRED AND AMEND REASON:</p> <ul style="list-style-type: none"> <li>a) hard and soft structural landscape areas,</li> <li>b) pedestrian and cycle routes and associated vehicular accesses and crossings,</li> <li>c) means of enclosure and boundary treatment,</li> <li>d) street lighting and street furniture,</li> <li>e) all new roundabouts and junctions,</li> <li>f) proposed levels,</li> <li>g) bus stops and lay-bys or alternative facilities,</li> <li>h) central pedestrian reserves, bollards and lighting, and</li> <li>i) service corridors.</li> </ul> <p>The scheme shall be fully implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory and high quality approach is taken to the design of the development and in accordance with policies CS10 and CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part1) [INSERT SITE SPECIFIC POLICIES]. The details are required prior to commencement because [INSERT PRE-COMMENCEMENT REASON].</p>

Code	Description	Wording
HIP01	Parking/sw drainage - as approved[IN]	<p>The ^IN; hereby permitted shall not be occupied until the parking area has been constructed in accordance with the approved details and the approved sustainable drainage scheme. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details and drainage scheme.</p> <p>Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).</p>
HIP02	Parking -sw drainage details reqd	<p>No development hereby approved shall be commenced until details of a sustainable drainage scheme for the parking area to minimise the risk of surface water flooding have been submitted to and approved, in writing, by the Local Planning Authority. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details.</p> <p>Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies). The details are required prior to development commencing 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.</p>
HIP03	Parking-mark out/as approved(general)[IN] The second insert can be used to insert the number of	<p>The ^IN; hereby permitted shall not be brought into use until a parking area for ^IN; vehicles has been provided in accordance with the approved plans and specifications. The approved parking area shall be properly consolidated and surfaced and the parking spaces marked out before the building is occupied/the use commences and thereafter it shall only be used for the parking of vehicles in connection with the development hereby permitted.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP04	Parking-mark out/dets reqd(general)[IN] The second insert MUST be used to specify the number	<p>The ^IN; hereby permitted shall not be brought into use until a parking area for ^IN; vehicles has been provided in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking area shall be properly consolidated and surfaced and the parking spaces marked out before the building is occupied/the use commences and thereafter it shall only be used for the parking of vehicles in connection with the development hereby permitted.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP05	Parking-as approved(general/1unit)[IN] The second insert can be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
HIP06	Parking-details required(general/1 unit) The second insert can be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP07	Parking/turning-as apprd(1unit/gen)[IN The second insert can be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles, together with a vehicular turning area, have been constructed in accordance with approved plans and specifications. The approved parking and turning areas shall thereafter be permanently retained and kept available for parking and turning at all times.</p> <p>Reason: In order to ensure that adequate provision is made for the parking and turning of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP08	Parking/turning-dets reqd(1 unit/gen)[IN The second insert can be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles, together with a vehicular turning area, have been constructed in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning areas shall thereafter be permanently retained and kept available for parking and turning at all times.</p> <p>Reason: In order to ensure that adequate provision is made for the parking and turning of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP09	Parking-as approved(2+units)[IN The second insert can be used to insert the number of	<p>No ^IN; shall be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed and made available for it in accordance with the approved plans and specifications. The approved parking area(s) shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made for each occupier in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP10	Parking-details required (2+units)[IN] The second insert must be used to specify the number	<p>No ^IN; shall be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed and made available for it in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking area(s) shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made for each occupier in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP11	Parking/turning-as approved(2+units)[IN The second insert can be used to insert the number of	<p>No ^IN; shall be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles, together with a vehicular turning area, have been constructed and made available for it in accordance with the approved plans and specifications. The approved parking and turning areas shall thereafter be permanently retained and kept available for parking and turning at all times.</p> <p>Reason: In order to ensure that adequate provision is made for the parking and turning of vehicles for each occupier in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>

Code	Description	Wording
HIP12	Parking/turning-details reqd (2+units)[I The second insert must be used to specify the number	<p>No ^IN; shall be occupied until a properly consolidated and surfaced parking area for ^IN; vehicles, together with a vehicular turning area, have been constructed and made available for it in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning areas shall thereafter be permanently retained and kept available for parking and turning at all times.</p> <p>Reason: In order to ensure that adequate provision is made for the parking and turning of vehicles for each occupier in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP13	Parking-as approved(new use)[IN The insert can be used to insert the number of vehicles.	<p>The use hereby permitted shall not be commenced until a properly consolidated and surfaced parking area for ^IN; vehicles has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate parking provision is made, in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD</p>
HIP14	Parking/turning-as approved(new use)[IN The insert can be used to insert the number of vehicles.	<p>The use hereby permitted shall not be commenced until a properly consolidated and surfaced parking area for ^IN; vehicles, together with a vehicular turning area, have been constructed in accordance with the approved plans and specifications. The approved parking and turning areas shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate provision is made for the parking and turning of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIP15	Parking/turning-dets reqd (new use)[IN The insert MUST be used to insert the number of	<p>The use hereby permitted shall not be commenced until a properly consolidated and surfaced parking area for ^IN; vehicles, together with a vehicular turning area, have been constructed in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning areas shall thereafter be permanently retained and kept available for parking at all times.</p> <p>Reason: In order to ensure that adequate provision is made for the parking and turning of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIPC01	Cycle parking-as approved(1 unit)[IN The second insert may be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until secure parking facilities for ^IN; bicycles have been provided on site in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.</p> <p>Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 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.</p>
HIPC02	Cycle parking-as approved(2+units)[IN The second insert must be used to specify the number	<p>No ^IN; shall be occupied until secure parking facilities for ^IN; bicycles have been provided for it in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.</p> <p>Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM 28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>

Code	Description	Wording
HIPC03	Cycle parking-as approved(new use)[IN The second insert may be used to insert the number of	<p>The use hereby permitted shall not be commenced until secure parking facilities for ^IN; bicycles have been provided in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.</p> <p>Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 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.</p>
HIPC04	Cycle parking-dets reqd(1 unit)[IN] The second insert must be used to insert the number of	<p>The ^IN; hereby permitted shall not be occupied until secure parking facilities for ^IN; bicycles have been provided on site in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.</p> <p>Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 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.</p>
HIPC05	Cycle parking-dets reqd(2+units)[IN] The second insert must be used to specify the number	<p>No ^IN; shall be occupied until secure parking facilities for ^IN; bicycles have been provided for it in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.</p> <p>Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 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.</p>
HIPC06	Cycle parking-dets reqd(new use)[IN The insert must be used to specify the number of	<p>The use hereby permitted shall not be commenced until secure parking facilities for ^IN; bicycles have been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.</p> <p>Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 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.</p>
HIPEV1]	EV charging (misc use) dets reqd [AMEND	<p>The [INSERT] hereby permitted shall not be occupied/brought into use [DELETE AS APPROPRIATE] until Electric Vehicle (EV) charging provision has been installed in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the approved Electric Vehicle (EV) charging provision shall be in accordance with the standards set out in the North Somerset Council Parking Standards SPD (2021). Once approved and installed, the Electric Vehicle Charging provision shall be retained and maintained at all times and shall not be removed without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 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 and Creating Sustainable Buildings and Places SPD.</p>
HIPEV2	EVcharging (misc use) as approved [AMEND	<p>The [INSERT] hereby permitted shall not be occupied/brought into use [DELETE AS APPROPRIATE] until Electric Vehicle (EV) charging provision has been installed in accordance with the approved plans and specifications. Once installed, the Electric Vehicle Charging provision shall be retained and maintained at all times and shall not be removed without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 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 and Creating Sustainable Buildings and Places SPD.</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
HIPEV3	EV charging (2+dwelling) as approved	<p>No dwelling hereby permitted shall be occupied until Electric Vehicle (EV) charging provision has been installed for it in accordance with the approved plans and specifications. Once installed, the Electric Vehicle Charging provision shall be retained and maintained at all times and shall not be removed without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 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 and Creating Sustainable Buildings and Places SPD.</p>
HIPEV4	EV charging (2+dwelling) dets required	<p>No dwelling hereby permitted shall be occupied until Electric Vehicle (EV) charging provision has been installed for it in accordance with plans and specifications that have first been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the approved Electric Vehicle (EV) charging provision shall be in accordance with the standards set out in the North Somerset Council Parking Standards SPD (2021). Once approved and installed, the Electric Vehicle Charging provision shall be retained and maintained at all times and shall not be removed without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 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 and Creating Sustainable Buildings and Places SPD.</p>
HIPEV5	EV charging (1 dwelling)100% passive	<p>The dwelling hereby permitted shall not be occupied until each approved parking space has been provided with, as a minimum, passive provision (and preferably active provision) for the charging of Electric Vehicles. Once installed, the Electric Vehicle Charging provision shall be retained and maintained at all times and shall not be removed without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 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 and Creating Sustainable Buildings and Places SPD.</p>
HIPEV6	EV charging (extensions/annexes)[AMEND]	<p>The development hereby permitted shall not be occupied until one of [AMEND AS REQUIRED] the parking spaces hereby approved has been provided with, as a minimum, passive provision (and preferably active provision) for the charging of Electric Vehicles. Once installed, the Electric Vehicle Charging provision shall be retained and maintained at all times and shall not be removed without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 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 and Creating Sustainable Buildings and Places SPD.</p>
HIPG01	Garage+parking (1 dwelling) as approved	<p>The dwelling shall not be occupied until space for one garage and one parked car has been provided for it, together with vehicular access thereto, in accordance with the approved plans. The access and spaces for garage and parking shall be used for no other purpose.</p> <p>In order to ensure that adequate provision is made for the parking of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
HIPG02	Garage+parking (1 dwelling) dets reqd	<p>The dwelling shall not be occupied until space for one garage and one parked car has been provided for it, together with vehicular access thereto, in accordance with plans that have first been submitted to and approved, in writing, by the Local Planning Authority. The access and spaces for garage and parking shall be used for no other purpose.</p> <p>In order to ensure that adequate provision is made for the parking of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIPG03	Garage+parking (2+ dwellings)as approved	<p>No dwelling shall be occupied until space for one garage and one parked car has been provided for it, together with vehicular access thereto, in accordance with the approved plans. The access and spaces for garage and parking shall be used for no other purpose.</p> <p>In order to ensure that adequate provision is made for the parking of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIPG04	Garage+parking (2+ dwellings)dets reqd	<p>No dwelling shall be occupied until space for one garage and one parked car has been provided for it, together with vehicular access thereto, in accordance with plans that have first been submitted to and approved, in writing, by the Local Planning Authority. The access and spaces for garage and parking shall be used for no other purpose.</p> <p>In order to ensure that adequate provision is made for the parking of vehicles in the interests of preserving highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIPG05	Garage (as approved) - retention of	<p>The garage shown on the approved plans shall only be used for the parking of vehicles in connection with the development hereby approved and it shall not be converted to living accommodation or used for any other purposes without the prior written permission of the Local Planning Authority.</p> <p>Reason: To ensure the development is served by adequate parking provision in order to preserve highway safety, and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIR01	Roads - details required (estates)	<p>The layout and alignment, widths and levels of the proposed estate roads, turning spaces, footpaths and road junctions and the position, sizes and gradient of sewers and drains shall be in accordance with details that have been approved by the Local Planning Authority. No construction of these works shall be commenced until plans and sections have first been submitted to and approved, in writing, by the Local Planning Authority for this purpose.</p> <p>Reason: To ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIR02	Roads-prior to occ(dwelling)as approved	<p>No dwelling shall be occupied until the roads shown on the approved plans, including footpaths and turning spaces, where applicable, have been constructed in such a manner that each dwelling, is served by a properly consolidated and surfaced footpath and carriageway between the dwelling and the existing highway.</p> <p>Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
HIR03	Roads-prior to occ(dwelling)dets reqd	<p>No dwelling shall be occupied until the roads shown on plans that have first been submitted to and approved in writing by the Local Planning Authority, including footpaths and turning spaces, where applicable, have been constructed in such a manner that each dwelling, before it is occupied, is served by a properly consolidated and surfaced footpath and carriageway between the dwelling and the existing highway.</p> <p>Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIR04	Roads-prior to occ(buildings)as approved	<p>No building shall be occupied until the roads shown on the approved plans, including footpaths and turning spaces, where applicable, have been constructed in such a manner that each building before it is occupied, is served by a properly consolidated and surfaced footpath and carriageway between the building and the existing highway.</p> <p>Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIR05	Roads-prior to occ(buildings)dets reqd	<p>No building shall be occupied until the roads shown on plans that have first been submitted to and approved in writing by the Local Planning Authority, including footpaths and turning spaces, where applicable, have been constructed in such a manner that each building, before it is occupied, is served by a properly consolidated and surfaced footpath and carriageway between the building and the existing highway.</p> <p>Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIT01	Turning-provide as approved(1unit)[IN]	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced turning area for vehicles has been constructed in accordance with the approved plans and specifications. The approved turning area shall thereafter be permanently retained and kept available for turning at all times.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIT02	Turning-provide as approved(2+units)[IN]	<p>No ^IN; shall be occupied until a properly consolidated and surfaced turning area for vehicles for that ^IN; has been constructed in accordance with the approved plans and specifications. The approved turning area shall thereafter be kept available for turning at all times.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIT03	Turning-provide as approved(new use)	<p>The use hereby permitted shall not be commenced until a properly consolidated and surfaced turning area for vehicles has been constructed in accordance with the approved plans and specifications. The approved turning area shall thereafter be permanently retained and kept available for turning at all times.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIT04	Turning-details required(1 unit)[IN]	<p>The ^IN; hereby permitted shall not be occupied until a properly consolidated and surfaced turning area for vehicles has been constructed in accordance with plans and specifications that have first been submitted to and approved, in writing by the Local Planning Authority. The approved turning area shall thereafter be permanently retained and kept available for turning at all times.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
HIT05	Turning-details required (2+units)[IN]	<p>No ^IN; shall be occupied until a properly consolidated and surfaced turning area for vehicles for that ^IN; has been constructed in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved turning area shall thereafter be kept available for turning at all times.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HIT06	Turning-details required (new use)	<p>The use hereby permitted shall not be commenced until a properly consolidated and surfaced turning area for vehicles has been constructed in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The approved turning area shall thereafter be permanently retained and kept available for turning at all times.</p> <p>Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).</p>
HITP01	Travel Plan-implement as approved [AMEND Insert Full	<p>No part of the development shall be occupied prior to implementation of those parts of the approved [SELECT/DELETE: Full/Draft/Framework] Travel Plan as are capable of being implemented prior to occupation. Those parts of the approved Full Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and the agreed targets met, and shall continue to be implemented as long as any part of the development is occupied.</p> <p>Reason: In order to secure sustainable modes of travel and in accordance with policies CS1 and CS10 of the North Somerset Core Strategy, policy DM26 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Travel Plans SPD.</p>
HITP02	Travel Plan - submit/implement	<p>Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the approved plans and documents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter operated in accordance with the agreed details.</p> <p>Reason: In order to secure sustainable modes of travel and in accordance with policies CS1 and CS10 of the North Somerset Core Strategy, policy DM26 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Travel Plans SPD.</p>
HIW01	Waiting bay before occ-as approved[IN]	<p>The ^IN; shall not be occupied until a waiting bay for vehicles has been provided in accordance with the approved plans and specifications. The approved waiting bay shall thereafter be permanently retained and kept available for the parking of vehicles.</p> <p>Reason: So that visitor and delivery vehicles may stand clear of the highway in the interests of highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
HIW02	Waiting bay before occ-dets reqd [IN]	<p>The ^IN; shall not be occupied until a waiting bay for vehicles has been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The waiting bay shall thereafter be permanently retained in accordance with the approved details and kept available for the parking of vehicles.</p> <p>Reason: So that visitor and delivery vehicles may stand clear of the highway in the interests of highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>

