



Regulation Committee

Tuesday 17th March 2020

10.00 am

**Council Chamber
Council Offices
Brympton Way
Yeovil, BA20 2HT**

(disabled access and a hearing loop are available at this meeting venue)



Members listed on the following page are requested to attend the meeting.

The public and press are welcome to attend.

For further information on the items to be discussed, please contact the Case Officer on 01935 462011 or democracy@southsomerset.gov.uk

This Agenda was issued on Monday 9 March 2020.

Alex Parmley, Chief Executive Officer



This information is also available on our website
www.southsomerset.gov.uk or via the mod.gov app

Regulation Committee Membership

The following members are requested to attend the meeting:

Chairman: Peter Gubbins
Vice-chairman: Andy Soughton

Jason Baker
Neil Bloomfield
Malcolm Cavill
Adam Dance

Henry Hobhouse
Tony Lock
Sue Osborne
Crispin Raikes

David Recardo
Paul Rowsell
Linda Vjeh
William Wallace

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Information for the Public

Public Participation at Committees

This is a summary of the Protocol adopted by the Council and set out in Part 3 of the Council's Constitution.

Public Question Time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the chairman of the committee. Each individual speaker shall be restricted to a total of three minutes.

Planning Applications

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- County Council, Town or Parish Council Representative
- Objectors
- Supporters
- Applicant and/or Agent

Ward members, if not members of the Regulation Committee, will speak after the town/parish representative.

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

Regulation Committee

Tuesday 17 March 2020

Agenda

Preliminary Items

1. Minutes

To approve the minutes of the previous meetings held on 17th September 2019, 15th October 2019, 29th October 2019 and 18th Feb 2020.

2. Apologies for Absence

3. Declarations of Interest

4. Public Question Time

5. Schedule of Planning Applications (Pages 6 - 7)

6. Planning Application 19/00273/OUT - Bay Tree Farm Claycastle Haselbury Plucknett (Pages 8 - 30)

7. Planning Application 19/01604/OUT - Land at Coombe Farm Os Plots 4300 Part And 4613 Pa West Street Templecombe (Pages 31 - 68)

8. Date of Next Meeting

The next scheduled meeting of the Regulation Committee will be held on Tuesday 21st April 2020 at 10.00am. However this meeting will only take place if there is business to conduct.

Agenda Item 5

Schedule of Planning Applications to be determined by Committee

Director: *Martin Woods, Director - Service Delivery*
 Service Manager: *Simon Fox, Lead Specialist - Planning*
 Contact Details: *simon.fox@southsomerset.gov.uk or 01935 462509*

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Regulation Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Members of the public who wish to speak about a particular planning item are recommended to arrive for the times stated below.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
The following application will be considered at 10.00am					
6	PARRETT	19/00273/OUT	Outline application for the development of up to 35 dwellings with all matters reserved except access including the demolition of the existing building and highways works to Claycastle	Bay Tree Farm Claycastle Haselbury Plucknett TA18 7PE	Mr Keating
The following application will be considered no earlier than 11.30am					
7	BLACKMOOR VALE	19/01604/OUT	Outline application with all matters reserved save for access for residential development for up to 49 dwellings including landscaping, drainage and new vehicle access from West Street BA8 0LG	Land At Coombe Farm Os Plots 4300 Part And 4613 Pa West Street Templecombe	Mr C Woodhead

Further information about planning applications is shown below and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda had been prepared.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 6

Officer Report On Planning Application: 19/00273/OUT

Proposal :	Outline application for the development of up to 35 dwellings with all matters reserved except access including the demolition of the existing building and highways works to Claycastle.
Site Address:	Bay Tree Farm Claycastle Haselbury Plucknett
Parish:	Haselbury Plucknett
PARRETT Ward (SSDC Member)	Cllr M Best Cllr M Hewitson
Recommending Case Officer:	Colin Begeman Tel: 01935 462476 Email: colin.begeman@southsomerset.gov.uk
Target date :	30th April 2019
Applicant :	Mr Keating
Agent: (no agent if blank)	Boon Brown Architects Motivo Alvington Yeovil BA20 2FG
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE

The application was initially referred to Area West Committee in January at the request of the Ward Member and with the agreement of the Area Chair to enable the local concerns relating to highway matters to be further considered.

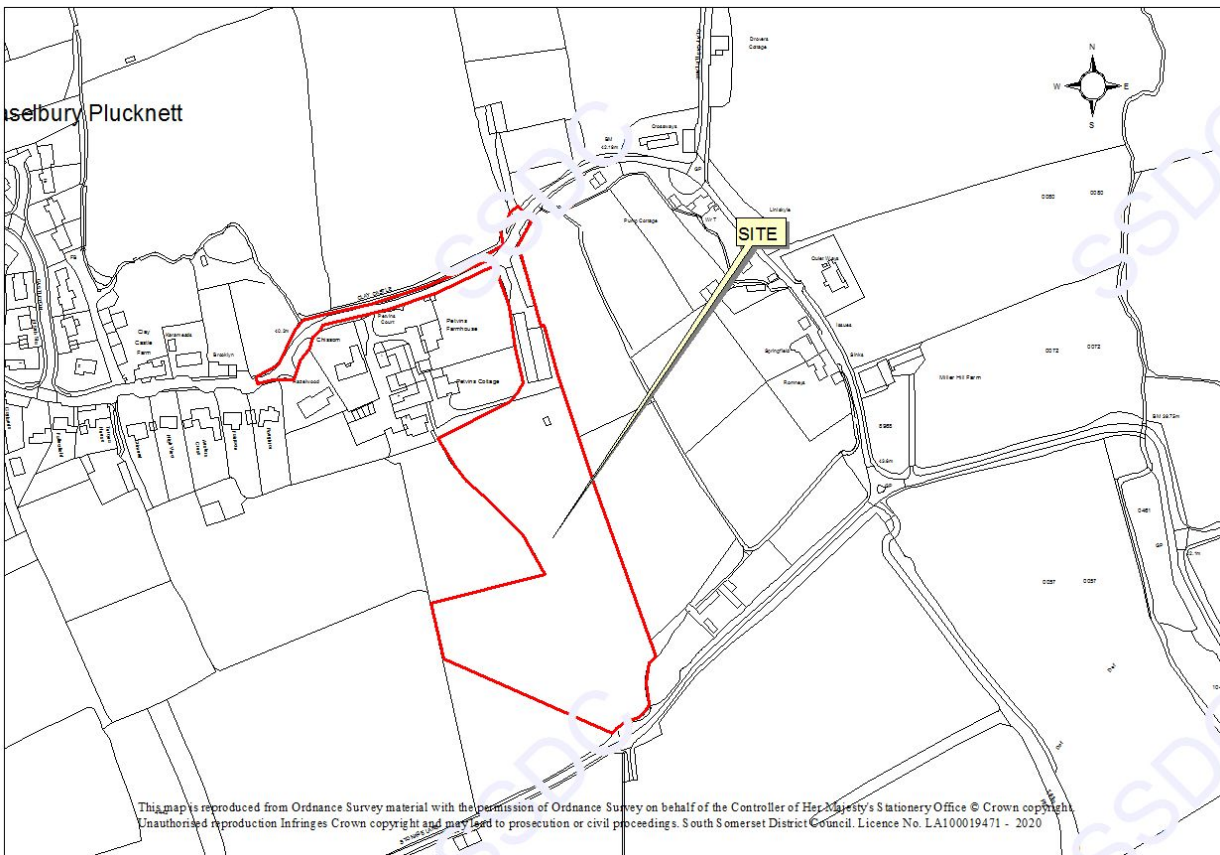
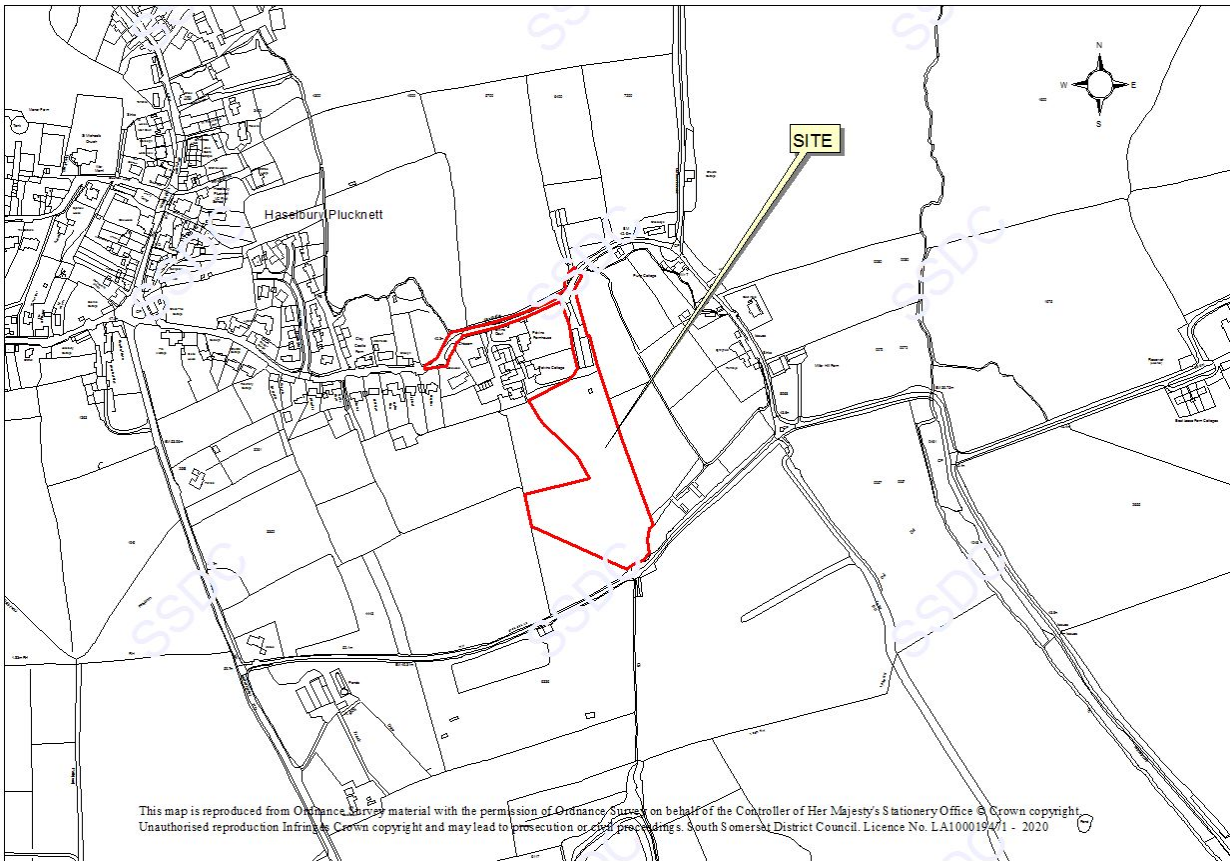
Representing a major development the application was 2-starred under the Scheme of Delegation. If the area committee is minded to refuse a major application, whilst it will be able to debate the issues and indicate grounds for refusal, the final determination is referred to the Regulation Committee.

The area committee resolved that the application be referred to the Regulation Committee with a recommendation that the application should be refused for the following reason:

1. The proposal would have a detrimental impact on the character of the village and landscape. The resultant demonstrable harm is not outweighed by the benefits and therefore the scheme is contrary to policies SS2 and EQ2 of the South Somerset Local Plan (2006-2028) and Chapter 15 of the NPPF.

The matter was withdrawn from the February Regulation Committee agenda by the Chair. He also requested a site visit be undertaken prior to the application being considered by the Regulation Committee. That visit is planned for Friday 13th March.

Matters concerning late submissions relating to flooding and the legal position of assessing this application in advance of the application in progress at Manor Farm, Haselbury Plucknett (ref 19/03503/HYBRID) will be verbally updated.



