



White Paper

Planning Ahead
to Boost Your Business

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Companies seeking a temporary solution to their need for more space must be prepared to quite literally plan ahead.

Most development in England and Wales will require planning permission and that applies to temporary structures too.

But while the prospect of negotiating the labyrinth of local authority red tape might at first appear daunting, experts at Spaciotempo are here to help.

Our comprehensive approach to personal customer service includes specialist advice to guide you along every step of the way.

Indeed, our team can work with town planning partners to manage the entire process on behalf of each customer.

1 Planning for Temporary Buildings

It's important to recognise that each site and local planning authority is different, so Spaciotempo will adopt a strategy suited to every individual project.

But for most Spaciotempo temporary buildings, full planning permission is likely to be sought from the outset.

Temporary permission should only be considered where a proposal is contentious.

In some cases, planning permission for a temporary building may be granted even though an application for a permanent building on the same land would be refused.

Permitted Development

There are some instances where buildings can be erected under the rules of 'Permitted Development'. But those rights are limited and very constrained.

It is highly dependent on any previous development on site along with the size of the development and, in some cases, Permitted Development rights can be removed.

Again, Spaciotempo will help establish where an individual project can benefit from Permitted Development rights.

How Long will it Take?

- The cost and time of the planning application is largely dependent on the size of the proposed development and the type of proposal.
- In the main, applications for development of more than 1,000 square metres or on land of one hectare or more is classed as a 'major' application, which allows the council 13 weeks to make a decision.
- Anything below this threshold is classed as a 'minor' application and allows the council eight weeks to consider it.
- Those timescales can be extended in some instances, but Spaciotempo will look at the circumstances and can advise on whether doing so would be in a company's best interests.
- Approval can sometimes be limited to a period of weeks or years – stipulations which are at the discretion of each council.
- For example, permission may be granted subject to a condition which requires the use to cease or the building to be removed after a defined period of time.

What will it Cost?

Application fees vary, depending on the amount of floorspace created.

Development Size	Application Fee
No more than 40m ²	£195
More than 40m ² but less than 75m ²	£385
More than 75m ² but less than 3,750m ²	£385 for each 75m ² or part of
More than 3,750m ²	£19,049 plus £115 for each additional 75m ² in excess (Upto a max of £250,000)



► How can Spaciotempo help?

Spaciotempo will guide customers step-by-step through the planning process and can work with planning consultants on your behalf.

The company will help with:

Advice	Offer advice and can carry out an appraisal which will outline the main constraints to achieving planning permission.
History Searches	Carry out a history search and assess any issues which may have arisen previously on the site.
Plans / Drawings	Help with scaled plans and drawings to form part of the application.
Negotiation	Negotiate planning conditions which may prevent an immediate start on site with the local authority involved.
Public Consultation	Monitor responses during public consultation process and respond to public and statutory consultees where necessary.
Strategy	Keep a close eye on the status of the planning application and adjust the strategy to ensure the best possible outcome.
Management	Provide project management of the application and all other consultants required.
Communication	Provide regular communication with customers to help reduce delays and the need for additional documentation to be provided at a later stage.



What Steps Are Involved?

Once you have confirmed your order with Spaciotempo, we can project manage the entire process through to the approval of planning permission.

The service includes:

- 1 Planning Appraisal (sometimes with an additional pre-application meeting with the local authority. Some authorities charge for this service).
- 2 Drawings will be needed for the application and we can instruct an architect who will conduct a site visit. A site visit by the planning consultant will also be undertaken where necessary.
- 3 Instruction of any third-party consultants required to carry out additional surveys, for example a Flood Risk Assessment if the site is within a flood zone.
- 4 Preparation of the planning application and planning, design and access statement. This sets out the merits of the project and assesses the development against local and national planning policy.
- 5 A request for additional information such as site ownership details and application fee by the planning consultant.
- 6 Submission of the application.
- 7 Liaison with the planning officer during the application and dealing with any possible concerns.
- 8 Possible site visit with the planning officer.
- 9 Determination of the application during eight or 13 weeks from submission. This sometimes involves a planning committee which we'll assess beforehand and recommend whether it's necessary to attend.

► The Chances of Success

We'll do our very best to ensure planning applications get a green light from the authorities, whether they're approved first time or need to be amended or adjusted to comply with local legislation.

Councils will generally be helpful and co-operative as they believe the requirement for a temporary building is an indication of business growth.

Spaciotempo's proactive approach to sustainability is another huge plus point as the company's energy-efficient insulation systems, recyclable components and soft-profile air-filled roofs tend to find favour with planners.

Planning applications are often the first step towards the installation of a temporary storage solution and it's important for companies to go into such projects with their eyes open.

But our specialists will provide all the facts and expert guidance to help customers make a flying start towards a successful project.

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- More details on the Spaciotempo service and product range can be found at **www.spaciotempo.co.uk** or by emailing sales@spaciotempo.co.uk or calling 01889 569569.