Code	Description	Wording
	<b>Hazardous Substance</b>	
HZ1 Recital 1		The hazardous substance consents ("the Consents" which definition includes the Deemed Consent) as listed below were granted or deemed to have been granted by North Somerset Council ("the Authority") being the hazardous substances authority and in pursuance of their powers under the Planning (Hazardous Substances) Act 1990 ("the Act") for the presence of hazardous substances in respect of the land described in Schedule 1 (the "Land"). Reference Date Issued XXXX
HZ2 Recital 2		The revocation of the Consents means that the Health and Safety Executive is unlikely to continue to have any objection to future planning applications to develop the Land because the existing consultation zones would be removed
HZ3 Recital 3		The Council's Committee on XXXX resolved that the Consents should be revoked
HZ4 Recital 4		It appears to the Authority, having regard to material considerations, that it is expedient to revoke the Consents.
HZ5 Recital 5		The ground on which the Order is made is as follows:
	<b>Listed building</b>	
LB01	LB access - 7 days notice	No works shall commence until the Local Planning Authority has been given at least seven days prior notice of the intention to start work.  Reason: The Local Planning Authority wishes to programme its staff resources to enable monitoring and recording of the building works and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the National Planning Policy Framework, policy CS5 of the North Somerset Core Strategy and policy DM4 of the North Somerset Sites and Policies Plan (Part 1). Notice is required before works commence so that the Local Planning Authority may carry out any recording and monitoring from the outset.
LB02	LB access - for officers	Council Officers and any consultants whose advice the Local Planning Authority consider necessary shall be allowed access to the property throughout the period of the works hereby approved.  Reason: The Local Planning Authority wishes to have access to the property throughout the period of building works to monitor, advise and record and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the National Planning Policy Framework, policy CS5 of the North Somerset Core Strategy and policy DM4 of the North Somerset Sites and Policies Plan (Part 1).
LB03	LB contract and pp required	No demolition works hereby approved shall be commenced until planning permission for the redevelopment of the site has been first obtained from the Local Planning Authority and a signed copy of the contract for carrying out the redevelopment works has been supplied to the Authority.  Reason: Planning permission and a signed contract for the redevelopment are required prior to commencement in order to safeguard against premature demolition that may be harmful to the Listed Building and its setting, and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the National Planning Policy Framework, policy CS5 of the North Somerset Core Strategy and policy DM4 of the North Somerset Sites and Policies Plan (Part 1).

Code	Description	Wording
LB04	LB contract for specific pp reqd [IN]	<p>No demolition works hereby approved shall be commenced until a signed contract for the works of redevelopment permitted by planning permission ^IN; has been made and a copy of it supplied to the Local Planning Authority.</p> <p>Reason: The signed contract is required prior to commencement in order to safeguard against premature demolition that may be harmful to the Listed Building and its setting, and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the National Planning Policy Framework, policy CS5 of the North Somerset Core Strategy and policy DM4 of the North Somerset Sites and Policies Plan (Part 1).</p>
LB05	LB drawings req-1:20	<p>No INSERT shall be installed until detailed working drawings at a scale of not less than 1:20 showing INSERT have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.</p> <p>Reason: To maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to commencement in order to safeguard the architectural and historic interest of the Listed Building.</p>
LB06	LB drawings req-new/repair (specify)[IN]	<p>No works shall commence until detailed working drawings at a suitable scale to show:</p> <p>a) New work in relation to existing; and  b) Repairs to existing, including ^IN; ,structural works, roof structure, doors, windows, fittings, panelling, and other architectural features].</p> <p>- have been submitted to and approved, in writing, by the Local Planning Authority. The works shall only take place in accordance with the approved details.</p> <p>Reason: To maintain the architectural integrity of the building and the appearance of its surroundings and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to commencement in order to safeguard the architectural and historic interest of the Listed Building.</p>
LB07	LB internal features -unaltered	<p>All existing internal decoration features, including plasterwork, ironwork, fire places, doors, windows, staircases, balustrading and other woodwork, shall remain undisturbed in their existing positions, and shall be fully protected during the course of works on site unless expressly specified in the drawings hereby approved or where otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: To protect the architectural/historic interest of the building and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
LB08	LB internal features - details reqd	<p>No development shall commence until detailed drawings identifying the architectural features which are to be retained and the method by which these features will be safeguarded during the carrying out of the approved development have been submitted to and approved in writing by the Local Planning Authority. The protective measures shall be implemented and kept in place in accordance with the approved details for the duration of the development works.</p> <p>Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to commencement in order to safeguard the architectural and historic interest of the Listed Building.</p>
LB09	LB fireplace recon/repair - dets reqd	<p>Within 3 months of removal of the fireplace and prior to its reconstruction or repair, plans, sections and elevations to a metric scale of no less than 1:20 showing the reconstruction or repair shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be completed in accordance with the approved details.</p> <p>Reason: To ensure the work will be satisfactory and will protect the architectural and historic interest of the building and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
LB10	LB timbers (roof/floor) - agree on site	<p>Prior to works commencing on works associated with the repair, replacement or treatment of the roof or floor timbers the appointed builder(s)/craftsmen shall identify and agree on site with an officer appointed by the Council the extent of all damaged and decayed timbers and the measures necessary to carry out the appropriate repair, replacement or treatment. The development shall be completed in accordance with the agreed programme.</p> <p>Reason: To ensure the work will be satisfactory and will protect the architectural/historic interest of the building and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
LB11	LB joinery (set back/finish)[IN]	<p>All window frames, external doors and door frames shall be set back a minimum of 100mm; from the external face of the wall and shall be finished in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the character and architectural integrity of the building and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
LB12	LB protection from adverse weather	<p>No work shall be undertaken on site until measures have been agreed in writing by the Local Planning Authority for the protection from weather, deterioration or damage of those parts of the building to be exposed/retained. The measures shall be undertaken before any operations or works commence on site unless otherwise first agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure the protection measures will be satisfactory and will protect the architectural/historic interest of the building and in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1). The details must be agreed prior to commencement in order to protect and safeguard the listed building from damage.</p>

Code	Description	Wording
	Lawful Development Certificate	
LDC	Approval reasons (LDC's) [AMEND]	<p>SELECT ONE [INSERT DATE IN OPTION 2]</p> <p>No enforcement action could then be taken in respect of the use, operations or matter specified in the First Schedule because such use or operations did not involve development AND the use or operations do not constitute a contravention of any of the requirements of any enforcement notice in force.</p> <p>No enforcement action could then be taken in respect of the use, operations or matter described in the First Schedule because the evidence available to the Council establishes that, on the balance of probabilities, the said use or operations occurred on or before [SPECIFY DATE BEING 4 OR 10 YEARS BEFORE DATE OF APPLICATION AS APPROPRIATE] and has not been discontinued since that date AND the said use, operations or matter do not constitute a contravention of any of the requirements of any enforcement notice in force.</p>
	Lighting	
LIG01	Light (floodlights)-lux as app [AMEND] SELECT REASON. The first reason relates to living	<p>The floodlights hereby permitted shall be installed and operated so that the level of illumination when measured in a horizontal plane at ground level shall not exceed the lux levels shown on the approved plans.</p> <p>SELECT/AMEND REASON AND DELETE HEADINGS:</p> <p>LIVING CONDITIONS ONLY:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties and in accordance with the National Planning Policy Framework, policy CS3 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>VARIOUS:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, policy CS3, (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policy DM32, (DM8-PROTECTED SPECIES ONLY), (DM11-AONB ONLY), (DM12-GREEN BELT ONLY) of the North Somerset Sites and Policies Plan (Part 1), (BATS ONLY: the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended)).</p>