SITE DESCRIPTION AND PROPOSAL

This application seeks outline permission for up to 35 dwellings with all matters reserved except for access including demolition of existing buildings. The application seeks to agree on the detailed matter of access with all other matters, including layout, scale, appearance and landscaping, reserved for later consideration.

The site consists of agricultural fields totalling approximately 1.9 hectares in size and is located on the eastern side of Haselbury Plucknett. The site is bounded mostly by open fields except to the north-west by existing residential development. The site accesses on to Clay Castle to the north with the vehicular access for the development proposed via this road. On the opposite side of this road is further open fields.

A commercial premises, The Flower Barn is located to the north by the current vehicular access.

The application site is a relatively level site and the fields are contained by hedgerows on the eastern boundary. The site is not located within any areas of special designation, conservation areas or wildlife/habitat designations.

Petvins (Farm) House (Grade 2) is located to the north of the site; its former curtilage also includes Petvins Cottage (Now Bay Tree Farmhouse) and Petvins Court.

The site is located within flood zone 1. Flood Zone 1 reflects low probability with land having a less than 1 in 1,000 annual probability of river flooding.

This application is supported by:

- o Design and Access Statement
- o Planning Statement
- o Flood Risk Assessment (FRA)
- o Infiltration SuDS GeoReport
- o Geophysics Report
- o Transport Statement
- o Travel Plan
- o Ecology report

HISTORY

90/01123/OUT Erection of Bungalow (outline)

Refused 24th October 1990

03/01862/COU Description Change of use of wooden barn for use as packing/dispatching of flowers for web based business (GR 347691/110604)

Permitted with conditions

04/01864/FUL Variation to Conditions 3,4,5 and 11 of application 03/01862/COU

Refused 16th September 2004

Appeal allowed 12th May 2005

07/02210/COU Change of use of wooden barn for use as packing/dispatching of flowers for web based business (renewal of 03/01862/COU)

Permitted with Conditions 18th March 2008

08/03912/S73 Description Application to vary condition 05. of decision notice 07/02210/COU dated

18.03.08 to permit more than one collection of goods per day on 3 occasions per year, Valentine's Day, Mother's Day and Christmas.
Approved with Conditions 04th December 2008

10/00203/S73 Application to vary condition 07 and 08 of planning permission 08/03912/S73 dated 04.12.08 to allow flower delivery on Sundays between 5pm and 10.30pm
Refused 11th March 2010

10/03089/S73 Application to vary conditions No. 02 of planning approval 08/03912/S73 dated 4/12/2008 to include alcoholic drinks to be sold
Refused 22nd September 2010
Appeal Dismissed 20th January 2011

12/01323/S73 Application to vary conditions No. 02 of planning approval 08/03912/S73 dated 4/12/2008 to include alcoholic drinks to be sold
Permitted with Conditions 19th June 2012

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications, the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

EP3 - Safeguarding Employment Land

HG3 - Provision of Affordable Housing

HG5 - Achieving a Mix of Market Housing

TA1 - Low Carbon Travel

TA4 - Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 - Provision of open space, outdoor playing space, sports, cultural and community facilities in new development

EQ1 - Addressing Climate Change in South Somerset

EQ2 - General Development

EQ3 - Historic Environment

EQ4 - Biodiversity

EQ5 - Green Infrastructure

EQ7 - Pollution Control

National Planning Policy Framework - March 2019

Part 2 - Achieving sustainable development

Part 5 - Delivering a sufficient supply of homes

Part 8 - Promoting healthy and safe communities

Part 9 - Promoting sustainable transport

Part 11 - Making effective use of land
Part 12 - Achieving well-designed places
Part 14 - Meeting the challenge of climate change, flooding and coastal change
Part 15 - Conserving and enhancing the natural environment
Part 16 - Conserving and enhancing the historic environment
Part 17 - Facilitating the sustainable use of minerals

Planning Practice Guidance (PPG)

Other

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

The responses from the following consultees are provided below in summary form only, for the most part. Where not included below, the full responses are available on the public planning file.

Haselbury Plucknett Parish Council:

Objects to the application for the following reasons:

- o The site of the proposed development is prone to flooding and there are no practicable means to prevent it. In fact the development would increase the risk. As a consequence it would not be possible to insure properties built on the site, nor would mortgages be forthcoming. The properties of the Applicant and his neighbours to the west would also be made unsaleable. Finance to develop the site would not be available and no developer would contemplate its purchase. Householders would be left facing the distressing possibility of their homes being flooded.
- o No marketing statement showing active marketing.
- o Loss of employment use.
- o Adverse impact on Listed Buildings setting
- o Disregard to LP policy preventing new development outside development boundaries
- o Contrary to the Village Design Statement regarding ribbon development
- o Increase in volume of traffic will result in material harm to the amenity of neighbouring properties
- o
- o Existing dangerous highway conditions would be made worse
- o Loss of ecology habitat and pollution to the Small Brook
- o If after 18 months of marketing there are no suitable tenant the Parish may be willing to consider housing on the Brownfield part of the site.

24th May 2019

Parish confirms the instruction of a topo survey to verify the information submitted by the applicant in relation to highways.

27th May 2019

Parish submits a further substantial objection document concluding that:

The highways/transport part of the Application and Supporting Documents is based on distorted readings of policy, false and misleading data, illogical conclusions and absurd arguments. The traffic generated by the proposed development represents a danger to the safety of residents and highway users and would cause a profound loss of amenity. The proposed mitigation measures are unworkable and would create new hazards. Its defects cannot be remedied by the imposition of conditions.

Taking all the relevant facts into account and discarding those arguments put forward which are not relevant or are ill-founded the only logical conclusion is that this ill-advised Application must be refused on highways grounds alone.

7 June 2019

Parish responds to the updated information regarding highways:

The Parish commissioned a topo survey of the road which shows that the road is narrower than implied by the applicant and have suggested changes to the conditions proposed by the Highway Authority.

1 July 2019

The Parish submit a further document concluding that:

The Flood Risk Assessment is inadequate and fails to address the issues

The Surface Water Drainage Strategy will not work.

The development fails to comply with adopted policy

19 September 2019

The Parish submit a further document that questions the validity of the Highway Authorities consultation response.

25 October 2019

The Parish submit a further document questioning the validity of the applicant's and the Council's Ecologist views concluding that:

It remains the case that this development would destroy a pleasant meadow in the countryside and replace it with a speculatively built housing estate, along with the destruction of wildlife habitat, biodiversity, visual and recreational amenity, noise, air and water pollution, and increased traffic, flood risk and carbon emissions. No conditions, no LEMP and no amount of bird and bat boxes, bee bricks etc., etc., can fix this. I continue to object to this application.

12 November 2019

The Parish Council has become aware of reports that have only just been published from the LFA and the Flood Authority.

Given the length of time, it has taken for SSDC to publish this information, we would request that no further action is taken until we have had time to consider and respond to this new information.

We anticipate that this will take no longer than two weeks.

25 November 2019

The Parish Council submitted a further document objecting to the application.

The Parish is concerned that the publication of documents relating to flooding issues were not made available sooner and could prejudice the decision making on the application.

The document concludes that:

The site of the proposed development is prone to flooding and there are no practicable means to prevent it. In fact the development would increase the risk. As a consequence it would not be possible to insure properties built on the site, nor would mortgages be forthcoming. The properties of the Applicant and his neighbours to the west would also be made unsaleable. Finance to develop the site would not be available and no developer would contemplate its purchase. Householders would be left facing the distressing possibility of their homes being flooded.

North Perrott Parish Council:

It has been the policy of NPPC since the adoption of the VDS to strive to keep the area between the villages of North Perrott and Haselbury free from ribbon development that might lead to the eventual merging of our two communities and not to increase traffic using Stonage Lane, which is both very narrow and has a dangerous junction with the A3066

County Highway Authority:

No objection subject to conditions

8 April 2019

The Highway Authority is not against the principle of the development, however, the applicant should look to address the Highways concerns.

29 May 2019

Having regard to the clarifications provided in the additional information, this Authority is content that as submitted the proposal will not lead to a severe impact on the highway infrastructure as detailed in Manual for Streets and therefore have no grounds for objection.

However, because a certain level of intensification will be realised in the event of planning permission being granted, the conditions should be imposed.

2 September 2019

Further to recent correspondence on this matter, I have received the email below and in order to confirm the Highway Authority position would offer the following comments.

This application is for up to 35 residential units. The national database (TRICS) contains trip levels associated with different development types and these figures are accepted by the Highway Authority. This development proposal is likely to generate in the region of 20 vehicles in the peak hour which equates to 1 every 3 minutes.

It is recognised that the Parish Council have undertaken a survey of the lane which shows there are contradictions between the different information provided. Manual for Streets states that a distance of 4.1m is adequate for two vehicles to pass. It is stated that there are only 2 section where this distance is available. However, the table provided on the survey drawing shows a number of different locations where 4.1m is available especially between W160 and W200,

This Authority has to take account of all mitigation factors including;

- o The proposed mitigation measures to provide widened carriageway and provide visibility splays,
- o The existing vehicle access points which are covered by highway rights and add to the passing places along the road,
- o The fact that the site was used for a number of years as a flower business and the applicant confirmed the business generated the following vehicle movements:
 - o 15 - 20 staff-related movements per day
 - o An average of 15 ford transit type courier drops per week
 - o One daily flower delivery lorry
 - o One 7T Royal Mail lorry collection vehicle
 - o 10 miscellaneous visits (professional people, etc.)

In this regard, when assessed against local and national policies this Authority is content that the mitigation measures suggested which can be secured via planning condition means the impact of this

development proposal will not be severe.

SSDC Highway Consultant:

Refer to SCC advice.

SCC Rights of Way:

No objections subject to conditions

SCC Education (EdA):

No objection and no contributions required.

We currently have capacity in the schools in this area so will not require contributions.

CPRE Somerset:

Objects on the grounds that:

- o Harmful to the character of the area and the separation of North Perrott and Haselbury
- o Limited information regarding assets of heritage value
- o Limited account has been taken of the Haselbury Plucknett Village Plan or the North Perrott Village Plan.
- o Represents a 64% increase in housing stock
- o No robust engagement by the applicant with community
- o Site is prone to flooding and will lead to more flooding and inadequate capacity for sewage
- o Inadequate access
- o Ecology issues

SSDC Housing:

Adopted affordable housing policy to be applied

SSDC Open Spaces Officer:

No requirement as less than 50 dwellings.

SSDC Community, Health and Leisure:

Requires a contribution of £55,406 or £1,583 per dwelling

NHS England:

No comments received.

Police Designing Out Crime Officer:

No objection subject to comments:

- o Please consider repositioning the PROW to go in front of units 33, 34, and 35 to remove the alleyway to the rear of the properties. Rear alleyways can be considered crime generators as they allow anonymity to the criminal
- o Maintenance Path - Please reconsider providing this access to the rear of properties. It is unlikely to be managed efficiently thus allowing access to a number of units. They can often be used as dumping grounds for household and garden rubbish.

Officer Comment: - this is an outline application and these matters can be dealt with at the Reserved

Matters stage.

Somerset Waste Partnership: No comments.

Historic England: Do not wish to comment

Natural England: Do not wish to comment.

SSDC Ecologist: No objection subject to conditions

18 September 2019

The Ecologist requires further information before suggesting conditions

1 October 2019

The Ecologist comments on the updated ecology information:

I have now reviewed the latest ecological response from encompass, and following a meeting with encompass, boonbrown and the applicant, can confirm that I am satisfied with the avoidance, mitigation and compensation proposals subject to conditions:

Somerset Wildlife Trust: Fully support the proposals for Mitigation and Enhancement in the survey, and in particular the recommendations in respect of bat and bird boxes and external lighting which should be included in the Planning Permission if it is decided to grant Planning Permission.

SSDC Tree Officer : No comments received.

SSDC Environmental Protection Officer: No observations.

SW Heritage Trust Archaeologist: No objection

25 February 2019

Require further information regarding archaeology comprising geophysical survey and where appropriate a trial trench evaluation prior to determination.

24 April 2019

The geophysical survey has identified features that require further investigation which can be controlled by conditions attached to any permission granted.

Environment Agency: No comment received.

Lead Local Flood Authority (County Drainage): No objections subject to a condition to secure the detailed design at reserved matters stage.

11 March 19

Thank you for consulting with the LLFA on this application. We have objected to the proposed development due to the following reasons:

1. We require information regarding existing rates of runoff and a commitment to a minimum 30% betterment on those rates.
2. We note surface water is to be discharged to a soakaway. These should be designed and constructed in accordance with Building Research Digest 365. We would expect to see a fully implementable alternative drainage strategy before any permission is granted, should soakaways subsequently prove unviable. In the absence of infiltration measures, we will always prefer surface drainage features (ponds, swales etc), as these are more likely to offer multiple

benefits such as improved water quality, biodiversity and amenity and are generally easier to maintain. Opportunities to manage water throughout the development site are welcomed, using a SUDS management train approach.

3. The FRA acknowledges that there is a surface water flow path through the site, which is shown on the long-term flood risk maps, but argues that the topography of the site and the existence of a ditch in the south eastern corner mean that flow would instead head east and would not impact the site unless those systems were overwhelmed. Further detail is needed to confirm the mechanism of surface water flooding here, and how this will subsequently inform the design and layout of the development.
4. We note that the exceedance routes predict that the surface water will drain onto Clay Castle road, the EA flood risk map appears to show a high risk of surface water flooding along this road already. We are aware of surface water flooding incidents that have occurred on the highway near the site. Therefore, exceedance routes must be adequately controlled onsite for all events up to and including the 1 in 100 years (+40% climate change) event. Opportunities to slow flow through the development should be explored.
5. We also note the quote: "All surface water drainage components within the site will be designed to a 1 in 30-year standard, plus a 10% additional allowance for climate change, and be tested for the 1 in 100-year (plus 40% climate change) rainfall event to ensure that exceedance flows do not impact on property". The drainage system should be designed so that no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event and flooding during storm events exceeding the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.

10 June 2019

Thank you for consulting the LLFA on this application. There is clearly understandable local concern about the impact that the development will have on the existing flooding problem on Claycastle. However, as outlined in our previous response we've asked for a betterment on the existing greenfield runoff rates for the development. This is not something we generally request on greenfield sites, and whilst it may not fully resolve the current flooding situation, it could allow the development to offer some improvement over it. The developer has not to date really discussed the existing problems locally on Claycastle, or what is causing them (i.e. blockages, maintenance etc), and how the development may impact if adequate measures are not put in place. An assessment of existing flow patterns through the site should be undertaken, understanding how the site naturally drains - some flow would appear to go into the watercourse near Stonage Lane, but the majority flows to Claycastle. Any flows originating outside of the site, but which utilises the site as a flow route should also be taken into account within any calculations.

There is an underplay of the hydrology here. The FRA refers to 'ditches', but these are functioning watercourses. Following site visits undertaken by colleagues suggest these may have a high value in terms of ecology and water quality. The developer must take account of this in any design proposals. The developer seeks to connect any flow not infiltrating to ground to the watercourse along Claycastle, and it is not clear if there is an existing connection here or whether a new connection will be sought. The latter would require Land Drainage Consent from the LLFA.

We note the use of soakaways on part of the development and suggest that if the scheme is going to be based around this that further work is undertaken to understand implications of groundwater levels and local hydrology/geology - or alternative strategy sought, that seeks to slow flow through the site towards the outfall. We refer to Highways comments with regards to there being potentially insufficient space for soakaways given the easement requirements around buildings and roads and support this. The drainage design suggests the use of a swale, but this does not accord with the architect's outline layout plan which shows dwellings where the swale would need to be. Therefore, the design and density of the development may need to be amended to ensure an appropriate, sustainable and implementable scheme can be provided. The swale would need careful design to ensure there is no risk to existing

properties in the vicinity. The drainage design is not clear how runoff on the access road into the site will be managed.

It is important to stress that flooding resulting from the 1 in 100 years (+40% climate change) event must be managed within the site boundary. The FRA is not clear in this respect.

27 June 2019

Thank you for email your comments are noted. Where there are particular flood or drainage concerns we try to agree as much detail upfront as possible and minimise the use of conditions. This is to avoid the risk of a site receiving outline approval that can then not be satisfactorily drained. Given the work you have undertaken, I agree we have taken these discussions as far as we can at this stage.

We will be suggesting a suitable condition for the LPA.

11 July 2019

LLFA provides a condition to be part of the planning permission

Somerset Drainage Board Engineer: No comments received.

REPRESENTATIONS

132 written representations have been received raising the following concerns and observations:

- o Flooding is a major concern and the proposed use of a condition to secure mitigation measures will not work.
- o The applicant has failed to demonstrate that there is a viable, safe and inclusive pedestrian access to the proposed development site.
- o Roads unable to cope with the additional traffic
- o No low-cost homes
- o
- o The land owned for the proposed passing places are under private ownership
- o No policy support
- o Change the character of the area

Applicant's Case

CONSIDERATIONS

Principle of Development

Haselbury Plucknett is identified as a Rural Settlement in the local plan, which will be considered as part of the countryside to which national countryside protection policies apply, subject to the exceptions identified in Policy SS2.

This approach does not preclude development. The NPPF promotes sustainable development in rural areas, with housing and employment to be located where it enhances or maintains the vitality of rural communities.

The adopted Local Plan states that the future delivery of housing and economic activity in rural locations needs to carefully balance the sustaining of communities against protecting and enhancing the rural environment. The rural lifestyle provided by the many small villages and hamlets in South Somerset is one of the unique qualities of the district, and in turn, creates a range of challenges and opportunities that require delicate management.

Evidence indicates that rural areas experience higher property prices and corresponding issues

associated with housing affordability. These areas are usually populated by an increasingly aged population and can suffer from socio-economic effects stemming from rural isolation, a low-wage economy, and poor transport (especially public transport) links. At the same time, these areas provide attractive, tranquil environments promoting a higher quality of life, support diverse and innovative economic activity and foster a strong sense of community.

Reflecting on the Taylor Review (2008) and the NPPF, it is clear that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing plays a crucial role in maintaining the viability of these local facilities.

Furthermore, it is important that planning does not pre-determine the future of rural communities by only assessing communities as they are now and not what they could be. In too many places this approach writes off rural communities in a 'sustainability trap' where development can only occur in places already considered to be in narrow terms 'sustainable'. The question that should be asked is: "how will development add to or diminish the sustainability of this community?" This requires a better balance of social, economic, and environmental factors together to form a long term vision for all scales of communities.

Policy SS2 seeks to ensure the development needs of Rural Settlements can be met, whilst restricting the scale of such growth to be consistent with the spatial strategy of focusing development at Yeovil, the Market Towns, and the Rural Centres.

The Rural Settlements tier of the settlement hierarchy covers a range of settlements that vary widely in size, role, function, local priorities, and constraints. Therefore, the interpretation of Policy SS2 will depend on applying these factors in considering proposals at each individual settlement; for example, a proposal that is acceptable in one of the larger Rural Settlements such as Templecombe, which has a relatively strong employment function and good sustainable transport links with the presence of a railway station, will be different to a smaller Rural Settlement such as Compton Dundon which does not have these features.

The criteria for residential development within in Rural Settlements set out in the Local Plan states:

The NPPF states that policies should take into account the need to provide housing in rural areas, in order to enhance or maintain their sustainability; and although the focus should be on existing towns and identified service centres, some new housing should be provided to meet identified local need in other villages.

It is important to ensure that the occupiers of new homes in Rural Settlements are able to live as sustainably as possible by having easy access to basic facilities that provide for their day to day needs. Therefore, new housing development should only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services, or that provide these within a cluster of settlements:-

- o local convenience shop;
- o post office;
- o pub;
- o children's play area/sports pitch;
- o village hall/community centre;
- o health centre;
- o faith facility; and
- o primary school.

Housing proposals should also, where possible, demonstrate how they would support existing facilities. The NPPF states that to promote sustainable development in rural areas, housing should be located

where it will enhance or maintain the vitality of rural communities.

Housing proposals will need to fully explain how they contribute to meeting local need. This could be via delivering affordable housing, low-cost market housing, or a different form or type of housing which is in limited supply for locals (e.g. small bungalows for elderly local households to move to and remain in the village, or two-bedroom accommodation for young households). It will generally be expected that affordable housing is included as part of housing schemes proposed at Rural Settlements. The NPPF gives greater flexibility for local councils to set their own approach to delivering housing in rural areas. This includes considering whether allowing some market housing would enable the provision of significant additional affordable housing to meet local needs.

Residential proposals in Rural Settlements will be expected to achieve a better overall variety of housing in the settlement and result in a more balanced community with better prospects for local people to obtain affordable housing and/or access a wider range of market housing and have regard to Policy HG5, Policy HG3 and Policy HG4.

Policy SS5 sets out the scale of housing development that should be delivered in the Rural Settlements tier of the settlement hierarchy.

At the present time, SSDC cannot demonstrate a five-year housing supply. In these circumstances, paragraph 11 of the National Planning Policy Framework states that policies that are relevant to the supply of housing, i.e. Local Plan Policies SS1, SS2, SS4 and SS5, are to be considered to be out of date. It further advises that under these circumstances planning permission should be granted unless:

- 1) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
- 2) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
- 3) The 35 dwellings proposed are significant in relation to the size of Haselbury Plucknett and do lead to a substantial increase in the number of dwellings within the village. The ongoing inability of South Somerset District Council to demonstrate adequate provision of housing land does need to be given appropriate weight. It is not considered that the resulting housing numbers would conflict with the overall housing distribution strategy set out within the Local Plan.

When considering the planning balance of this proposal it should be recognised that the additional market (up to 23) and affordable housing (up to 12) that will be provided will make a positive contribution towards meeting SSDC's five-year housing supply and should be accorded considerable weight in favour of the scheme. It represents an extension of the village in landscape perspective terms, given its location on the edge of the existing built development, and its close proximity to the settlement's centre and local facilities.

On the basis of the above, it is not considered that the scale of growth would undermine the settlement strategy set out within the Local Plan, or that in this instance create such a significant character concern as to outweigh the proposal's benefits. The site relates to surrounding built development and is within walking distance to the village centre and facilities. The benefits that would arise from the scheme in terms of its positive contribution towards meeting the district's 5 year housing supply requirements as well as providing a good mix of market and affordable dwellings are significant. For these reasons, the proposal is considered to represent a sustainable form of development that is acceptable in principle.

Haselbury Plucknett Village Plan May 2014

While the Village Plan has no status as a statutory document it can be considered as a material consideration of limited weight in determining applications.

The village plan found that there are concerns regarding transport and new development.

It identifies that traffic and road safety was a key issue in all village plan meetings and that the top three problems are lack of pavements, speed of traffic and speed/volume of tractors.

In terms of residential development the plan finds that small scale developments of less than ten dwellings and conversion of barns and single dwellings to be the most favoured approach. The preferred location of development was primarily infill with the next favoured location for edge of village followed by no development.

There was a strong desire for affordable housing and starter homes followed by elderly accommodation. The next favoured approach was no further homes needed.

In terms of new commercial development the plan states that small offices/industrial units are not welcomed by the majority who responded.

The application in part complies with Plan in that it provides much needed affordable homes and removes an existing business. The proposal will provide for policy compliant parking within the site.