Code	Description	Wording
LIG02	Light (floodlights)adjust/meet lux AMEND To be used in conjunction with model condition LIG01	<p>The floodlights hereby permitted shall, following the initial installation, be adjusted so as to comply with condition number [INSERT] before the use commences. Thereafter, the directional angle of each floodlight shall be adjusted as necessary to ensure compliance with condition number [INSERT].</p> <p>SELECT/AMEND REASON AND DELETE HEADINGS:</p> <p>LIVING CONDITIONS ONLY:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>VARIOUS:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, and in accordance with policy CS3, (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policy DM32, (DM8-PROTECTED SPECIES ONLY), (DM11- AONB ONLY), (DM12- GREEN BELT ONLY) of the North Somerset Sites and Policies Plan (Part 1), (BATS ONLY: the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).</p>
LIG03	Light (floodlights)-hours of use [IN	<p>The floodlights hereby permitted shall only be switched on when the ^IN; is in use. The lights shall either be switched off within 10 minutes of the ^IN; being vacated or at 20.00 hours (which ever occurs the earliest) and shall not switched on again before 1500 hours of the following day.</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
LIG04	Lighting (dets/lux levels reqd) [AMEND] SELECT REASON. The first reason relates to living	<p>No external lighting shall be installed unless details, including:</p> <ul style="list-style-type: none"> <li>(i) details of the type and location of the proposed lighting;</li> <li>(ii) existing lux levels affecting the site;</li> <li>(iii) the proposed lux levels; and</li> <li>(iv) lighting contour plans,</li> </ul> <p>have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details.</p> <p>SELECT/AMEND REASON AND DELETE HEADINGS:</p> <p>LIVING CONDITIONS ONLY:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>VARIOUS:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, and in accordance with policy CS3, (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policy DM32, (DM8-PROTECTED SPECIES ONLY), (DM11- AONB ONLY), (DM12- GREEN BELT ONLY) of the North Somerset Sites and Policies Plan (Part 1), (BATS ONLY: the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).</p>

Code	Description	Wording
LIG05	Lighting (dets reqd before occ) [AMEND] AMEND REASON and policies to suit the circumstances	<p>Details of any external floodlighting and means of external illumination of any building or structure at the site shall be submitted to and approved, in writing, by the Local Planning Authority before the building is occupied. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without the permission in writing of the Local Planning Authority.</p> <p>AMEND REASON AND DELETE HEADING:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, and in accordance with policy CS3, (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policy DM32, (DM8-PROTECTED SPECIES ONLY), (DM11- AONB ONLY), (DM12- GREEN BELT ONLY) of the North Somerset Sites and Policies Plan (Part 1)(BATS ONLY: the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).</p>
LIG06	Lighting (not permitted) [AMEND] SELECT REASON. The first reason relates to living	<p>No means of external lighting shall be installed on the site unless it is in accordance with details which have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADINGS:</p> <p>LIVING CONDITIONS ONLY:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>VARIOUS:</p> <p>Reason: In the interests of the living conditions of occupants of neighbouring properties AND/OR the character of the area AND/OR the biodiversity value of the area, and in accordance with policy CS3, (CS4 - BIODIVERSITY ONLY), (CS5 - LANDSCAPE ONLY) of the North Somerset Core Strategy and policy DM32, (DM8-PROTECTED SPECIES ONLY), (DM11- AONB ONLY), (DM12- GREEN BELT ONLY) of the North Somerset Sites and Policies Plan (Part 1)(BATS ONLY: the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).</p>
	<b>Landscape</b>	
LS01	Landscape (1of3) -scheme needed [AMEND] This condition must be used alongside conditions LS02	<p>No development shall take place until details of a landscaping scheme have been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory landscaping scheme is prepared in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD. The details are required prior to commencement of development because [INSERT PRE COMMENCEMENT REASON].</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>

Code	Description	Wording
LS02	Landscape (2of3)- implementation	<p>All works comprised in the approved details of landscaping shall be carried out in accordance with the approved details during the months of October to March inclusive following occupation of the building or completion of the development, whichever is the sooner.</p> <p>Reason: To ensure that a satisfactory landscaping scheme is implemented, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p>
LS03	Landscape (3of3)-replacements	<p>Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.</p> <p>Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p>
LS04	Landscape(hard/soft)-implement/replace	<p>All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme of implementation that has first been submitted to and approved in writing by the Local Planning Authority. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p>
LS05	Landscape (scheme to include survey)[IN] This condition is to be used alongside condition LS01	<p>The details submitted in accordance with condition ^IN; of this permission shall include plans showing by ground survey the location of all trees and the hedgerows on the land, together with the species of all trees; and shall by scaled measurement establish the relationship between the said trees and hedgerows and the proposed development and shall indicate those to be retained.</p> <p>Reason: To ensure that the development incorporates existing landscape features in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>

Code	Description	Wording
LS06	Landscape (3in1) soft /prior occupation	<p>The ^IN; shall not be occupied until a soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; and a programme of implementation. The landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.</p> <p>Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
LS07	Landscape (3in1) hard+soft/prior occ[IN]	<p>The ^IN; shall not be occupied until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, size, species and positions of all new trees and shrubs; details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site; and a programme of implementation. The hard and soft landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>

Code	Description	Wording
LS08	Landscape(3in1)hard+soft(major)[AMEND]	<p>AMEND THE BODY OF THE CONDITION AND ADD A PRE-COMMENCEMENT REASON</p> <p>No development shall take place until full details of both hard and soft landscape works, together with a programme of implementation, have been submitted to and approved, in writing, by the Local Planning Authority. These details shall include [INSERT/DELETE: proposed finished levels or contours; means of enclosures; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage power, communication cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. The hard and soft landscape works shall be carried out in accordance with the approved details, specifications and programme of implementation. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD. The details are required prior to commencement of development because [INSERT].</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
LSB01	Landscape(3in1) hard/boundaries[IN]	<p>The ^IN; shall not be occupied until a hard landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of existing and proposed walls, fences, ground levels, other boundary treatment and surface treatment of the open parts of the site, together with a programme of implementation. The hard landscape scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory hard landscaping scheme is implemented and maintained in the interests of the character of the area, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy, policies DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
LSB02	Landscape (3in1) boundaries[AMEND]	<p>The [INSERT] shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatments shall be completed in accordance with the approved details [INSERT/AMEND: before the use hereby permitted is commenced/before the building(s) is/are occupied/in accordance with a timetable that has first been submitted to and approved in writing by the Local Planning Authority]. Thereafter, the boundary treatments shall be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the boundary treatment is satisfactory in the interests of the character of the area, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy, policies DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>

Code	Description	Wording
LSE01	Landscape details (earthworks)	<p>The ^IN; shall not be occupied until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of implementation that has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the earthworks are satisfactory in the interests of the character of the area, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy, policies DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
LSH01	Landscape details (hedges-exg)[IN]	<p>The details submitted in accordance with condition ^IN; of this permission shall include plans showing the treatment proposed for all existing hedgerows and shall specify the stage in the development by which it is to be completed. The works to the hedges shall be carried out in accordance with the approved details and timescales.</p> <p>Reason: To ensure that existing hedges are retained and maintained where practicable in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
LSH02	Landscape details (hedges-prop)[IN]	<p>The ^IN; shall not be occupied until details of a scheme for the planting of hedgerows around the boundaries of the site has been submitted to and be approved in writing by the Local Planning Authority. The approved details of hedge planting shall be carried out in the first planting season following occupation of the ^IN; and any plants that subsequently die, become damaged or diseased shall be replaced with others of a similar type and species within the next available planting season.</p> <p>Reason: To ensure that hedges are planted and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
LSM01	Landscape management plan	<p>A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.</p> <p>Reason: To ensure that the landscaping scheme remains fully effective in the interests of the character, amenity and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>

Code	Description	Wording
LSM02	Landscape maintenance schedule[IN]	<p>No ^IN; shall be occupied until a schedule of landscape maintenance for a minimum period of ^IN; years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The development shall be carried out in accordance with the approved schedule.</p> <p>Reason: To ensure that the landscaping scheme remains fully effective in the interests of the character, amenity and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice on how to discharge this condition, please refer to <a href="http://www.n-somerset.gov.uk/landscapingconditions">www.n-somerset.gov.uk/landscapingconditions</a></p>
	Trees	
LTP01	Trees - survey and protection reqd	<p>No development shall commence until a Detailed Arboricultural Method Statement Report with Tree Survey and Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement report shall include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. The report shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The Tree Protection Plan must be superimposed on a layout plan, based on a topographical survey, and exhibit root protection areas which reflect the most likely current root distribution, and reflect the guidance in the method statement report. The development or other operations shall take place in complete accordance with the approved details.</p> <p>Reason: To ensure that trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD. The details are required prior to commencement of development because the development/construction works have the potential to harm retained trees. Therefore these details need to be agreed before work commences.</p> <p>For advice about discharging tree protection conditions please refer to <a href="http://www.n-somerset.gov.uk/treeprotectionconditions">www.n-somerset.gov.uk/treeprotectionconditions</a></p>
LTP02	Trees-protection(dets req)(no monitoring)	<p>No development shall take place until a tree protection and method statement report identifying measures to protect all trees to be retained has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include proposed tree protection measures during site preparation (including clearance and demolition work), construction and landscaping operations (including any changes to ground levels). Thereafter the site preparation/clearance works, construction and landscaping shall be undertaken in accordance with the approved details.</p> <p>Reason: To ensure that trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD. The details are required prior to commencement of development because the development/construction works have the potential to harm retained trees. Therefore these details need to be agreed before work commences.</p> <p>For advice about discharging tree protection conditions, please refer to <a href="http://www.n-somerset.gov.uk/treeprotectionconditions">www.n-somerset.gov.uk/treeprotectionconditions</a></p>

Code	Description	Wording
LTP03	Trees-protect/retain(outline application	<p>No trees or hedges shall be felled, lopped, topped or grubbed out until the last of the reserved matters is approved and any such trees or hedges which during that time are removed or die, or become severely damaged or seriously diseased shall be replaced with trees or hedging plants or such size and species and at such time as may be specified by the Local Planning Authority.</p> <p>Reason: To protect existing trees and hedges until the Local Planning Authority has had the opportunity to consider their future in relation to the details of the development proposed and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy and Policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p>
LTP04	Trees - protection (as approved)	<p>The development hereby permitted shall be carried in accordance with the approved Arboricultural Report and Tree Protection Plan.</p> <p>b) All monitoring reports shall be sent to the Local Planning Authority (LPA) Tree Officer within the relevant timescales as set out in the agreed Arboricultural Report or as agreed by the LPA Tree Officer; and</p> <p>b) This condition must be formally discharged. [AMEND TRIGGER POINT HERE – within 3 months of the first occupation or use of the development (for minor development); or prior to the substantial completion of the development (for householder)] all completed monitoring reports previously sent to the LPA Tree Officer shall be submitted to and approved, in writing, by the local planning authority.</p> <p>Reason: To ensure that the trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with Policies CS4 and CS9 of the North Somerset Core Strategy, Policies DM8, DM9, DM10 and DM19 of the North Somerset Sites and Policies Plan Part 1 and the North Somerset Biodiversity SPD.</p>
LTP08	Trees – monitoring reports	<p>The development shall not be occupied until all tree monitoring reports referred to in condition XX have been submitted to and approved in writing by the Local Planning Authority Tree Officer within the relevant timescales.</p> <p>Reason: To ensure that trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p>
LTP05	Trees-protection(specified in condition)	<p>Protective fencing shall be erected around the retained trees before any equipment, machinery or materials are brought on to the site for the purposes of the development. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Unless otherwise specified the fencing shall be 1.5m high and consist of fencing supported by a rigid framework braced or driven into the ground to resist impacts. Unless otherwise specified the fencing shall be erected at 1m beyond the canopy spread. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree. No equipment, machinery or structure shall be attached to or supported by a retained tree. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.</p> <p>Reason: To ensure that the trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with Policies CS4 and CS9 of the North Somerset Core Strategy, Policies DM8, DM9, DM10 and DM19 of the North Somerset Sites and Policies Plan Part 1 and the North Somerset Biodiversity SPD.</p>