The proposal does not comply with the view of the plan that; residential developments of more than 10 dwellings should not be allowed.

Impact on the local landscape, visual amenity and density

The site comprises an edge of settlement agricultural fields which is bounded by the existing built environment of Clay Castle to the north and open field to the east and west with Stonage Lane to the south. Further to the east are a small group of houses fronting Clay Castle. The site is reasonably flat and in terms of long-distance views are limited due to the topography of the surrounding landscape character. The proposal would extend the existing built development and while visually from an aerial perspective appear awkward, from a landscape and visual perspective on balance is acceptable.

The scheme proposes a density of approximately 23 dwellings per hectare (worked out based on the net developable area of 1.5 ha) while representing a low density it is comparable with surrounding development. The application is in outline permission at this stage and as such, the layout plan provided is indicative only, however, it sets out how a scheme of this density/scale might be achievable on the site and how it would relate to surrounding development.

The scheme indicates the retention of the existing field hedgerows with increased tree planting providing a buffer between the new housing the existing housing to the north. The indicative layout plans indicate a mix of detached, semi-detached and terraced houses which would reflect the general makeup of housing types with the village.

It is not considered that development of this type and at this density is inappropriate in principle in this location. The layout, house types, density and landscaping proposals would be fully considered at the reserved matters stage.

Residential Amenity

The indicative layout offers an arrangement that allows future residents and existing neighbouring

residents to enjoy a good level of residential amenity and there is no apparent reason why an acceptable scheme could not be achieved that would avoid causing any demonstrable harm to existing local residents in this regard. It is acknowledged that the outlook of adjacent neighbouring residents will be altered to a degree by the development, however, the loss of view cannot justify withholding planning permission. Overall this outline scheme raises no substantive residential amenity concerns.

Access and Highway Safety

The key concerns raised locally in respect of this proposal relate to existing reservations they have in relation to highway safety from an increase in traffic along Clay Castle and into the village. Concerns have been raised at a local level to the highway authority about the width and arrangement of this road which they state is too narrow and poorly aligned to be able to accommodate existing traffic levels through the village. Their concerns are that the current proposal, which will obviously generate additional traffic on the local highway network, will exacerbate this problem which they feel is already unacceptable for safety reasons for both vehicles and pedestrians.

Whilst these local concerns are acknowledged the Highway Authority has not raised any objection to this scheme based on traffic generation and compatibility issues with the local highway network.

The application is supported by a Traffic Statement which when scrutinised by the Highway Authority concluded that this proposal would not give rise to any capacity issues in regard to the local highway network.

The development is to be served by a single new vehicular access leading on to Clay Castle. The proposal includes a 5m wide access and the provision of a 2m wide pavement into the site.

There is a Public Right of Way that runs through the site and links into the village. The surface of the right of way within the applicant's control will be improved and a financial contribution towards the improvement of the right of way into the village has been offered. This would be secured through a Section 106 Agreement.

The Highway Authority has agreed that the visibility splays in either direction for the new estate access is acceptable and this matter will be secured by condition.

The Travel Plan is a matter that the Highway Authority has requested be secured through a condition.

In all other respects and as a matter of principle the Highway Authority has no objections to this proposal subject to a number of conditions being imposed to secure certain detailed matters, all of which form part of the officer's recommendation. On this basis, the proposal is considered to be acceptable from a highway safety point of view.

Flooding and Drainage

Major concerns have been raised by neighbouring properties and village residents regarding flooding and have provided considerable evidence that the site and neighbouring roads are subject to flooding. They have also expressed concerns that the solutions for the prevention of surface water run-off and flooding cannot be successfully mitigated and that a conditional permission would not resolve this.

The site is located within Flood Zone 1 and as such is considered to be at the lowest risk of flooding. The application is supported by a Flood Risk Assessment (FRA) which includes an overarching drainage strategy for the scheme based on sustainable drainage techniques. The Lead Local Flood Authority (LLFA) has raised no concerns in relation to these details and subject to a condition to secure a detailed drainage strategy, based on the final detailed layout to be agreed at reserved matters stage, they have no objection to this development. On this basis of this advice from the Council's professional advisors,

the proposal is not considered to raise any significant flooding or drainage concerns.

Ecology

The application site comprises agricultural fields that are bounded by hedgerows. The site is located within a protected species consultation zone.

This application is supported by an Ecological Assessment. The Council's Ecologist has reviewed these details and concludes that the information provided makes sufficient provision for mitigation and compensation of the impact of the development and biodiversity enhancements, as required by the NPPF.

The Council's Ecologist is aware that the application is in outline and that matters of layout and landscaping are to be considered later under reserved matters. On this basis, the Ecologist has acknowledged that the matters raised can be dealt with appropriately through the use of a condition. Accordingly, a condition requiring a landscape and ecological management plan (LEMP), as recommended by the Ecologist, forms part of the officer's recommendation and for these reasons, the proposal is not considered to give rise to any substantive ecology concerns.

Heritage

The South West Heritage Trust were consulted as to the impacts of the development on any archaeology in the area. An archaeological survey was requested and carried out. On the basis of the survey, no objections were raised to the proposal, subject to a condition to secure a programme of archaeological investigations prior to the commencement of the development.

There are neighbouring listed buildings near the site however it is considered their setting will not be affected by the proposed development.

Planning Obligations

This scheme generates the following planning obligations in order to make to mitigate its impacts / meet the requirements generated by this additional housing. The applicant has agreed to all of these obligations and which need to be secured through an appropriate Section 106 Agreement.

Education

County Education has commented that is no requirement for a contribution because there is capacity in schools in this area.

SSDC Community, Health and Leisure, and County Education

The SSDC Community, Health and Leisure department seeks contributions totalling £55,406 towards local facilities which equates to £1,583 per dwelling and comprises £35,541 contribution towards local facilities (contribution towards enhancing the existing play area at The Park, Haselbury Plucknett Recreation Ground and contribution towards enhancing the existing youth facilities at The Park, Haselbury Plucknett Recreation Ground), £19,316 in commuted sums and £549 as an administration fee.

Open Space

No requirement as less than 50 dwellings

Affordable Housing

SSDC Strategic Housing requirement is on the basis of adopted policy requirements for 35% affordable housing to be split 80:20, social rent: intermediate product. This equates to 12 of the proposed 35 dwellings being affordable, of which 10 would be for social rent and 2 for other intermediate affordable housing.

It is expected that the units would also comply with the minimum space requirements specified by Strategic Housing.

Community Infrastructure Levy (CIL)

The proposed development will also be liable for Community Infrastructure Levy (CIL) payments.

Planning Balance and Conclusion

Given the lack of technical objection from the consultees, the principle of development on this site is a finely balanced decision that requires assessing the harm to the character of the village and landscape setting and balancing the benefits of the proposal.

When considering the planning balance of this proposal it should be recognised that the application site is located on the edge of the existing built form of the village. Haselbury Plucknett does not have development area as identified within the Local Plan and should be considered as open countryside for planning purposes. This, however, does not preclude development that is justified by Policy SS2 and takes into account the continuing absence of a five-year housing supply and as such Local Plan policies that seek to constrain/control housing growth should be considered to be out of date.

The proposal will result in additional market and affordable housing that will make a meaningful and positive contribution towards meeting SSDC's five-year housing requirements, a matter that must be given substantial weight in its favour.

The local concerns raised regarding the existing local road network are noted. However, the Highway Authority has been clear in their opinion that this proposal will not result in any capacity issues on the local road network that warrants refusing this application. Local evidence has been provided to challenge the Council's Highway Authority's professional views, as such it must be concluded that the proposal will not lead to any new severe highway safety concerns in this regard.

Significant local concerns have been raised regarding flooding matters however this has not convinced the LLFA that the issues are so severe as to warrant an objection however have requested conditions to mitigate against flooding and surface water drainage.

It is considered that the adverse impacts on the landscape and character of the village in themselves do not warrant a refusal. Other matters including ecology, drainage, residential amenity and the historic environment have been identified as being acceptable and do not justify withholding outline planning permission and the agreement of the details of means of access.

All outstanding matters of detail would be adequately assessed at reserved matters stage or by the agreement of details required by condition. The applicant has agreed to pay the appropriate contributions and provision of the other obligations sought through a Section 106 Agreement.

Therefore, notwithstanding the local concerns raised, the proposed development is considered to represent an appropriate and sustainable form of development that accords with the aims and objectives of the relevant policies of the South Somerset Local Plan and the National Planning Policy Framework.

Accordingly, the application is recommended for approval.

RECOMMENDATION

The application be approved subject to:-

(i) The prior completion of a Section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, to secure the following:

- (a) A contribution of £55,406 (or £1,583 per dwelling) towards recreational infrastructure, to the satisfaction of the Director of Strategy & Commissioning broken down as:
 - o £35,541 towards the provision of Local Facilities;
 - o £19,316 towards offsite contributions;
 - o £549 as an administration fee.
- (b) At least 35% of the dwellings as affordable dwellings with a tenure split of 80:20 in favour of rented accommodation over other intermediate types, to the satisfaction of the Strategic Housing Officer.
- (c) A contribution towards the upgrading and surfacing of the Public Right of Way Y 11/40 and Y 11/39 into the village
and

(ii) conditions as set out below:

- 01. Notwithstanding the local concerns, the provision of up to 35 houses in this sustainable location would contribute to the council's housing supply without demonstrable harm to the local landscape, the character of the settlement, residential or visual amenity, ecology, archaeology, flooding and drainage or highway safety, and without compromising the provision of services and facilities in the settlement or the settlement hierarchy set out in the Local Plan. As such the scheme is considered to comply with the aims and objectives of policies SD1, SS1, SS4, SS5, SS6, HG3, TA1, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

- 01. Details of the appearance, landscaping, layout and scale (herein called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

- 02. All reserved matters shall be submitted in the form of one application to show a comprehensive and coherent scheme with respect to appearance, landscaping, layout and scale to the local planning authority before the expiration of three years from the date of this permission, and before any development is commenced on site. The development shall begin no later than three years from the date of this permission or not later than two years from the approval of the reserved matters application.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

- 03. The site hereby approved for development and access works shall be as shown on the drawing numbers

3895/0001

3895/0002 A
3895/0003 A
SPA_01 P2

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

04. The development hereby permitted shall comprise no more than 35 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location and commensurate with levels of contributions sought in accordance with policies SD1, SS6, HG3 and HW1 of the South Somerset Local Plan.

05. Before any work is commenced a programme showing the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. Following such approval and commencement of the development hereby permitted the works comprised in the development shall not be carried out otherwise than in complete accordance with such approved programme or such other phasing programme as the Local Planning Authority may in writing subsequently approve.

Reason: For the avoidance of doubt as to the potential impacts on the local road network and the relative timescales involved, in the interests of highway safety and efficiency and in accordance with policy TA5 of the South Somerset Local Plan.

06. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- o Construction vehicle movements;
- o Construction operation hours;
- o Construction vehicular routes to and from site;
- o Construction delivery hours;
- o Expected number of construction vehicles per day;
- o Car parking for contractors;
- o Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- o A scheme to encourage the use of Public Transport amongst contractors;
- o Measures to avoid traffic congestion impacting upon the Strategic Road Network; and
- o On-site vehicle wheel washing facilities.

Reason: To ensure all works are undertaken with a little impact on the highway network as possible, in the interests of highway safety and efficiency and in accordance with policy TA5 of the South Somerset Local Plan.

07. The proposed access and highway improvements scheme shall be constructed in accordance with details shown on the submitted plan, drawing number 3895/0002 Rev A, and shall be available for use prior to occupation of the first dwelling. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

08. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing

by the Local Planning Authority. Such provision shall be installed before occupation and thereafter maintained at all times.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

09. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

10. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

11. The dwellings hereby permitted shall not be occupied until suitable parking facilities for each dwelling in accordance with current policy standards have been provided in a position approved by the Local Planning Authority. The said spaces and access thereto shall be properly consolidated and surfaced, and shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purpose of access.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

12. The new development shall not be commenced until a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

13. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres to the west, and 36 metres to the east. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

14. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage design shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes plus an allowance for climate change and urban creep. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- o Flood water exceedance routes both on and off site and measures implemented to address this risk, Note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change and 10% allowance for urban creep) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- o Information about the design storm period and intensity, discharge rates and volumes including any flows which originate offsite (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay, and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- o Infiltration testing, soakaway detailed design and construction in accordance with Building Research Digest 365. Soakaways must be located more than 5m from building and road foundations
- o Details of construction phasing (where appropriate) and information of drainage systems to be used during construction of this and any other subsequent phases.
- o A management and maintenance plan of the drainage system for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the Technical Guidance to the National Planning Policy Framework.

15. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological investigation, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: To ensure that adequate opportunity is afforded for investigation of archaeological or other items of interest to accord with Policies EH3 of the South Somerset Local Plan (2006-2028).

16. No building shall be occupied until the site archaeological investigations have been completed and post excavations analysis has been initiated in accordance with the Written Scheme of

Investigation approved under the Programme of Works Condition and the provision made for analysis, dissemination of results and archive deposition has been secured

Reason: To ensure that adequate opportunity is afforded for investigation of archaeological or other items of interest to accord with Policies EH3 of the South Somerset Local Plan (2006-2028).

17. A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:
- o Description and evaluation of features to be managed.
 - o Ecological trends and constraints on site that might influence management.
 - o Aims and objectives of management.
 - o Appropriate management options for achieving aims and objectives.
 - o Prescriptions for management actions, including:
 - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - Details of the body or organization responsible for implementation of the plan.
 - On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies)/new residents responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework; South Somerset District Council Local Plan - Policy EQ4 Biodiversity; and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

18. The proposed new residential development shall include 16amp electric charging points for electric vehicles, accessible to all residences, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to any part of the development hereby permitted being first occupied, as required by Policy TA1 (ii) (low carbon travel) of the adopted South Somerset Local Plan and paras 35, 93 and 94 of the NPPF. Once approved, such details shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure that the development is resilient and sustainable in accordance with policy TA1 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.

Informatives:

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk.

02. For all works which affect the highway, or which will be put forward for adoption as highway maintainable at public expense, full technical and construction details will be subject to a suitable agreement with the Highway Authority under s278 and s38 of the Highways Act 1980.

Agenda Item 7

Officer Report On Planning Application: 19/01604/OUT

Proposal :	Outline application with all matters reserved save for access for residential development for up to 49 dwellings including landscaping, drainage and new vehicle access from West Street BA8 0LG
Site Address:	Land At Coombe Farm Os Plots 4300 Part And 4613 Pa West Street Templecombe
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr William Wallace Cllr Hayward Burt
Recommending Case Officer:	David Kenyon Tel: 01935 462091 Email: david.kenyon@southsomerset.gov.uk
Target date :	3rd October 2019
Applicant :	Mr C Woodhead
Agent: (no agent if blank)	Greenslade Taylor Hunt Winchester House Deane Gate Avenue TAUNTON TA1 2UH United Kingdom
Application Type :	Major Dwlg 10 or more or site 0.5ha+

REASON FOR REFERRAL TO REGULATION COMMITTEE

The Area East Planning Committee considered this application at its meeting held on the 12th February 2020. It was resolved to reject the officer's recommendation to approve the application and instead refer the application to Regulation Committee with a recommendation of refusal for the following reasons:

1. Templecombe is defined as a rural settlement and, as such, Policy SS2 of the South Somerset Local Plan (2006-2028) is a material consideration in the determination of this proposed development. It is considered that the numbers of dwellings proposed, taken cumulatively with other dwellings in Templecombe completed or with permissions within the Plan period (2006-2028), would result in a level of growth commensurate with the higher tier of Rural Centres. This would be inconsistent with the distribution of development as set out within the Rural Settlements tier in Policy SS5 of the Local Plan. Overall, the proposal would not accord with Policy SS2 and, on this basis, would not accord with Policies SS1 and SS5 of the Local Plan. Whilst the Council acknowledges that it cannot currently demonstrate a 5 year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF), and thus paragraph 11 d) of the NPPF is a material consideration, nevertheless the Council is of the opinion that the adverse impacts that would result from the granting of permission for this proposed development would, for the reasons set out above, significantly and demonstrably outweigh the benefits of the proposal.

2. The development would result in an increase in traffic along narrow approach roads, including certain sections with no pavements and poor visibility. This would prejudice the safety of highway users both on foot and cycle. As such the proposed development would be contrary to the aims set out in Policy TA5ii of the South Somerset Local Plan (2006-2028) and paragraph 109 of the National Planning Policy Framework.

The original report considered by the Area East Committee is set out in full below, subject to a couple of amendments. Since the meeting of that Committee, further research has been carried out regarding housing commitments in the settlement. The report presented to the Area East Committee stated that, since 2006 to March 2019, there is the potential for **294 dwellings** to be delivered (i.e. 63 been delivered, 93 existing permissions, 70 at Slades Hill (subject to the completion of a S106 Agreement) and 19 at Throop Road (also subject to a S106 Agreement)), including the 49 dwellings the subject of this current application.

However, there are currently commitments (extant planning permissions) for a further 88 dwellings *not* 93 *dwellings* within or adjacent to the settlement as at 31st October 2019. As a result, there is potentially a total of **289 dwellings** *not* 294 *dwellings* to be delivered within the Plan period (2006 - 2028). In addition, it should be noted that, since the meeting of the Area East Planning Committee, the Section 106 Agreement relating to the Slades Hill development has been signed and completed and the planning permission was issued on 20th February 2020. All this is expanded upon in the report below under the sub-heading "Housing Land Supply."

In addition, since the meeting of the Area East Committee, further research has been carried out in respect of the potential percentage increase in the number of dwellings in the village from 2011. This too is referred to in the "Housing Land Supply" sub-heading.

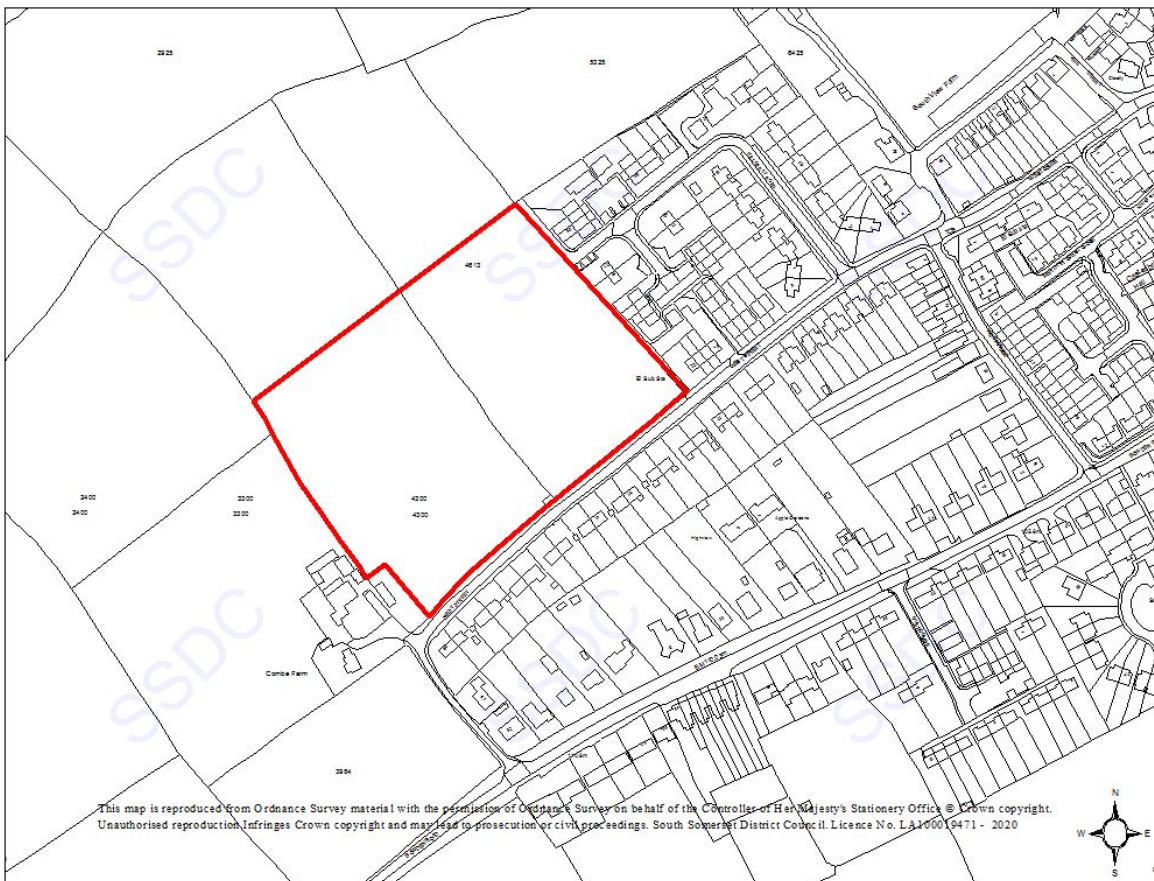
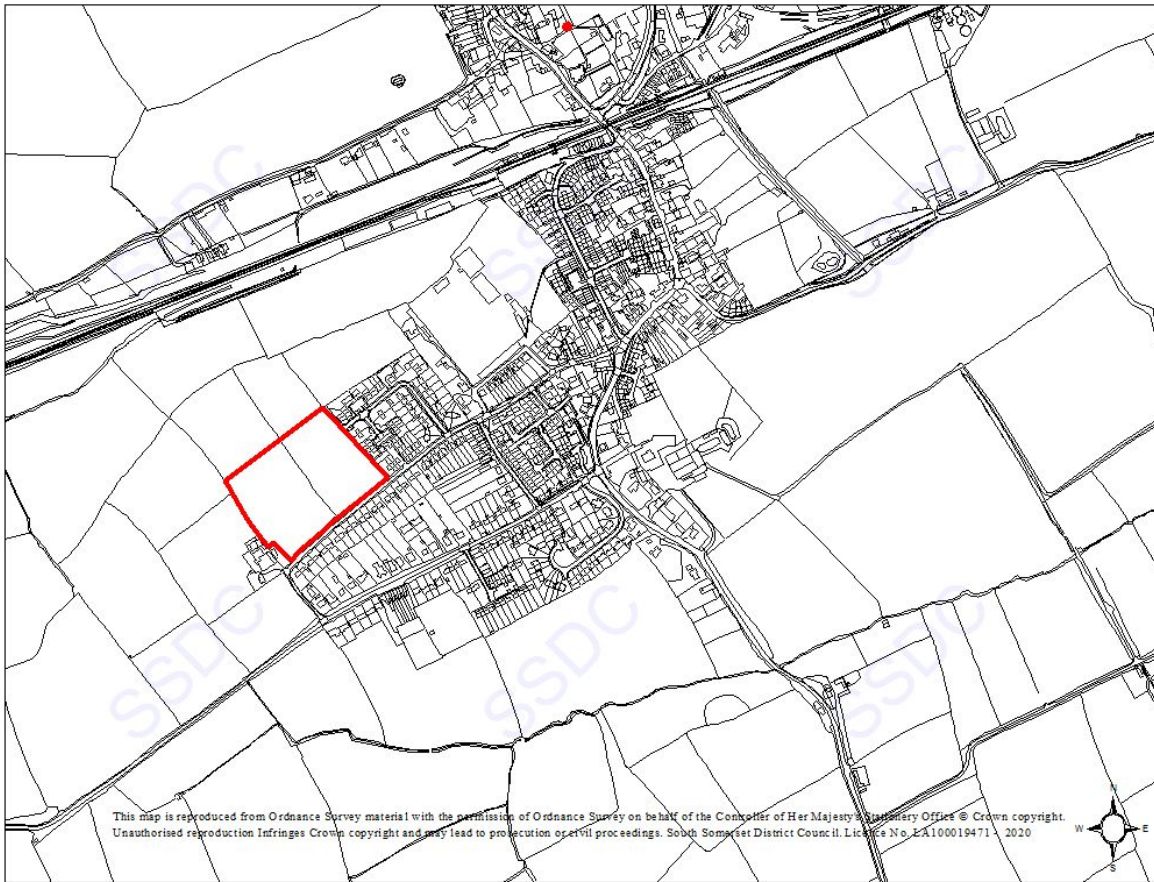
REASON FOR COMMITTEE REFERRAL

Both Ward Members have exercised their rights to call the application into Committee, prior to any formal consultation under the scheme of delegation. They consider the scheme to be of such significance to the settlement as to warrant discussion at Area East Committee. The Chair concurs with this course of action.