Code	Description	Wording
LTP06	Trees - protection (details required)	<p>No development shall commence until a plan showing the location and design of tree protection fencing has been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise specified, the fencing shall be as shown in Figure 2 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2012 root protection area calculations and the location of the fencing shall be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree. No equipment, machinery or structure shall be attached to or supported by a retained tree. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.</p> <p>Reason: To ensure that trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice about discharging tree protection conditions, please refer to <a href="http://www.n-somerset.gov.uk/treeprotectionconditions">www.n-somerset.gov.uk/treeprotectionconditions</a></p>
LTP07	Tree/hedge-protection(details required)	<p>No development shall commence until a plan showing the location and design of tree and hedge protection fencing has been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise specified, the fencing shall be as shown in Figure 2 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2012 root protection area calculations and the location of the fencing shall be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or hedge. No equipment, machinery or structure shall be attached to or supported by a retained tree or hedge. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.</p> <p>Reason: To ensure that trees and hedges to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD. The details are required prior to commencement of development because the development/construction works have the potential to harm retained trees. Therefore these details need to be agreed before work commences.</p> <p>For advice about discharging tree/hedge protection conditions, please refer to <a href="http://www.n-somerset.gov.uk/treeprotectionconditions">www.n-somerset.gov.uk/treeprotectionconditions</a></p>
LTR01	Replacement Trees (tree works apps)[IN]	<p>^IN; number replacement tree(s) of species ^IN; (or other species to be agreed in writing with the Council's Tree Officer) shall be planted as a standard specimen (8-10cm girth) in the next available planting season (November-March) following the felling hereby approved in a location close to that of the felled tree. If the replacement tree should die within five years of planting, further replacement(s) shall be planted in accordance with these specifications (or other specifications that have first been approved, in writing, by the Council's Tree Officer).</p>

Code	Description	Wording
LTS01	Trees - arb implication study reqd	<p>No development shall take place until an Arboricultural Implication Study detailing how retained trees would be affected by the proposed development has been submitted and approved in writing by the Local Planning Authority. This should include implications during the construction phase regarding the positioning of temporary site offices, storage space for materials, temporary services (such as telephone, electricity and water links) and working space. This should also consider issues such as soil level changes, services, surface treatments and any other actions or alterations that may affect trees on the site. Measures to alleviate or mitigate impacts must be submitted as part of this study and shall be implemented in accordance with the recommendations of the Arboricultural Implication Survey. Further guidance regarding the information required is provided in BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'</p> <p>Reason: To ensure that existing trees are retained and maintained where practicable in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity SPD.</p> <p>For advice about discharging tree protection conditions, please refer to <a href="http://www.n-somerset.gov.uk/treeprotectionconditions">www.n-somerset.gov.uk/treeprotectionconditions</a></p>
	Maintenance	
MAIN01	Maintenance - temporary building [AMEND]	<p>Within one month of the date of this permission, a programme detailing the maintenance of the portable building in a tidy and vandal free condition shall be submitted to the Local Planning Authority for approval. The maintenance of the said building shall be in strict compliance with the approved scheme.</p> <p>AMEND REASON/ADD SITE SPECIFIC POLICIES:</p> <p>Reason: In the interests of the visual appearance of the area 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).</p>
MAIN02	Maintenance/removal-temp building [AMEND]	<p>Within 5 years of the date of this permission a scheme for the removal or painting and maintenance of the building hereby approved shall be submitted to and agreed, in writing, by the Local Planning Authority. The building shall be removed and the land restored to its former condition unless the scheme for the painting and maintenance of the building has been agreed and carried out in full.</p> <p>AMEND REASON/ADD SITE SPECIFIC POLICIES:</p> <p>Reason: In the interests of the visual appearance of the area 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).</p>

Code	Description	Wording
	Major conditions	
MAJM1	Major-(outline)sub-master plans etc [AME	<p>Applications for approval of reserved matters shall be submitted in accordance with the following:</p> <p>AMEND/RE-NUMBER AS APPROPRIATE AND AMEND REASON:</p> <p>(a) Prior to or accompanying the submission of the first of the Reserved Matters application there shall be submitted to and approved in writing by the Local Planning Authority a plan showing how the whole site will be divided into areas in accordance with which the Reserved Matters shall be submitted (the Reserved Matters Areas); and</p> <p>(b) Prior to or accompanying the submission of the first of the Reserved Matters application there shall be submitted to and approved in writing a plan dividing the site into Sub-Area Masterplan areas and Sub-Area Design Code areas; and</p> <p>(c) Prior to or accompanying each Reserved Matters application there shall be submitted to and approved in writing by the Local Planning Authority a Sub-Area Masterplan and a Sub-area Design Code that applies to that application site.</p> <p>(d) All Reserved Matters applications shall accord with the relevant Sub-Area Masterplans and Sub-Area Design Codes unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(e) The Sub-Area Masterplans and Sub-Area Design Codes shall accord with the principles of the overall Masterplan and Design Codes hereby approved unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to secure a high standard of design in accordance with policy CS12 of the North Somerset Core Strategy and Policy DM32 of the North Somerset Sites and Policies Plan.</p> <p>Prior to the commencement of development, a construction and development works phasing programme including the provision of site infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved phasing programme, unless agreed in writing with the Local Planning Authority. The phasing programme shall in particular:-</p> <p>AMEND/RE-NUMBER AS APPROPRIATE AND AMEND REASON</p> <p>(a) divide the development into phases;</p> <p>(b) identify the phased order by which the development will be undertaken in respect of the commencement of development of the phases;</p> <p>(c) include the details of the timing of the delivery of the road networks;</p> <p>(d) include the details of the timing of the provision of the surface water/flood management works;</p> <p>(e) include the timing of the temporary earthworks;</p> <p>(f) include the timing for the provision of new pedestrian and cycle accesses to and from the site.</p> <p>Reason: In order that the stages of development and the provision of associated public services and infrastructure follow a co-ordinated sequence, and in accordance with [INSERT POLICIES]. This information is required prior to commencement of development as otherwise development might commence outside of the agreed co-ordinated sequence.</p>

Code	Description	Wording
MAJP1	Major - phasing [AMEND]	<p>Prior to the commencement of development, a construction and development works phasing programme including the provision of site infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved phasing programme, unless agreed in writing with the Local Planning Authority. The phasing programme shall in particular:-</p> <p>AMEND/RE-NUMBER AS APPROPRIATE AND AMEND REASON</p> <p>(a) divide the development into phases;  (b) identify the phased order by which the development will be undertaken in respect of the commencement of development of the phases;  (c) include the details of the timing of the delivery of the road networks;  (d) include the details of the timing of the provision of the surface water/flood management works;  (e) include the timing of the temporary earthworks;  (f) include the timing for the provision of new pedestrian and cycle accesses to and from the site.</p> <p>Reason: In order that the stages of development and the provision of associated public services and infrastructure follow a co-ordinated sequence, and in accordance with [INSERT POLICIES]. This information is required prior to commencement of development as otherwise development might commence outside of the agreed co-ordinated sequence.</p>
	<b>Materials</b>	
MAT01	Materials - as approved	<p>The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, 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).</p>
MAT02	Materials -matching (walls and roofs)	<p>The external walling and roofing materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure the works harmonise as closely as possible with the existing building 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).</p>
MAT03	Materials - matching (walls only)	<p>The external walling materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure the works harmonise as closely as possible with the existing building 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).</p>
MAT04	Materials - matching (roofs only)	<p>The external roofing materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority.</p> <p>Reason: To ensure the works harmonise as closely as possible with the existing building 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).</p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
MAT05	Materials - sample panel (stone)	<p>No external walls shall be constructed until a sample panel of the stonework demonstrating the type of stone to be used and the coursing and pointing of the stonework has been erected on site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved sample panel, which shall be retained on site for reference until the development is completed.</p> <p>Reason: To ensure the appearance of the work will be satisfactory in the interests to the appearance of the area 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).</p> <p>For advice about providing sample panels, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MAT06	Materials-sample panel (walling mats)	<p>No external walls shall be constructed until sample panels of all external walling materials to be used in the development hereby permitted have been erected on site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved sample panel, which shall be retained on site for reference until the development is completed.</p> <p>Reason: To ensure the appearance of the work will be satisfactory in the interests to the appearance of the area 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).</p> <p>For advice about providing sample panels, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MAT07	Materials - samples (walls and roofs)	<p>No external walls or roofs shall be constructed until samples of the walling and roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: To ensure that the materials are acceptable in the interests of the appearance of the area 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).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MAT08	Materials - samples (walls)	<p>No external walls shall be constructed until samples of the walling materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: To ensure that the materials are acceptable in the interests of the appearance of the area 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).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MAT09	Materials - samples (roofs)	<p>No external roofs shall be constructed until samples of the roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: To ensure that the materials are acceptable in the interests of the appearance of the area 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).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>

Code	Description	Wording
MAT10	Materials - samples (render)	<p>No external walls of the development shall be rendered until a sample of the colour and texture of the render to be used has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.</p> <p>Reason: To ensure the appearance of the work will be satisfactory in the interests to the appearance of the area 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).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MAT11	Materials - submit details (walls+roofs)	<p>No external walls or roofs shall be constructed until details of the walling and roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: To ensure that the materials are acceptable in the interests of the appearance of the area 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).</p>
MAT12	Materials - submit details (walls only)	<p>No external walls shall be constructed until details of the walling materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: To ensure that the materials are acceptable in the interests of the appearance of the area 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).</p>
MAT13	Materials - submit details (roofs only)	<p>No external roofs shall be constructed until details of the roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: To ensure that the materials are acceptable in the interests of the appearance of the area 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).</p>
MAT14	Materials-stone (to match existing) [IN] Insert what is being matched - eg building	<p>All new external stonework shall be carried out in natural stone that shall match the existing ^IN; in terms of the type of stone used, its size, colour, pointing, coursing, jointing, profile and texture.</p> <p>Reason: To ensure that the stonework is acceptable in the interests of the appearance of the area 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).</p>
MAT15	Materials-stone(match+sample panel)[IN] Insert what is being matched - eg building	<p>All new external stonework shall be carried out in natural stone that shall match the existing ^IN; in terms of the type of stone used, its size, colour, pointing, coursing, jointing, profile and texture, in accordance with a sample panel which has first been erected on site and approved, in writing, by the Local Planning Authority. The sample panel shall be retained on site for reference until the development is completed.</p> <p>Reason: To ensure that the stonework is acceptable in the interests of the appearance of the area 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).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MAT16	Materials - stone (submit details)	<p>No external walls shall be constructed until details of the natural stone to be used, including the type, size, colour, pointing, coursing, jointing, profile and texture of the stone, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details and materials.</p> <p>Reason: To ensure the appearance of the work will be satisfactory in the interests to the visual appearance of the area 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).</p> <p>For advice about providing details of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>

<b>Code</b>	<b>Description</b>	<b>Wording</b>
MAT17	Materials - misc (specify details) [IN]	<p>No external ^IN; shall be constructed until details of the ^IN; have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details and materials.</p> <p>Reason: To ensure the appearance of the work will be satisfactory in the interests to the visual appearance of the area 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).</p> <p>For advice about providing details of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATC01	Materials-CA (painted windows/doors)[IN] Use the insert to insert the colour of the paint finish eg	<p>All new window frames, doors and door frames shall be constructed of ^IN; painted timber in accordance with the approved details. No other material or finish shall be used without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to preserve the character and appearance of the building and the surrounding Conservation Area and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
MATC02	Materials-CA (painted windows [IN] Use the insert to insert the colour of the paint finish eg	<p>All new window frames shall be constructed of ^IN; painted timber in accordance with the approved details. No other material or finish shall be used without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to preserve the character and appearance of the building and the surrounding Conservation Area and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
MATL01	Materials - LB (as approved)	<p>The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications.</p> <p>Reason: To ensure that materials to be used are acceptable in the interests of preserving the character and appearance of the Listed Building, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
MATL02	Materials - LB (works/finishes to match)	<p>All new external and internal works and finishes, and works of making good, shall match the existing original work in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved or where otherwise first agreed in writing by the local planning authority.</p> <p>Reason: To protect the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
MATL03	Materials - LB (sample panel - mortar)	<p>No re-pointing shall be carried out until details of the specification for the mortar mix have been submitted to the Local Planning Authority and a sample area of pointing demonstrating colour, texture, jointing and finish has been provided on site and both have been approved, in writing, by the Local Planning Authority. The repointing works shall only take place in accordance with the approved sample panel, which shall be retained on site for reference until the work has been completed.</p> <p>Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing sample panels, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>