This application has also been 2-starred under the Scheme of Delegation - referral of applications to the Regulation Committee for determination. In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2 starred for the immediate future to safeguard the Council's performance, pending a more substantive review.

The Area Committees will still be able to approve and condition major applications. However, if a Committee is minded to refuse a major application, whilst it will be able to debate the issues and indicate grounds for refusal, the final determination will be made by the Regulation Committee.

SITE DESCRIPTION AND PROPOSAL



The application site comprises agricultural land (classified as being Grade 3) extending to approximately 2.5 hectares and is located at the western edge of the village of Templecombe. Residential development adjoins the site to the north east with further residential development adjacent to the site on the southern side of West Street. Open farmland lies to the north-west and west of the site. Combe Farm, consisting of a collection of disused farm buildings and a dwelling, adjoins the western boundary of the site. Planning permission has been granted on 27th November 2018 to demolish the farm buildings and to erect four new dwellings on that site (reference 18/02084/FUL).

The site is bounded by well-trimmed low hedgerows on its north-east, south-east and south-west and open to the north-west. The two fields are divided by a native species hedgerow running from the south-east to the north-west. There are no trees within any of the hedgerows. The ground slopes gently to the north and east from a small ridge of higher ground to the west. There are no rivers or streams within the site.

Templecombe has a range of local services and facilities within it, including a Primary School, a convenience store, takeaway, health service, employment opportunities, train station, sports facilities and places of worship.

The existing large employer, Thales UK Ltd, employs in the region of 700-750 on site at any one time, of which 51 people live in the Templecombe BA8 postcode. It is estimated that employment numbers will increase by approximately 30 once the new manufacturing building granted planning permission in December 2018 (ref. 18/02738/FUL) has been constructed and in operation.

In 2018, population estimates for the built-up area of Templecombe was 1,572 people.

The site is not subject to any specific protective designations, such as SSSI, SAC, Wildlife Site, Green Belt, AONB, Flood Zone, Conservation Area, Special Landscape Area, nor are there any listed buildings in close proximity. No public right of way directly links the site to any adjoining land.

The proposal seeks outline planning permission for residential development of up to 49 dwellings including landscaping, drainage and new vehicle access from West Street. All details in relation to appearance, landscaping, layout and scale are reserved for consideration at the detailed application stage and are not to be considered as part of this outline application. Details are sought to be agreed for access as part of this application, and this is proposed to be achieved by a single point of vehicular access off West Street to the southern boundary. Pedestrian connectivity would be provided across the site, with connections to where the existing footway along West Street terminates at the eastern corner of the site and also to the adjoining residential development at Hillcrest Road.

The following documents are included within the application submission:

- Planning, Design and Access Statement,
- Affordable Housing Statement,
- Agricultural land Classification Appraisal,
- Ecological Appraisal (May 2019) prepared by Quantock Ecology,
- Landscape Statement (May 2019) prepared by Clark Landscape Design,
- Plant Schedule, Maintenance and Management prepared by Clark Landscape Design,
- Transport Statement (May 2019) prepared by IMA Transport Planning,
- Highways Technical Note 1 : Points Raised in LHA Consultation Response (October 2019) prepared by IMA Transport Planning,
- Travel Plan Statement (January 2020) prepared by IMA Transport Planning,
- Site Specific Flood Risk Assessment and Drainage Strategy (October 2019) prepared by IMA Transport Planning,
- Draft heads of Terms for Section 106 Planning Obligation, and
- Summary of draft conditions recommended by consultees.

The following drawings have been submitted:

Drawing no. 2607-DR-A-050-003 Rev A: Location Plan,

Drawing no. 2607-DR-A-080-004 Rev A: Illustrative Site Frontage Detail, and

Drawing no. 2607-DR-A-080-005: Access Detail.

In addition, plans have been submitted showing an Illustrative layout of the proposed development:

Drawing no. 2607-DR-A-050-001 Rev A: Indicative Site Layout, and

Drawing no. 2607-DR-A-050-002 Rev A: Illustrative Site Plan.

The indicative site layout plans indicate a landscape buffer zone running along large parts of the north western and south western boundaries. Surface water would be attenuated on-site by means of an attenuation basin shown at the northern boundary for on-site storage and subsequent disposal at greenfield run-off rates.

RELEVANT HISTORY

Planning permission was refused in 1972 for residential development on the site and a subsequent appeal was dismissed in April 1974 (LPA ref. 15294C; Department of the Environment ref. SW/APP/2502/A/69474).

00/01366/OUT. Outline application for residential development of land comprising thirteen dwellings. Refused 14.07.2000 on grounds that the proposal constituted undesirable ribbon development along West Street outside existing development limits which would be harmful to the character and appearance of the locality contrary to policies contained in the then extant Structure and Local plans.

A subsequent appeal was dismissed on 14th November 2000, the appeal Inspector concluding that the proposed development would be contrary to the statutory development plan that existed at that date and would be harmful to the area.

18/03918/PREAPP. Pre application enquiry for residential development.

Pre application "without prejudice" opinion from case officer on 24th January 2019 as follows (in italics):

I have consulted with several of my colleagues and, for the sake of completeness, please find their comments in full below:

SSDC Environmental Health Officer

"I have considered the pre-app information provided by the applicant and I do not have any specific comments to make concerning the proposed application."

SCC Highway Officer

"I have had a look through the details provided and would offer the following comments.

The proposal aims to provide up to 70 new residential dwellings accessed via two routes; West Street and Hillcrest Road. In principle I have no objection to the proposal as this level of development will not create a severe impact on the highway. However, I would need any application for planning consent to include the following details in a Transport Statement;

1) Trip generation figures

2) Potential impact on the following junctions; West Street/Westcombe Westcombe/Bowden Road West Street/Bowden Road Bowden Road/A357 High Street

3) Potential destination assignments to north, south, and west

4) Availability of public transport modes

I also note the applicant has advised the layout will accord with current policy standards and should therefore show the following;

1) The main access onto West Street provided with 2.4m x 43m vehicle visibility splays

2) 5.5m wide carriageway with 2x 1.8m footways throughout

3) All parking and turning facilities in accordance with standards (Full technical details including materials, geometry, lighting, and drainage can be agreed at a later date).

The proposal includes a through access onto Hillcrest. Whilst a pedestrian/cycling-only link would increase permeability, Hillcrest appears to be less than 5m wide and is known to be subject to on-street parking and is therefore not ideal for a secondary vehicle access."

SSDC Specialist - Strategic Planning

"The development plan for South Somerset consists of the South Somerset Local Plan 2006-2028, adopted in March 2015. Abbas and Templecombe is a Rural Settlement and Policy SS2: Development in Rural Settlements applies.

As at 31st March 2018 there had been 58 completions in Abbas and Templecombe over the plan period so far (2006-2018) and as of 22nd August there were 96 net dwelling commitments, giving a total of 154 dwellings.

As you are aware a significant material consideration is the fact that the Council cannot currently demonstrate a five-year supply of housing sites and can only demonstrate a supply equivalent to about 4 years.

In conclusion, whilst this proposal would result in an overall level of growth that would be out of kilter with the settlement hierarchy set out in Policy SS1 and be contrary to Policies SS2 and SS5 given the current lack of a five year land supply paragraph 11 d) of the NPPF applies as a significant material consideration and the tilted balance should be applied."

I hope you find the above commentary useful.

Principle of Development

As discussed on site, it is my opinion that, given the tilted balance discussed above, the principle of the proposed residential development is likely to be considered acceptable by this department. That said, I should warn you that, in my opinion, you are likely to encounter considerable local opposition to a residential development of this scale, which could lead to a refusal at committee, whatever the officer recommendation.

In order to counter this local opposition, you should consider approaching the Parish Council, to see whether there are any local needs which the proposal could provide for. You may also consider reducing the total number of units and/or considering a phasing scheme to ensure that the development comes forwards in small blocks of perhaps 20 dwellings at a time.

Visual Amenity

In terms of visual amenity, the site is clearly bookmarked by the existing development to the east and the recently approved development to the west. As such, I would agree that development in this location is unlikely to cause significant harm to the character of the area or to the wider landscape. I would argue that the development as illustrated on the submitted drawing is too dense, and should taper to the west in terms of density and scale to reflect the 'edge of settlement' character of the locality. I would suggest that built form is entirely avoided in the northwest portion of the site, so that development tapers from the edge of the existing built form to the east down to the edge of the approved development to the west.

Residential Amenity

I can see no reason why the development cannot be accommodated on site without causing harm to the residential amenity of adjoining occupiers. A proper assessment of this element will have to be made at the detailed or reserved matters stage.

Validation

I would expect any application to contain all of the usual plans and reports (ecology, landscape, drainage, etc).

The advice I have given is based upon the information before me and my own professional view. I trust you will understand that it should not be taken as prejudicing any future decision made by South

Somerset District Council in respect of any subsequent application.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004) and paragraphs 2, 11 and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the Local Planning Authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 - 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS2 - Development in Rural Settlements

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

HG3 - Affordable Housing

TA1 - Low Carbon Travel

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 - Provision of open space, outdoor playing space, sports, cultural and community facilities in new development

EQ1 - Addressing Climate Change in South Somerset

EQ2 - General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

National Planning Policy Framework - February 2019

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 5 - Delivering a sufficient supply of homes

Chapter 8 - Promoting healthy and safe communities

Chapter 9 - Promoting sustainable transport

Chapter 12 - Achieving well-designed places

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Chapter 15 - Conserving and enhancing the natural environment

National Planning Practice Guidance, including National Design Guide - September 2019

Other Relevant Documents

Somerset County Council Parking Strategy (SPS) (September 2013) and Standing Advice (June 2017)

South Somerset Landscape Character Assessment

CONSULTATIONS

Abbas and Templecombe Parish Council

A detailed response has been received from the Parish Council and is set out in full below.

As there is no material change the comments made on the 22nd May 2019, to Greenslade Taylor Hunt, still stood. Members were in agreement. The comments were as follows:-

- The development principles refers to a public house - there has been no public house in Templecombe for at least 18 months
- Policy SS1 identifies Templecombe as a Rural Settlement. It was questioned whether the proposed development meets the terms of Policy SS2 - Development in a Rural Settlement
- It was felt that the Village should be consulted. It was considered not good enough to just consult the Parish Council and the views of the community should be sought, responsibility for this fell to the developer, it was not the responsibility of the Parish Council
- It was strongly felt that the access to the proposed development site, via the current road, is not suitable.
- The proposed number of properties would put more pressure on the infrastructure of the Village. In particular the School and sewage system. It was noted that recently improvements had been made to the sewage works.
- It is anticipated that the proposed affordable housing would not meet the local need.