Code	Description	Wording
MATL04	Materials - LB (sample panel - stone)	<p>No external walls shall be constructed until a sample panel of the stonework demonstrating the type of natural stone to be used, the size and coursing of the stone and details of the mortar (including the mortar mix, colour, jointing and finish) has been erected on site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved sample panel, which shall be retained on site for reference until the development is completed.</p> <p>Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing sample panels, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL05	Materials-LB (sample panel-walling mats)	<p>No external walls shall be constructed until sample panels of all external walling materials to be used in the development hereby permitted have been erected on site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved sample panels, which shall be retained on site for reference until the development is completed.</p> <p>Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing sample panels, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL06	Materials - LB (samples - render)	<p>No external walls of the development shall be rendered until a sample of the colour and texture of the render to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.</p> <p>Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL07	Materials -LB (samples-walls and roofs)	<p>No external walls or roofs shall be constructed until samples of the walling and roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the materials are acceptable in the interests of preserving the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL08	Materials-LB (samples-walls only)	<p>No external walls shall be constructed until samples of the walling materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the materials are acceptable in the interests of preserving the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>

Code	Description	Wording
MATL09	Materials - LB (samples-roofs only)	<p>No external roofs shall be constructed until samples of the roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the materials are acceptable in the interests of preserving the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing samples of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL10	Materials-LB (stone - to match)[IN] Insert what is being matched - eg building	<p>All new external stonework shall be carried out in natural stone that shall match the existing ^IN; in terms of the type of stone used, its size, colour, pointing, coursing, jointing, profile and texture.</p> <p>Reason: In order to preserve the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
MATL11	Materials -LB (stone-panel to match [IN] Insert what is being matched - eg building	<p>All new external stonework shall be carried out in natural stone that shall match the existing ^IN; in terms of the type of stone used, its size, colour, pointing, coursing, jointing, profile and texture, in accordance with a sample panel which has first been erected on site and approved, in writing, by the Local Planning Authority. The sample panel shall be retained on site for reference until the development is completed.</p> <p>Reason: In order to preserve the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing samples panels, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a>No external walls shall be constructed until details of the natural stone to be used, including the type, size, colour, pointing, coursing, jointing, profile and texture of the stone, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details and materials.</p> <p>Reason: In order to preserve the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing details of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL12	Materials - LB - (stone -submit details)	<p>No external walls shall be constructed until details of the natural stone to be used, including the type, size, colour, pointing, coursing, jointing, profile and texture of the stone, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details and materials.</p> <p>Reason: In order to preserve the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice about providing details of materials, please refer to <a href="http://www.n-somerset.gov.uk/materialsconditions">www.n-somerset.gov.uk/materialsconditions</a></p>
MATL13	Materials-LB (painted windows/doors)[IN] Use the insert to insert the colour of the paint finish eg	<p>All new window frames, doors and door frames shall be constructed of ^IN; painted timber in accordance with the approved details. No other material or finish shall be used without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to preserve the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
MATL14	Materials-LB (painted windows)[IN] Use the insert to insert the colour of the paint finish eg	<p>All new window frames shall be constructed of ^IN; painted timber in accordance with the approved details. No other material or finish shall be used without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to preserve the character and appearance of the Listed Building and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM4 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
	<b>Non-material Amendment</b>	
NMA1	NMA Approved Plans (1 plan) [IN]	There is no objection to this amended proposal as shown on drawing number ^IN; which supersedes drawing number ^IN;.
NMA2	NMA Approved Plans (2 plans) [IN]	There is no objection to this amended proposal as shown on drawing numbers ^IN; which supersede drawing numbers ^IN;.
NMA3	NMA - multiple plans [AMEND]	There is no objection to this amended proposal as shown on the following drawing numbers:  INSERT LIST OF APPROVED PLANS  The following drawings are superseded by the above:  INSERT LIST OF SUPERSEDED PLANS
	<b>Noise</b>	
NOIS01	Noise - from site (dB limit/hours)[AMEND For A and B insert a noise level expressed as LA eq	The level of noise emitted from the site shall not exceed [INSERT - A] dB between [INSERT evening] hours and [INSERT morning] hours Monday to Friday and [INSERT - B] dB at any other time, as measured on the [INSERT specified boundary/boundaries] of the site at [INSERT location(s) of monitoring points].  Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.
NOIS02	Noise-from external plant(background lim	The rating level of all external plant either singly or in combination, shall not exceed background noise levels when assessed in accordance with BS4142:2014 at the nearest noise sensitive property.  Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.
NOIS03	Noise-powered machinery(as approved) [IN]	No further power driven machinery, in addition to that referred to in ^IN; shall be installed or used without the prior written permission of the Local Planning Authority.  Reason: In order to minimise noise nuisance in the interests of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.
NOIS04	Noise-powered machinery(hours)[IN] EXAMPLE using standard hours: No power driven	No power driven machinery shall be operated on the premises outside the hours of ^IN; hours to ^IN; hours Mondays to Fridays and ^IN; hours to ^IN; hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.  Reason: In order to minimise noise nuisance in the interests of nearby occupants and in accordance with policy CS3 of the North Somerset Core Strategy.
NOIS05	Noise-general use (hours)[IN] EXAMPLE using standard hours: The use hereby	The use hereby permitted shall not take place outside the hours of ^IN; hours to ^IN; hours Mondays to Fridays and ^IN; hours to ^IN; hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.  Reason: In order to minimise noise nuisance in the interests of nearby occupants and in accordance with policy CS3 of the North Somerset Core Strategy.
NOIS06	Noise-office use only(hours)[IN]	No work other than office work shall take place outside the hours of ^IN; hours to ^IN; hours Mondays to Fridays and ^IN; hours to ^IN; hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.  Reason: In order to minimise noise nuisance in the interests of nearby occupants and in accordance with policy CS3 of the North Somerset Core Strategy.

<b>Code</b>	<b>Description</b>	<b>Wording</b>
NOIS07	Noise-industrial activity (hours)[IN]	<p>No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the hours of ^IN; hours to ^IN; hours Mondays to Fridays and ^IN; hours to ^IN; hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS08	Noise-restaurants etc (hours)[AMEND]	<p>The use hereby permitted shall not be open to customers outside the following times [INSERT MORNING HOURS TO EVENING HOURS AND DAYS]</p> <p>Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS09	Noise-trading(hours) [IN]	<p>The premises shall not be open for trading except between the hours of ^IN; [INSERT MORNING HOURS TO EVENING HOURS AND DAYS]</p> <p>Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS10	Noise-amplified music(hours) [IN]	<p>No amplified or other music shall be played in the premises outside the following times ^IN; MORNING HOURS TO EVENING HOURS AND DAYS]</p> <p>Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS11	Noise-deliveries (hours)[IN] EXAMPLE using standard hours: No deliveries shall be	<p>No deliveries shall be taken at or despatched from the site outside the hours of ^IN; hours to ^IN; hours Mondays to Fridays and ^IN; hours to ^IN; hours on Saturdays and at no time on Sundays or Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS12	Noise-vehicle movements(hours)[IN]	<p>There shall be no vehicular movements before ^IN; hours on weekdays and ^IN; hours on Saturdays nor after ^IN; hours on weekdays and ^IN; hours on Saturdays (nor at any time on Sundays or Bank or Public Holidays).</p> <p>Reason: To prevent undue disturbance to nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS13	Noise-insulate dwellings(dets reqd)[IN]	<p>No development hereby approved shall commence until a scheme for protecting the proposed dwellings from noise from the ^IN; has been submitted to and approved, in writing, by the Local Planning Authority. None of the dwellings shall be occupied until all works that form part of the scheme have been completed. The approved noise protection scheme shall thereafter be permanently retained and maintained in accordance with the approved details.</p> <p>Reason: So that noise affecting the site may be attenuated to a level acceptable for residential use and in accordance with policy CS3 of the North Somerset Core Strategy. The details are required prior to the commencement of development to allow for any sound insulation requirements to be incorporated into the design of the development.</p>
NOIS14	Noise-insulate dwelling(1)(dB limit)[IN]	<p>The dwelling shall not be occupied unless it has been constructed so as to provide sound attenuation against external noise, not less than ^IN;dB(A), with windows shut and other means of ventilation provided.</p> <p>Reason: So that the externally generated sound level within the dwelling is acceptable in the interests of the living conditions of its occupants, and in accordance with policy CS3 of the North Somerset Core Strategy.</p>

Code	Description	Wording
NOIS15	Noise-insulate dwellgs(2+)(dB limit)[IN] The first insert may be left blank (insert space)	<p>No dwelling ^IN; shall be occupied unless it has been constructed so as to provide sound attenuation against external noise, not less than ^IN;dB(A), with windows shut and other means of ventilation provided.</p> <p>Reason: So that the externally generated sound level within the dwellings is acceptable in the interests of the living conditions of the occupants, and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS16	Noise-acoustic fence(1 dwelling)[IN]	<p>The dwelling shall not be occupied until an acoustic boundary enclosure has been erected along the ^IN; boundary of the site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include details of the height, length and materials of the enclosure, together with details of its acoustic properties and supporting noise data. The approved boundary enclosure shall be retained and maintained in accordance with the approved specifications at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the living conditions of the occupants of the dwelling and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
NOIS17	Noise-acoustic fence(2+dwellings)[IN]	<p>No dwelling shall be occupied until an acoustic boundary enclosure has been erected along the ^IN; boundary of the site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include details of the height, length and materials of the enclosure, together with details of its acoustic properties and supporting noise data. The approved boundary enclosure shall be retained and maintained in accordance with the approved specifications at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the living conditions of the occupants of the dwellings and in accordance with Policy CS3 of the North Somerset Core Strategy.</p>
	<b>Non-standard conditions</b>	
NONSC	Non-standard condition [AMEND]	No text
NSC	Non standard refusal reason	No text

Code	Description	Wording
	Permitted Development Restrictions	
PDEA01	<p>PD-extensions (no additional) [AMEND Applies to residential or commercial. Insert dwelling</p>	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order, with or without modification), no extensions to the [INSERT DWELLING/BUILDING ETC] shall be carried out other than those expressly authorised by this permission.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development 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).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the openness of the Green Belt, and in accordance with policies DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND NEIGHBOURS REASON (NEW DWELLINGS):</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
PDEA02	PD-extensions (none-new build) [AMEND] Applies to new builds (residential or commercial). Insert	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no extensions to the [INSERT DWELLING/BUILDING ETC] shall be carried out without the permission, in writing, of the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development 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).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the openness of the Green Belt, and in accordance with policies DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND NEIGHBOURS REASON(NEW DWELLINGS):</p> <p>Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
PDEA03	PD-extensions/alts(no additional)[AMEND Applies to applications to extend residential or	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order, with or without modification), no extensions or external alterations to the [INSERT DWELLING/BUILDING ETC] shall be carried out other than those expressly authorised by this permission.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development 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).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and the openness of the Green Belt, and in accordance with policies DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>AONB AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty, and in accordance with policies DM11 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND NEIGHBOURS REASON (NEW DWELLINGS):</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
PDEA04	PD-extensions/alts(none-new build)[AMEND Applies to new builds (residential or commercial). Insert	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no extensions or external alterations to the [INSERT DWELLING/BUILDING ETC] shall be carried out without the permission, in writing, of the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development 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).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and the openness of the Green Belt, and in accordance with policies DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>AONB AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty, and in accordance with policies DM11 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND NEIGHBOURS REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD - Section 1: Protecting living conditions of neighbours.</p>
PDEA05	PD-alterations (no additional) [AMEND] Applies to applications to extend residential or	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no external alterations to the [INSERT BUILDING/DWELLING ETC] shall be carried out other than those expressly authorised by this permission.</p> <p>AMEND REASON AND DELETE HEADING:</p> <p>Reason: The Local Planning Authority wish to retain control over external alterations in order to maintain the integrity and appearance of this development/and preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/and in accordance with policies CS5 (LB/CA/LANDSCAPE ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB only) and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
PDEA06	PD-alterations (none-new build) [AMEND] Applies to new builds (residential or commercial). Insert	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no external alterations to the [INSERT BUILDING/DWELLING ETC] shall be carried out without the permission, in writing, of the Local Planning Authority.</p> <p>AMEND REASON AND DELETE HEADING:</p> <p>Reason: The Local Planning Authority wish to retain control over external alterations in order to maintain the integrity and appearance of this development/and preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB only) and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
PDEN01	PD-enclosures(as approve/removePD)AMEND	<p>All means of enclosure shall be in strict accordance with the approved details and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no additional gates, fences, walls or other means of enclosure shall be erected or constructed forward of any wall of [INSERT THE/ANY DWELLING] which fronts onto a highway without the prior written permission of the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS5 and CS12 of the North Somerset Core Strategy.</p>
PDEN02	PD-enclosures(scheme reqd/removePD)AMEND	<p>Detailed plans to be submitted under condition [INSERT NUMBER] shall include full design details of walls, gates, fences and other permanent means of enclosure and boundary treatment, including height and means of construction, in respect of areas in front of the forwardmost part of any wall of the [INSERT DWELLING/DWELLINGS/BUILDING ETC] which fronts onto a [INSERT HIGHWAY/OPEN SPACE ETC]. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), any means of enclosure shall take place strictly in accordance with the agreed scheme and no additional means of enclosure shall be erected or constructed without the prior written permission of the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS5 and CS12 of the North Somerset Core Strategy.</p> <p>DESIGN AND HIGHWAY SAFETY REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in order to preserve highway safety, and in accordance with policies DM24 and DM32 of the North Somerset Sites and Policies Plan and policies CS5, CS10 and CS12 of the North Somerset Core Strategy.</p>
PDEN03	PD-enclosures (no part of site)	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no gates, fences, walls or other means of enclosure shall be erected or constructed on any boundaries of the site, or elsewhere within the site (other than any expressly authorised by this permission).</p> <p>Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS5 and CS12 of the North Somerset Core Strategy.</p>

Code	Description	Wording
PDEN04	PD-enclosures (none to front) [AMEND]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no gates, fences, walls or other means of enclosure shall be erected or constructed forward of any wall of [INSERT THE/ANY DWELLING/BUILDING] which fronts onto a highway (other than any expressly authorised by this permission).</p> <p>Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS5 and CS12 of the North Somerset Core Strategy.</p>
PDGO01	PD-garages (no new) [AMEND]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garage shall be erected without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.</p> <p>AMEND REASON AND DELETE HEADING:</p> <p>Reason: The Local Planning Authority wish to retain control over new garages in order to maintain the integrity and appearance of this development and /preserve the openness of the Green Belt/preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/protect the living conditions of neighbouring residents/, and in accordance with policies CS5 (LB/CA/LANDSCAPE ONLY), CS6 (GREEN BELT ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB only), DM12 (GREEN BELT ONLY), DM37/38/44 (SELECT RES POLICY) and DM32 of the North Somerset Sites and Policies Plan (Part 1), and NEIGHBOURS ONLY: the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
PDGO02	PD-garage (2+) (no additional) Officers should check/amend the reason for this	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garages shall be erected, other than those expressly authorised by this permission, without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.</p> <p>Reason: To prevent the proliferation of garages whose external appearance or siting may be out of keeping with other buildings, or which have unsatisfactory access, and in accordance with policies CS10 and CS12 of the North Somerset Core Strategy and policies DM24 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
PDGO03	PD-garage (x1) (no conversion) [AMEND]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), the garage hereby permitted shall not be converted to living accommodation without the prior written permission of the Local Planning Authority.</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>PARKING PROVISION REASON:</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p> <p>PARKING PROVISION/NO NEW DWELLING IN COUNTRYSIDE:</p> <p>Reason: The Local Planning Authority wishes to retain control over the matters referred in the interests of securing sustainable patterns of development and adequate parking provision, and in accordance with policies CS1, CS10, CS11 and CS33 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>

Code	Description	Wording
PDGO04	PD-garages (2+) (no conversion)	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garage hereby permitted shall be converted to living accommodation without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.</p>
PDGO05	PD-garages etc (domestic use only) [IN]	<p>The ^IN; hereby permitted shall only be used for private and domestic purposes and shall at no times be used for any commercial or business purposes whatsoever.</p> <p>Reason: In the interests of the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
PDGO06	PD-garage/sheds/other structures (none i OPTIONAL reasons provided (delete headings and	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garage, shed or other structure shall be erected within the curtilage of the [INSERT DWELLING/BUILDING ETC] hereby permitted (other than any expressly authorised by this permission).</p> <p>SELECT/AMEND REASON AND DELETE HEADING:</p> <p>DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over additional structures in order to maintain the integrity and appearance of this development 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).</p> <p>GREEN BELT AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over additional structures in order to maintain the integrity and appearance of this development and the openness of the Green Belt, and in accordance with policies DM12 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS6 and CS12 of the North Somerset Core Strategy.</p> <p>AONB AND DESIGN REASON:</p> <p>Reason: The Local Planning Authority wish to retain control over additional structures in order to maintain the integrity and appearance of this development and conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty, and in accordance with policies DM11 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5 and CS12 of the North Somerset Core Strategy.</p>
PDHS01	PD-hardstanding (no additional) [AMEND	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no hardstanding shall be constructed forward of any wall of [INSERT THE/ANY DWELLING(S)/BUILDING(S)] which fronts onto a highway (other than any expressly authorised by this permission) without the prior written permission of the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wish to retain full control over hardstandings in order to protect the character and appearance of the area and ensure that surface water drainage is adequate, and in accordance with policies CS3, CS5 and CS12 of the North Somerset Core Strategy and policies DM1 and DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
PDSS01	PD-sub-station (no new/additional)	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no electricity sub-station shall be sited on any part of the site without the prior written permission of the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wish to retain control over the matters referred to in the interests of the character of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5 and CS12 of the North Somerset Core Strategy.</p>
PDW01	PD-window (x1) (obscure) [IN]	<p>Before the first occupation of the ^IN; hereby permitted the window on the ^IN; of the ^IN; shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). This window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.</p> <p>Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and ^IN; of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
PDW02	PD-windows (2+) (obscure) [IN]	<p>Before the first occupation of the ^IN; hereby permitted the windows on the ^IN; of the ^IN; shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). These windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.</p> <p>Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and ^IN; of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
PDW03	PD-windows (no additional) [IN]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the ^IN; of the ^IN; without the prior written consent of the Local Planning Authority.</p> <p>Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and ^IN; of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
	<a href="#">Plans/documents</a>	
PLANS1	Plans/docs - approved list [AMEND]	<p>The development hereby permitted shall be carried out in accordance with the following approved plans/documents:</p> <p>INSERT DRAWING/DOCUMENT NUMBER AND TITLE</p> <p>ADD 'DATED' IF NO CLEAR REVISION NUMBER (AVOID 'DATE RECEIVED')</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>

Code	Description	Wording
PLANS2	Plans/docs - approved (schedule attached REMEMBER to attach a schedule of approved plans and documents if using this advice note (use advice note	The development hereby permitted shall be carried out in accordance with the approved plans/documents listed in the attached schedule.  Reason: For the avoidance of doubt and in the interests of proper planning.
PLANS3	Plans/docs list - GPDO Part 3 [AMEND] This condition to be used for application type CQA	The development shall be carried out in accordance with the following plans and documents unless otherwise agreed in writing by the Local Planning Authority:  INSERT DRAWING/DOCUMENT NUMBER AND TITLE  ADD 'DATED' IF NO CLEAR REVISION NUMBER (AVOID 'DATE RECEIVED')  Reason: In accordance with Schedule 2, Part 3, Paragraph W (12) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
PLANS4	Plans/docs list GPDO Part 14 [AMEND]	The development shall be carried out in accordance with the following plans and documents unless otherwise agreed in writing by the Local Planning Authority:  INSERT DRAWING/DOCUMENT NUMBER AND TITLE  ADD 'DATED' IF NO CLEAR REVISION NUMBER (AVOID 'DATE RECEIVED')  Reason: In accordance with Schedule 2, Part 14, Paragraph J.4(10) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
	<b>Play area</b>	
PLAY01	Play area - provide/dets reqd[IN]	The dwellings hereby permitted shall not be occupied until the play area shown on drawing number ^IN; has been constructed in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority. Thereafter the play area shall be permanently retained and shall not be used for any purpose other than as a play area.  Reason: To ensure that an appropriate play area is provided and in accordance with policies CS26 and CS27 of the North Somerset Core Strategy.
	<b>Privacy</b>	
PRIV01	Privacy - screen (as approved) [AMEND]	The privacy screen to the [INSERT] side of the [BALCONY/DECKING] hereby permitted shall be provided in accordance with the approved plans before the said [BALCONY/DECKING] is brought into use. The privacy [SCREEN/SCREENS] shall be maintained permanently thereafter in accordance with the approved details.  Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 [EXTENSIONS ONLY] DM37 [NEW DWELLING IN RES AREA] DM [OTHER-SPECIFY] of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

Code	Description	Wording
PRIV02	Privacy - screen (details reqd)[AMEND]	<p>The [INSERT BALCONY/DECKING ETC] hereby permitted shall not be brought into use until details and specifications showing a privacy screen to the [NORTH and SOUTH etc] [SIDE/SIDES] of the [BALCONY/DECKING] have been submitted to and approved in writing by the Local Planning Authority. The details shall include the size, height and position of the privacy [SCREEN/SREENS] and the materials to be used. The [BALCONY/DECKING] hereby permitted shall not be brought into use until the said privacy [SCREEN/SCREENS has/have] been erected in accordance with the approved plans, specifications and materials. The privacy [SCREEN/SCREENS] shall be maintained permanently thereafter in accordance with the approved details.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 [EXTENSIONS ONLY] DM37 [NEW DWELLING IN RES AREA] DM [OTHER-SPECIFY] of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p> <p>For advice about discharging this condition please refer to <a href="http://www.n-somerset.gov.uk/privacyscreenconditions">www.n-somerset.gov.uk/privacyscreenconditions</a>.</p>
PRIV03	Privacy - screen (obscure)[AMEND]	<p>The privacy [SCREEN/SCREENS] to the [NORTH and SOUTH etc] [SIDE/SIDES] of the [BALCONY/DECKING] hereby permitted shall be provided in accordance with the approved plans before the [BALCONY/DECKING] is brought into use. The said privacy [SCREEN/SCREENS] shall be glazed permanently with glazing that provides a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication ""Pilkington Decorative Glass Range" (published November 2017). The privacy [SCREEN/SCREENS] shall be maintained permanently thereafter in accordance with the approved details.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 [EXTENSIONS ONLY] DM37 [NEW DWELLING IN RES AREA] DM [OTHER-SPECIFY] of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
PRIV04	Privacy - window (x1) (obscure)[AMEND]	<p>Before the first occupation of the [INSERT] hereby permitted the window on the [INSERT] of the [INSERT] shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). This window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 [EXTENSIONS ONLY] DM37 [NEW DWELLING IN RES AREA] DM [OTHER-SPECIFY] of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
PRIV05	Privacy-windows (2+) (obscure) [AMEND]	<p>Before the first occupation of the [INSERT] hereby permitted the windows on the [INSERT] of the [INSERT] shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication ""Pilkington Decorative Glass Range" (published November 2017). These windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.</p> <p>Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 [EXTENSIONS ONLY] DM37 [NEW DWELLING IN RES AREA] DM [OTHER-SPECIFY] of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>