The following conclusion was reached:-

- The proposed development was not acceptable and there is no perceivable need for a development of this nature
- Access from West Street is unsafe and unsuitable
- It is felt the consultation is not considered as a robust consultation
- It was proposed that there would be no benefit from the proposed development and it should not go ahead. The Members present were in agreement with this statement and opposed the application with one Member against the decision.

In addition the following comments were made on the accompanying documents:-

Planning, Access and Design Statement, Page 2 of 6

Policy SS2 "the development meets an identified need" - However as there has been no housing needs survey in the Village the need is only at South Somerset District Council (SSDC) not at local level.

Point 4.11-4.13. It is not acceptable at this level to refer to the Local Plan review as justification of sustainability of the document is still under consultation.

Point 5.11 the document acknowledges that the concerns of the Parish Council have not been met.

Affordable Housing Statement

Point 2.0 - the mix shows no bungalows or one bed accommodation.

Point 4.0 - no up to date housing need survey so no justification of meeting a need that is unidentified.

Point 5.0 - the Design Statement indicates that the design should meet needs of disabled but it seems unlikely if all properties are two floors.

Transport Statement

Page 6 - Route 34 Charlton Horethorne - Bruton 2.3.11. This school services runs to Bruton via Wincanton - This statement is queried by the Parish Council.

Page 14 - Quotes the Village as having a pub even though the document is dated May 2019. As a Parish Council we should give no credibility to any planning documents where the developer/agent shows no local knowledge or understanding of the Village.

Westcombe/Bowden Road is identified as having a substandard junction due to substandard visibility. The one way track makes this unsustainable for build and number of houses planned.

In addition the following points were made:-

- Village also has at least 91 houses pending (Slades Hill - 70/Throop Road - 21). This level of development would be grossly harmful to the preservation of the rural character of Templecombe. The Parish Council did not approve three previous developments in the Village.
- Access to the doctors surgery is not DDA compliant.
- The site is a Greenfield site.
- Access on to West Street is a single track due to the flow of traffic/parked vehicles. It is felt that the traffic flow route included will not be adhered to.

- *There is a substantial amount of wildlife and established hedging on the development site, including bats..*

County Highway Authority

No objections subject to various requirements to be included within a Section 106 agreement relating to implementation of an approved Travel Plan, manner of construction of the access road, and provision of pedestrian / cycle access provision in the eastern and western corners of the site and linking to Hillcrest Road. In addition highways related conditions and informatives are recommended.

County Education Authority

Requests financial contributions towards early years and primary school infrastructure.

Lead Local Flood Authority

No objections subject to surface water drainage condition and the inclusion of an informative.

Environment Agency

Does not wish to offer any comments.

Wessex Water

No objections

National Health Service

No comments offered.

SSDC Environmental Protection

No objections subject to conditions relating to the submission of a Construction Environmental Management Plan, and a noise mitigation scheme. Also relating to action to be taken should unexpected contamination be found.

SSDC Tree Officer

No objection subject to conditions relating to the submission of new landscaping and tree and hedgerow protection details.

SSDC Strategy and Commissioning Team

Requests off-site financial contribution towards the enhancement of the existing equipped play area and youth facilities at Templecombe Recreation Ground and associated maintenance commuted sums.

Avon & Somerset Constabulary - Designing Out Crime Officer

The National Planning Policy Framework February 2019 refer to the importance of considering crime & disorder at the planning stage. Paragraph 127(f) states; "create places that are safe, inclusive and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience." Various comments are offered in response to the illustrative layout which are reflected in recommended conditions and informative.

Somerset Waste

No objections in principle. Comment made about access into and out of the development and the issues of car parking on West Street in terms of manoeuvrability of large vehicles.

South West Heritage Trust

There are limited or no archaeological implications to this proposal and therefore no objections are raised.

County Ecologist

No objections subject to conditions.

Natural England

Does not wish to make any comments.

Royal Society for the Protection of Birds

No objections subject to conditions to enhance biodiversity interests post-development.

REPRESENTATIONS

There have been over 30 representations from third parties raising objections to the proposed development, which have been placed on the website for consideration prior to the determination of this application. These objections can be summarised as follows, in no particular order:

- The site is a 'greenfield' site outside the boundary of the village and not designated for development in the Local Plan.
- Loss of productive agricultural land.
- Unacceptable encroachment into the countryside which should be protected for its own sake, irrespective that it does not enjoy any special landscape protection designation.
- Not sustainable development.
- Planning permission has already been granted for a large number of dwellings in the village. The village is already over its quota of new dwellings.
- No demand for further new dwellings in Templecombe. Existing houses are not selling.
- Concerns that large planning applications in Templecombe appear to be treated as isolated developments rather than taking their cumulative effect into account. Templecombe already has outline applications for 70 houses at Slade's Hill and 21 at Templar's Court, together with 49 now potentially at West Street and another 80 dwellings subject of an application for land at Manor Farm. The combined effect of all these developments will overwhelm the village and adversely affect the quality of life for existing residents.
- Infrastructure cannot cope with the scale of residential development that has already been approved, together with this current proposal and other large scale residential developments in the offing.
- Inadequate school capacity to cater for the increased influx of children.
- Doctors surgery at capacity.
- Very little employment opportunities available in the village for increased number of residents. Negligible benefit to the village in terms of direct economic contribution to its economy.
- Increased car travel to places of work resulting from the increases in residential development.
- Negative impact on nearby residents in West Street. Loss of views of countryside.
- Inadequate pedestrian access facilities.
- Poor public transport system. Most journeys would be by car. Unsustainable.
- Inadequate approach roads to the site and serving Templecombe as a whole to serve the extent of increased residential development being proposed.
- Flooding of site and surrounds - surface water drainage from the agricultural fields is inadequate.
- Detriment to wildlife interests.

CONSIDERATIONS**Planning History**

The planning history of the site has been referred to in submitted third party representations and this is

an important material planning consideration when determining this current application; the more recent the history the more material is the consideration. As set out earlier in this report, two outline applications for residential development on part of the current application site were refused permissions in 1972 and 2000, and both were subject to dismissed appeals. However, nearly 20 years have passed since the last appeal decision and policies contained in the current Local Plan and planning guidance set out by the Government in the National Planning Policy Framework (NPPF) have changed since then. Therefore, whilst a material consideration, it is considered that those previous decisions carry very little weight when determining this current application proposal.

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Planning Policy

Policy SD1: 'Sustainable Development' of the Local Plan states:

When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF and seek to secure development that improves the economic, social and environmental conditions within the District.

Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted or refused.*

The overall spatial strategy and settlement hierarchy for the District in relation to housing growth is contained within Local Plan Policies SS1, SS2, SS4 and SS5.

Policy SS1: 'Settlement Strategy' highlights the areas where new development is expected to be focused, grouping certain towns and villages into a hierarchy, of settlements including the Strategically Significant Town (Yeovil), Primary Market Towns, Local Market Towns and Rural Centres. All other settlements are 'Rural Settlements', which Policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2)". In effect the policy places each settlement a tier within the 'settlement hierarchy', based on their role and function within the district. In accordance with policy, the scale of development envisaged for each settlement should be commensurate with its tier, thereby reinforcing the hierarchy.

Templecombe is a rural village that benefits from a range of local services and facilities within it, including a primary school, a convenience store, takeaway, health service, train station, sports facilities and places of worship. On the basis of this range of facilities and because of its role and function within the district, Abbas and Templecombe is categorised in the lowest tier of the settlement hierarchy, as a 'Rural Settlement'. Development in the settlement should therefore be commensurate with the Rural Settlement tier, and should not compete with the higher tier of 'Rural Centres'. Development within the Rural Settlements should be consistent with Policy SS2: 'Development in Rural Settlements', where development is strictly controlled and limited to that which:

- Provides employment opportunities appropriate to the scale of the settlement; and/or
- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets an identified housing need, particularly for affordable housing.

Policy SS2 also sets out that development should be commensurate with the scale and character of the

settlement, be consistent with community-led plans, and generally have the support of the local community following robust engagement and consultation.

The proposal does not provide employment opportunities or necessarily meet an identified housing need in the community. In addition, it does not create community facilities and services in terms of such on-site provision. Nevertheless, it can be argued that it would indirectly enhance existing community facilities by means of provision of financial contributions towards such facilities.

The Council's Strategy and Commissioning Team has advised that the proposed development would generate a need for 218.54 square metres of space for equipped play and 54.64 square metres of space for youth facilities. It is considered that the best way to mitigate the generated need would be to increase the provision of equipped play at Templecombe Recreation Ground through the replacement of the toddler multi-unit to a large model, improvements to or replacement of the junior climbing frame, replacement of toddler swings and agility trail, the addition of a swing tyre and a new hydraulic self-closing gate. For youth facilities at the site, enhancement of facilities would include a hard court or wheeled play area

In accordance with Local Plan Policies HW1 and SS6, the best solution to mitigate additional demand is to provide a contribution towards enhancing the existing equipped play area and youth facilities at the Templecombe Recreation Ground. An appropriate financial contribution should be sought from the developer towards the delivery of 218.54 sq.m (equipped play area) and 54.64 sq.m (youth facilities) stemming from the proposed development towards off-site provision of improvements to these types of facilities at the Templecombe Recreation Ground along with a commuted sum payment for maintenance over a 10 year period to be secured.

No contributions are required for playing pitch/changing room provision.

Appropriate financial contributions for off-site equipped play area provision would be £41,591 and for off-site youth facilities would be £8,167. Total contribution £49,758 (total cost per dwelling of £1,015).

Commutated sums for equipped play areas would be £24,024 and for youth facilities would be £3,019. Total contribution £27,043 (total cost per dwelling of £552).

Overall contribution total (including service administration fee) would be £77,569 (or £1,583 per dwelling). This would be secured within a Section 106 Agreement, including the payment of relevant legal fees and administration costs.

Having regard to other considerations within Policy SS2, the proposal is not necessarily commensurate with the scale and character of the settlement as 49 dwellings would represent a significant increase to the size of the village in absolute terms. It also does not generally have the support of the local community. As such, the scheme does not fully comply with Policy SS2.

Local Plan Review

Housing and Economic Land Availability Assessment (HELAA):

The site of the proposed development is identified as a suitable, available and developable site in the HELAA, which is part of the evidence base to support the emerging Local Plan Review. The HELAA site E/ABTE/0007 has been assessed as a suitable site for up to 30 dwellings, with a qualification that development should encroach no further to the north-west than Hillcrest Road, with a similar density. However, the identification of potential sites within the HELAA does not imply that planning permission would be granted if an application were to be submitted. The HELAA is a high level assessment. All planning applications must therefore continue to be considered against the appropriate policies within the adopted Development Plan, having regard to any other material considerations.

The Local Plan Review (2106-2036):

The emerging Local Plan Review is currently in preparation and two consultations have taken place under Regulation 18 of the Town & Country (Local Planning) (England) Regulations 2012, with the most recent consultation on Preferred Options ending in September 2019. The Local Plan Review Preferred Options document proposes that Abbas & Templecombe is elevated into a higher tier of the settlement hierarchy termed as 'Villages'. This category elevates a number of the larger Rural Settlements due to their scale, development capacity, role and function. Consequently, the Preferred Options document reflects that 'Villages' are capable of accepting a higher level of development than the remaining Rural Settlements. However, the emerging Local Plan Review is still at an early stage in its preparation and therefore only extremely limited weight can be attached to it, as reflected in the guidance in paragraph 48 of the NPPF.

National Planning Policy Framework

Paragraph 11 of the NPPF notes that the relevant policies for the supply of housing should not be considered up-to-date if a local planning authority cannot demonstrate a five-year housing land supply: *For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The associated footnote in the NFFP states that the above policies are out of date in "situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73)".