Code	Description	Wording
PRIV06	Privacy - windows (no additional) [AMEND	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the [INSERT] of the [INSERT] without the prior written consent of the Local Planning Authority.  Reason: In the interests of protecting the privacy of neighbouring residents in accordance with policies DM32 and DM38 [EXTENSIONS ONLY] DM37 [NEW DWELLING IN RES AREA] DM [OTHER-SPECIFY] of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).
	<b>Condition Discharge text</b>	
RDC	RDC approved details Use repeatedly for separate conditions.	INSERT CONDITION NUMBER ABOVE  INSERT APPROVED PLANS/DETAILS HERE.
	<b>Time limit</b>	
ST3F	Standard 3 year time limit (full)	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.
ST3LB	Standard 3 year time limit (LB)	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 18 of the Town and Country (Listed Building and Conservation Areas) Act 1990.
ST73	Standard 3 yr time limit (s.73/MMA)[AMEN	The development hereby permitted shall be begun before the [ENTER DATE - THE DATE THE ORIGINAL PERMISSION EXPIRES]  Reason: In accordance with the provisions of section 91 of the Town and Country Planning Act 1990 and because the planning permission [ENTER NUMBER] expires on [ENTER DATE].
	<b>Standard advert</b>	
STA1	Standard advert (1 of 6) USE ALL 6. Condition STA07	This consent shall be for a limited period of five years from the date of this decision notice.  Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
STA2	Standard advert (2 of 6)	No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.  Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007
STA3	Standard advert (3 of 6)	No advertisement shall be sited or displayed so as to— (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.  Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

<b>Code</b>	<b>Description</b>	<b>Wording</b>
STA4	Standard advert (4 of 6)	<p>Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
STA5	Standard advert (5 of 6)	<p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
STA6	Standard advert (6 of 6)	<p>Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>

Code	Description	Wording
STA7	Standard advert (6 combined) This condition combines all 6 statutory advert	<p>1. This consent shall be for a limited period of five years from the date of this decision notice.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>3. No advertisement shall be sited or displayed so as to—  (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);  (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or  (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p>6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.</p> <p>Reason: In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p>
	<b>Reserved Matters</b>	
STO1	Standard outline (1 of 3) USE ALL 3 statutory outline conditions together.	<p>Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority, in writing before any development is commenced.</p> <p>Reason: The application was submitted as an outline application and in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).</p>
STO2	Standard outline (2 of 3) USE ALL 3 statutory outline conditions together.	<p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.</p> <p>Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.</p>

Code	Description	Wording
STO3	Standard outline (3 of 3) USE ALL 3 statutory outline conditions together.	The development hereby permitted shall be begun before the expiry of two years from the date of approval of the last of the reserved matters to be approved.  Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.
	<b>Storage</b>	
STOR01	Storage - no outside storage [AMEND]	No goods, waste or other material shall be stored or deposited in the open.  AMEND REASON AND DELETE HEADING (ADD ANY OTHER SPECIFIC POLICIES):  Reason: In the interests of the character and appearance of the area/in order to preserve the character and appearance of the Conservation Area/preserve the setting of nearby Listed Building(s)/conserve the scenic beauty of the Mendip Hills Area of Outstanding Natural Beauty/maintain the openness of the Green Belt/protect the living conditions of neighbouring residents and in accordance with policies CS5 (LB/CA/AONB/LANDSCAPE ONLY), CS6 (GREEN BELT ONLY) and CS12 of the North Somerset Core Strategy and policies DM3 (CA ONLY), DM4 (LB ONLY), DM11 (AONB ONLY), DM12 (GREEN BELT ONLY) and DM32 of the North Somerset Sites and Policies Plan (Part 1), and (NEIGHBOURS ONLY: the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).
	<b>Prior Approval Conditions</b>	
STPAC	Standard 3 year (CCA)(retail to rest-caf	The development under Class C(a), and under Class C(b), if any, shall be begun before the expiry of three years from the date of this notice.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph C.2 (3), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAM1	Standard 3 year (CMA)(retail etc to res)	The development under Class M(a), and under Class M(b), if any, shall be completed before the expiry of three years from the date of this notice.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph M.2 (3) (a), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAM2	Standard use (CM2A)(retail etc to res)	The building shall be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph MA.2 (6) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAM3	Standard 3 year (CM2A) (E to res)	The development shall be completed before the expiry of three years from the date of this notice.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph MA.2 (5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAO	Standard 3 year (COA)(office to res)	The development shall be completed before the expiry of three years from the date of this notice.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph O.2(2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAP	Standard time limit (CPA)(B8 to res)	The use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order must be begun on or before 15 April 2018.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph P.1 (c), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Code	Description	Wording
STPAP2	Standard 3 year (CP2A)(light ind to res)	The development shall be completed before the expiry of three years from the date of this notice.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph PA.2(2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAQ	Standard 3 year (CQA)(ag to res)	The development shall be completed before the expiry of three years from the date of this notice.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph Q.2(3), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
STPAR	Standard 3 year (CRA)(ag to flex use)	The development shall be begun before the expiry of three years from the date of this letter; or, if planning permission is granted before that date for associated operational development, before the expiry of three years from the date that planning permission is granted.  Reason: In accordance with the provisions of Schedule 2, Part 3, paragraphs R.3(2) and R.3(3), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
	<b>Renewable energy</b>	
SUS01	Sus-10%(1-9 dwg/500-999m)dets reqd[IN]	The [INSERT] hereby permitted shall not be occupied until measures to generate 10% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in kilowatt hours - KWh) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with 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: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building(s) in accordance with policies CS1 and CS2 of the North Somerset Core Strategy and the council's 'Creating sustainable buildings and places' Supplementary Planning Document.  For further advice on how to discharge this condition please refer to <a href="http://www.n-somerset.gov.uk/energyconditions">www.n-somerset.gov.uk/energyconditions</a> .
SUS02	Sus-15% (10+ dwg/1000m2+) dets reqd[IN]	The [INSERT] hereby approved shall not be occupied until measures to generate 15% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in kilowatt hours - KWh) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with 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: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building(s) in accordance with policies CS1 and CS2 of the North Somerset Core Strategy and the council's 'Creating sustainable buildings and places' Supplementary Planning Document.  For further advice on how to discharge this condition please refer to <a href="http://www.n-somerset.gov.uk/energyconditions">www.n-somerset.gov.uk/energyconditions</a> .
SUS03	Sus-10/15% -as approved [INS]	The [INSERT] hereby approved shall not be occupied until the [INSERT] shown on drawing number [INSERT] and described in the [INSERT] received on [INSERT] has/have been installed in accordance with the details hereby approved and is/are fully operational. Thereafter, the [INSERT] shall be permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.  Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building in accordance with policies CS1 and CS2 of the North Somerset Core Strategy and the council's 'Creating sustainable buildings and places' Supplementary Planning Document.

Code	Description	Wording
	<b>BREEAM</b>	
SUS04	Sus-BREEAM (Non domestic buildings)[IN]	<p>The development hereby approved shall be constructed to a minimum BREEAM standard rating of [INSERT] and, prior to the first occupation of the development, a copy of a formal assessment, undertaken by a licensed BREEAM assessor and a copy of the assessor's report along with a copy of the certificate shall be submitted to the local planning authority, unless otherwise first agreed in writing by the local planning authority.</p> <p>Reason: In the interests of promoting good design and sustainable construction in accordance with policies CS1 and CS2 of the North Somerset Core Strategy and the council's 'Creating sustainable buildings and places' Supplementary Planning Document.</p>
	<b>Remove solar panels</b>	
SUS05	Sus-solar panels (removal of)	<p>The solar panels hereby approved shall be removed within 2 months of them ceasing to be used for microgeneration.</p> <p>Reason: In the interests of visual amenity and in accordance with policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and policies CS5 and CS12 of the North Somerset Core Strategy.</p>
	<b>Agriculture restrictions</b>	
UAG01	Use (agriculture only) [AMEND]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the development hereby permitted shall be used for the purposes of agriculture and for no other purpose.</p> <p>Reason: Permission has been granted based on the special needs of local agriculture and the Local Planning Authority wishes to retain control over future uses in order to ensure compliance with policies aimed at securing sustainable development, and in accordance with policy CS1 of the North Somerset Core Strategy and policy DM51 [and DM12 - GREEN BELT ONLY] of the North Somerset Sites and Policies Plan (Part 1).</p>
UAG02	Use(agric)remove bdg if use ceases[AMEND]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the building hereby permitted shall be used for agricultural purposes only and for no other purposes and, if the agricultural use ceases on the land, the building shall be taken down and completely removed from the land and the land restored to its former condition within three months of cessation of the agricultural use.</p> <p>Reason: The site lies within in open countryside [INSERT and within the Green Belt] where buildings other than those for agricultural use would not normally be permitted, and in accordance with policy DM51 [and DM12 - GREEN BELT ONLY] of the North Somerset Sites and Policies Plan (Part 1).</p>
UAG03	Use(agriculture) workers dwelling [AMEND]	<p>The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependant of such a person residing with him or her, or a widow or widower of such a person, or any resident dependants.</p> <p>Reason: But for the special needs of local agricultural or forestry, the development would be contrary to policies CS1, CS14 and CS33 of the North Somerset Core Strategy and policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) [GREEN BELT ONLY: and policy DM12 of the North Somerset Sites and Policies Plan (Part 1).], and in accordance with policy DM46 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies).</p>

Code	Description	Wording
UAG04	Use(agriculture) temp dwelling[IN] Insert date	<p>The residential use hereby permitted shall cease and all associated buildings and structures shall be removed from the land and the land shall be restored to its former condition on or before ^IN; in accordance with a scheme of work that has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: Permission has been granted on a temporary basis in accordance with policy DM46 of the North Somerset Sites and Policies Plan (Part 1) in order to allow the applicant time to establish/demonstrate the economic viability of the business.</p>
UAG05	Use(agriculture) no livestock	<p>The building hereby approved shall not be used to accommodate livestock without the prior written permission of the Local Planning Authority.</p> <p>Reason: In order to preserve the living conditions of nearby residential properties that are not occupied by agricultural workers, and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
UAG06	Use(AGA)GPDO restriction-new ag building To be used for agricultural buildings only (not forestry)	<p>If the use of the building for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed and planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer. If an appeal has been made, the three year period specified above is extended until the appeal is finally determined or withdrawn.</p> <p>Reason: In accordance with paragraph A.2(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6.</p>
UAG07	Use (AGA) GPDO restriction-ag extension To be used for agricultural buildings only (not forestry)	<p>If the use of the extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed and planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the extension for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the extension must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer. If an appeal has been made, the three year period specified above is extended until the appeal is finally determined or withdrawn.</p> <p>Reason: In accordance with paragraph A.2(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6.</p>
UAG08	Use (AGA) GPDO requirement(ag)-notifyLPA To be used for agricultural buildings only (not forestry)	<p>Within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.</p> <p>Reason: In accordance with paragraph A.2(7) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6.</p>

Code	Description	Wording
	Use class restrictions	
UEMP01	Use (business only) [AMEND]	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall be used for [INSERT - eg: offices] falling within Class [INSERT - eg B1(a) or B1(c)] of the Schedule to the abovementioned Use Classes Order, and for no other purpose.</p> <p>Reason: The Local Planning Authority wishes to retain control over the use of the premises in order to secure compliance with the locational strategy for employment development in the District as set out in policy CS20 of the North Somerset Core Strategy, and in order to safeguard business employment development in accordance with policy SA4 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) policy E/5 of the North Somerset Replacement Local Plan (saved policies). [INSERT any other site-specific reasons, such as impact on living conditions]</p>
UGEN01	Use (restrict use) - general [AMEND] Insert the use and use class and amend the reason/add	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall be used [INSERT eg: for financial and professional services falling within Class A2] and for no other purpose.</p> <p>Reason: The Local Planning Authority wishes to retain control over the use of the premises in the interests of [INSERT] and in accordance with policy [INSERT] of the North Somerset Core Strategy and policy [INSERT] of the North Somerset Sites and Policies Plan (Part 1).</p>
UHOL01	Use (holiday) not a dwelling	<p>Notwithstanding classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to those Classes in any Statutory Instrument revoking or re-enacting that Order with or without modification, the accommodation hereby permitted shall be used to provide tourist accommodation only, which shall not be occupied as permanent, unrestricted residential accommodation or as a primary place of residence.</p> <p>Reason: The site is within an area where to preserve the character of the countryside and secure sustainable patterns of development, it is the policy of the Local Planning Authority to restrict development to that required to satisfy a special agricultural or other proven local need and not to permit any additional dwellings, and in accordance with policy DM57 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies), policies CS14 and CS33 of the North Somerset Core Strategy and policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations).</p>
UHOL02	Use(holiday)not a dwelling/register reqd	<p>The accommodation hereby permitted shall not be occupied as a person's sole or main place of residence. The accommodation hereby permitted shall be used for the purpose of self-catering holiday accommodation and for no other purpose, including short term residential lease or any other purpose in Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification). The accommodation hereby permitted shall not be occupied until details of a register of holiday bookings have been submitted to and agreed in writing by the Local Planning Authority. A copy of the completed register in a format to be agreed with the Local Planning Authority shall be made available for inspection by the Local Planning Authority as and when requested at any time of the year.</p> <p>Reason: The site is within an area where to preserve the character of the countryside and secure sustainable patterns of development, it is the policy of the Local Planning Authority to restrict development to that required to satisfy a special agricultural or other proven local need and not to permit any additional dwellings, and in accordance with policy DM57 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies), policies CS14 and CS33 of the North Somerset Core Strategy and policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations).</p>

Code	Description	Wording
	<b>Holiday restrictions</b>	
UHOL03	Use (holiday) no caravans in Feb	No caravan shall remain on the site during the month of February.  Reason: To discourage permanent residential use and in accordance with policy DM58 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies), policies CS14 and CS33 of the North Somerset Core Strategy and policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations)
UHOL04	Use (holiday) no caravans Oct-Mar	No caravan shall be stored on the site between 31 October and 1 March.  Reason: To ensure that unused caravans do not remain on site throughout the year in the interests of the character of the area and to discourage permanent residential use and in accordance with policy DM58 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies), policies CS14 and CS33 of the North Somerset Core Strategy and policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations)
	<b>Other restrictions</b>	
UHR01	Use (restrict hours) general [AMEND]	The use hereby permitted shall not take place before [INSERT] hours on weekdays and [INSERT] hours on Saturdays nor after [INSERT] hours on weekdays and [INSERT] hours on Saturdays (nor at any time on Sundays or Bank or Public Holidays).  Reason: To prevent undue disturbance to nearby residents and in accordance policy CS3 of the North Somerset Core Strategy.
UHR02	Use (restrict hours) office only [AMEND]	No work other than office work shall be carried out before [INSERT] hours on weekdays and [INSERT] hours on Saturdays nor after [INSERT] hours on weekdays and [INSERT] hours on Saturdays (nor at any time on Sundays or Bank or Public Holidays).  Reason: To prevent undue disturbance to nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.
UPERS1	Use (personal) [INSERT] Personal permissions should be rarely used and	This permission shall enure for the benefit of the applicant only.  Reason: ^IN;
URES01	Use (annexe) not a dwelling) [AMEND]	The annexe hereby permitted shall not be used as a separate dwelling and shall be used solely by the occupants of the existing dwelling in connection with their enjoyment of that residence.  SELECT/AMEND REASON AND DELETE HEADINGS:  COUNTRYSIDE/UNSUSTAINABLE LOCATION:  Reason: The Local Planning Authority are not prepared to permit the establishment of a separate unit of accommodation on this site as it would conflict with the settlement strategy for the area and result in an unsustainable pattern of development, contrary to policies CS1, CS14 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) and policy DM43 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).  RESTRICTED SITE IN SETTLEMENT (ADD/AMEND AS REQUIRED):  Reason: The site is not suitable to accommodate a separate dwelling and therefore the Local Planning Authority wish to restrict its use to ancillary accommodation in the interests of [INSERT/ AMEND: the character and appearance of the area/the living conditions of neighbouring residents/highway safety] and in accordance with policy CS12 (CS10 - HIGHWAYS ONLY) of the North Somerset Core Strategy, policies DM32, DM38, DM43, (DM24 and DM28 - HIGHWAYS and PARKING ONLY) of the North Somerset Sites and Policies Plan (Part 1) and [NEIGHBOURS ONLY:] the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

Code	Description	Wording
URES02	Use (res devt) not a dwelling) [AMEND]	<p>The accommodation hereby permitted shall not be used as a separate dwelling and shall be used solely by the occupants of the existing dwelling in connection with their enjoyment of that residence.</p> <p>SELECT/AMEND REASON AND DELETE HEADINGS:</p> <p>COUNTRYSIDE/UNSUSTAINABLE LOCATION: Reason: The Local Planning Authority are not prepared to permit the establishment of a separate unit of accommodation on this site as it would conflict with the settlement strategy for the area and result in an unsustainable pattern of development, contrary to policies CS1, CS14 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) and policy DM43 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).</p> <p>RESTRICTED SITE IN SETTLEMENT (ADD/AMEND AS REQUIRED):</p> <p>Reason: The site is not suitable to accommodate a separate dwelling and therefore the Local Planning Authority wish to restrict its use to ancillary accommodation in the interests of [INSERT/ AMEND: the character and appearance of the area/the living conditions of neighbouring residents/highway safety] and in accordance with policy CS12 (CS10 - HIGHWAYS ONLY) of the North Somerset Core Strategy, policies DM32, DM38, DM43, (DM24 and DM28 - HIGHWAYS and PARKING ONLY) of the North Somerset Sites and Policies Plan (Part 1) and [NEIGHBOURS ONLY:] the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>
URES03	Use (garage)- domestic use only [IN]	<p>The ^IN; hereby permitted shall only be used for private and domestic purposes and shall at no times be used for any commercial or business purposes whatsoever.</p> <p>Reason: In the interests of the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.</p>
URES04	Use(dwelling)remove original[AMEND]	<p>The use of the existing dwelling on the land as a dwelling house shall be discontinued within one month of the date when the dwelling hereby permitted becomes available for occupation and the original dwelling shall be demolished within three months of that date.</p> <p>Reason: The site is within an area where to preserve the character of the countryside and secure sustainable patterns of development, it is the policy of the Local Planning Authority to restrict development to that required to satisfy a special agricultural or other proven local need and not to permit any additional dwellings in accordance with policies CS1, CS14 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) [GREEN BELT ONLY: and policy DM12 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies)].</p>
URES05	Use (staff accomm only)[AMEND]	<p>The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the business known as [INSERT] as described in [INSERT], or a widow or widower of such a person, or any resident dependants.</p> <p>COUNTRYSIDE REASON - AMEND ADAPT AS REQUIRED:</p> <p>Reason: But for the special needs of the business, the development would be contrary to policies CS1, CS14 and CS33 of the North Somerset Core Strategy, policy SA2 of the North Somerset Sites and Policies Plan (Part 2 - Site Allocations Plan) [GREEN BELT ONLY: and policy DM12 of the North Somerset Sites and Policies Plan (Part 1).], and in accordance with policy DM46 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
URET01	Use (retail) trade counter	<p>The trade counter hereby approved shall at all times be ancillary to the primary warehouse use of the site (use class B8) and shall not be self-contained or sub-let without the grant of a further specific planning permission from the Local Planning Authority.</p> <p>Reason: To safeguard provision of employment space and to comply with policies regarding the distribution of retail uses, and in accordance with policy CS21 of the North Somerset Core Strategy and policies DM66 and DM77 of the North Somerset Sites and Policies Plan (Part 1).</p>
UTEMP1	Use (temporary) use[AMEND]	<p>The building hereby permitted shall be removed and the land restored to its former condition on or before [INSERT date] in accordance with a scheme of work that has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wishes to monitor the effects of the development on the surrounding area and in accordance with Policy INSERT of the INSERT plan.</p>
UTEMP2	Use (temporary) building[AMEND]	<p>The building hereby permitted shall be removed and the land restored to its former condition on or before [INSERT date] in accordance with a scheme of work that has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wishes to monitor the effects of the development on the surrounding area and in accordance with Policy INSERT of the INSERT plan.</p>
	<b>Water safety audit</b>	
WATER1	Water safety audit (outline)	<p>All reserved matters applications which include open water either within or adjacent to the site shall be accompanied by a water safety audit prepared by persons who are competent in water safety issues. The audit shall include measures to minimise public safety risks associated with the water body and the reserved matters applications shall incorporate those recommendations. The approved scheme shall be fully implemented prior to occupation of any dwelling unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safety and good design in accordance with policy CS3 of the North Somerset Core Strategy.</p>
	<b>Recycling/waste</b>	
WR01	Recycling/waste facs-as app(1 unit)[IN]	<p>The ^IN; shall not be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with the approved plans and specifications. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the ^IN;.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
WR02	Recycling/waste facs-as app(2+units)[IN]	<p>No ^IN; shall be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided for it in accordance with the approved plans and specifications. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the ^IN;.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>

Code	Description	Wording
WR03	Recycling/waste-as app(new use)	<p>The use hereby permitted shall not be commenced until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with the approved plans and specifications. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only in connection with the use hereby permitted.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>
WR04	Recycling/waste-dets reqd(1 unit)[IN]	<p>The ^IN; shall not be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the ^IN;.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition please refer to <a href="http://www.n-somerset.gov.uk/wastestorageconditions">www.n-somerset.gov.uk/wastestorageconditions</a></p>
WR05	Recycling/waste-dets reqd(2+ units)[IN]	<p>No ^IN; shall be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided for it in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the ^IN;.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition please refer to <a href="http://www.n-somerset.gov.uk/wastestorageconditions">www.n-somerset.gov.uk/wastestorageconditions</a></p>
WR06	Recycling/waste-dets reqd(new use)	<p>The use hereby permitted shall not be commenced until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only in connection with the use hereby permitted.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p> <p>For advice on how to discharge this condition please refer to <a href="http://www.n-somerset.gov.uk/wastestorageconditions">www.n-somerset.gov.uk/wastestorageconditions</a></p>
WR07	Recycling/waste -stable waste	<p>The development hereby permitted shall not be brought into use until the method of disposal and storage of manure and stable waste has been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, manure and stable waste shall be stored and disposed of only in accordance with the approved details.</p> <p>Reason: In the interests of the amenities of the area and in accordance with policy CS3 of the North Somerset Core Strategy.</p>

Code	Description	Wording
WR08	Recycling/waste - construction phase	<p>Prior to the commencement of development of any structures or buildings full details of a waste disposal strategy for the construction phases shall be submitted to and approved in writing by the Local Planning Authority. The waste disposal strategy shall include:</p> <ul style="list-style-type: none"> <li>(a) A waste audit that includes details of the type and volume of waste that each phase of the development will generate; and</li> <li>(b) Steps proposed to ensure the maximum amount of waste generated is recycled or reused by that development; and</li> <li>(c) Ways in which waste generated by the site will be managed including, if required, the identification of land to accommodate facilities to store or package waste for disposal or recycling or for the incorporation of waste for the use in the generation of heat or power.</li> </ul> <p>The approved waste disposal strategy shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wishes to encourage sustainable disposal and recycling of waste in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).</p>