However, the fact that policies relevant to the supply of housing are deemed "out-of-date" by reference to the NPPF does not mean they should be ignored. As confirmed by several judgments the NPPF does not displace the statutory framework for the determination of planning applications and does not prescribe that little or no weight be given to housing supply policies, that is a matter for the judgement of the decision-maker dealing with a particular application and the facts of each individual case. There are various Supreme Court judgements and High Court judgements in this respect and makes it clear that *"the absence of a five-year supply of housing land is not necessarily conclusive in favour of the grant of planning permission. Furthermore, and for the avoidance of doubt, Paragraph 11 of the NPPF is not irrefutable, and the analysis of material considerations may indeed move the decision-maker away from the presumption in favour of the grant of planning permission."*

Housing Land Supply

Policy SS5; 'Delivering New Housing Growth' sets housing delivery targets for each of the 14 named settlements in the hierarchy and sets a delivery target for all Rural Settlements collectively (2,242 dwellings). Abbas & Templecombe is not within the top 14 settlements identified within the hierarchy, which means it has no individual housing target. The housing targets for each Rural Centre are listed below:

- Bruton - 203 dwellings
- Ilchester - 141 dwellings
- Martock - 230 dwellings
- Milborne Port - 279 dwellings
- South Petherton - 229 dwellings
- Stoke sub Hamdon - 51 dwellings

References have been made in various representations to the unacceptably large increase in the number of new dwellings in the settlement, both in terms of this proposal and previous decisions; housing land supply; and that rural settlements within South Somerset have met their housing allocation

targets.

With that in mind further advice has been sought from the Council's Strategic Planning Team.

Monitoring demonstrates that from the beginning of the adopted Local Plan period (April 2006) to 31st March 2019, 63 dwellings have been delivered within Abbas and Templecombe. There are commitments (extant planning permissions) for a further 88 dwellings within or adjacent to the settlement as at 31st October 2019. As a result, there is potentially a total of 151 dwellings to be delivered within the Plan period (2006 - 2028). This figure would rise to 200 dwellings should this application be granted.

Further planning applications for additional new dwellings within the settlement have also been considered by Committee where decisions to grant planning permissions have been resolved, subject to the prior completion of Section 106 Agreements. Recently, an Agreement relating to residential development at Slades Hill has been completed and a grant of planning permission issued on 20th February 2020. In addition, to date, an Agreement relating to residential development at Throop Road has not been completed and thus no decision notice has been formally issued. Nevertheless such decision and resolution should be taken into account, and these include:

18/02739/OUT. Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure. Land at Slades Hill.
Outline planning permission granted 20.02.2020.

18/00650/OUT. Demolition of the existing buildings and the erection of 19 No. dwellings with associated access and parking (outline application). Knights Templar Court Nursing Home, Throop Road.
Committee resolution to approve. Decision pending, awaiting completion of S106 Agreement.

19/00123/OUT. Demolition of the existing buildings and the erection of up to 21 dwellings with associated access and parking (Outline application). Knights Templar Court Nursing Home, Throop Road.
Decision pending. Awaiting decision on 18/00650/OUT.

The approved development for up to 70 dwellings at Slades Hill must be added to the total dwellings tally.

Both 18/00650/OUT and 19/00123/OUT relate to the same site. Only one of the developments can be implemented should both applications be approved. The scheme for 19 dwellings at Knights Templar Court Nursing Home in Throop Road, having been resolved to be approved by Committee, should be added to the total dwellings tally.

As stated above, there is potentially a total of 151 dwellings to be delivered within the Plan period (2006-2028). Together with approved 70 dwellings at Slades Hill and the potential for 19 dwellings at Throop Road, this gives a potential of 240 new dwellings in Templecombe. This figure would rise to up to potentially 289 dwellings should this current application at West Street be granted.

The 2011 census statistics show that the built-up area (BUA) for Templecombe comprised 746 dwellings. From April 2011 to March 2019 there have been a further 28 completions that has led to a 4% increase in the number of dwellings in the village. Together with the 88 dwellings committed, the village will potentially increase in size by 15.5% from 2011. Should this application be approved for a further 49 dwellings, this would potentially result in a 22% increase in the number of dwellings in the village since 2011, without accounting for the other applications at Slades Hill and Throop Road where decisions are pending.

Granting permission for this application would result in a level of growth commensurate with the higher

tier of Rural Centres and therefore would not be consistent with the Rural Settlements tier. The proposal would result in development that would be contrary with the Local Plan's defined settlement hierarchy in Policy SS1.

However, at present, the Council cannot demonstrate a five year supply of housing sites. The Council's Five Year Housing Supply Statement (October 2019) has concluded that it is only possible to demonstrate a supply equivalent to about 4.5 years based upon the assessment of future housing land supply for the period 2019/2020 to 2023/2024, (this equates to 4,711 dwellings).

The Council accepts that it is unable to demonstrate a five year housing land supply and that a presumption in favour of sustainable development exists. As referred to above, paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development and grant permission when decision taking where the policies which are most important for determining the application are out-of-date (this includes circumstances where there is no five-year supply of deliverable housing sites with the appropriate buffer), and therefore less weight can be afforded to policies that affect the supply of housing. Paragraph 11 is therefore a significant material consideration with regard to the tilted balance in favour presumption of sustainable development.

Planning Balance

According to evidence in the Local Plan Review document "The Potential for Rural Settlements to be Designated 'Villages' (November 2018), Abbas & Templecombe is the fourth largest Rural Settlement with a good level of local service provision, including a primary school, local convenience shop/Post Office, village hall, faith facility, doctor's surgery and children's play area. The former pub is currently being converted to a convenience store on the High Street. There is also employment provision within the settlement, reinforced by a recent permission for an industrial building (Use Class B2) opposite Thales. Abbas & Templecombe also has a train station (on the Exeter/Waterloo line) and the A357 passes through the settlement to join the A303 at Wincanton, 5 miles to the north. There is also bus service 58 (Wincanton-Sherborne-Yeovil) every 1-2 hours, Monday to Saturday.

A concern has been raised locally regarding the inherent unsustainability of the location. However, mindful of the variety of services and facilities referred to above, the settlement is considered to be a sustainable location that can support a reasonable level of housing growth. This weighs in favour of the application, having regard to Policy SD1.

Additionally, granting permission would contribute positively to the Council's supply of market and affordable housing, with the accompanying social and economic benefits. The residents of the new dwellings would support local businesses through their expenditure. The application proposes affordable housing at 35% for Templecombe and is therefore compliant with the required provisions for Policy SS2 and Policy HG3. In addition, there would be temporary economic benefits during the construction phase in that construction jobs would be generated together with associated expenditure in the local economy. Although these economic benefits that would arise during the construction period would be temporary, nevertheless it is considered that such material considerations should be given great weight.

Nevertheless, in coming to a decision on this application, these benefits should be considered with, inter alia, any other impacts (positive or negative) identified, against the harm to the settlement hierarchy defined in Policy SS1, and Policy SS2.

It is arguable whether the proposed development would be commensurate with the scale and character of the settlement, when considered in the context of the completions and commitments already granted within the plan period, together with those approvals that are imminent subject to the completion of Section 106 Agreements. In addition, it also does not generally have the support of the local community. As such, the scheme does not fully comply with Local Plan.

However, as SSDC cannot currently demonstrate a five year supply of housing land, elements of the

housing policy must be considered out of date. As such, it is considered that the LPA cannot rely on the proscriptions of that policy in regard to scale and character and general community support, but must accept that the settlement is broadly sustainable and capable of supporting some residential development. As such, although the proposal is contrary to Policy SS2 of the Local Plan, only limited weight can be applied to this adverse impact in the planning balance.

Local concern has been raised that there are no need for any new dwellings in the settlement. However, there is a district wide shortage of housing, and this proposal will potentially contribute up to 49 dwellings towards the supply of housing. A perceived lack of a local requirement for the housing does not outweigh the district wide requirement for housing.

There has been concern expressed locally about the level of development proposed and the impact on the provision of local infrastructure. In particular in relation to the primary school and medical facilities.

The County Education Authority advises that the Abbas and Templecombe Primary School is over capacity and has a proposed extension required due to the various housing developments coming forward. This development of up to 49 dwellings would generate 3 early years pupils, 16 primary pupils and 7 secondary pupils. In accordance with current build costs, the Education Authority seeks financial contributions to achieve the necessary build to accommodate the extra children from this development. This would amount to £51,222 for early years and £273,184 for the primary school, to be secured within a Section 106 Agreement. King Arthurs secondary school currently has capacity and therefore no funding is required for that school at present.

Other than this, such concerns are not supported by other technical consultees or service providers and, where necessary, details can be conditioned. No service supply issues (e.g. healthcare, sewers etc.) have been identified in Templecombe by the providers in relation to the currently proposed development. As such, even when taking potential cumulative impacts into account, the concerns are not sufficient reason to warrant refusal of the scheme.

As stated above, the Council acknowledges its current lack of a 5 year housing land supply at which point policies relating to housing constraint are considered not to be 'up-to-date'. In these circumstances, the provisions of NPPF paragraph 11(d) are engaged and the presumption in favour of sustainable development applies, where it is expected that planning permission will be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"*.

The provisions of NPPF paragraph 11(d) do not preclude the emphasis within the NPPF to promote a plan-led approach. Therefore, whilst there is a tilted balance in favour of development due to the provision of paragraph 11(d), an assessment must be made of the application's conformity with the Local Plan when read as a whole. Where any conflicts with individual policies occur, this must be balanced against the merits of the specific proposals applying the test set out in NPPF paragraph 11(d).

Visual Impact

Local Plan Policy EQ2 refers to development in general and requires development proposals to preserve and enhance the character of the district. Development proposals must, amongst other criteria, seek to conserve and enhance the landscape character of the area, reinforce local distinctiveness and respect local context and have due regard to site specific considerations.

There has been local concern expressed as to the position of the proposed development, and the impact it will have on the character of the area and the wider landscape. Such concern acknowledges that the site is not subject to any special landscape protection designations but, irrespective of that, argues that the countryside which should be protected for its own sake.

During the pre-application process, the issue of visual amenity was commented upon. The case officer

noted that the site adjoins existing residential development to the east and the recently approved development of 4 houses to the west. As such, he opined that development in this location would unlikely cause significant harm to the character of the area or to the wider landscape. He advised that any development should be reduced in density and scale towards the western part of the site to reflect the 'edge of settlement' character of the locality and that built form should be entirely avoided in the northwest portion of the site, so that development tapers from the edge of the existing built form to the east down to the edge of the approved development to the west.

Accompanying this application is a Landscape Statement and a Plant Schedule, Maintenance and Management document, both prepared by Clark Landscape Design. The Landscape Statement describes the area as falling within the 'Yeovil Scarplands' as defined in the National Character Area, Profile 140, within the 'East Somerset Hills' as defined in the South Somerset Landscape Character Assessment and the edge of the 'Blackmore Vale' which lies to the east of Templecombe. The key characteristics relevant to these landscape character areas include:

- Rural, agricultural character across the majority of the area, with distinct pastoral, mixed and arable areas.
- Several rivers draining east to west and a network of tributary streams, sometimes in gorges.
- Winding rural lanes, bounded by verges and hedgerows, connecting villages and hamlets cut across by busy 'A' roads linking larger towns and neighbouring National Character Areas.

The Landscape Statement goes on to state that *The landscape character of the area around Templecombe is fairly typical of the Yeovil Scarplands, however, the site lies on the south west edge of the built up area and therefore has a strong urban fringe character. Through careful consideration of the site and its characteristics and establishment of a strong landscape buffer it should be possible to provide a much softer edge to this part of the village.*

Views towards the site from local roads are limited to West Street, Hillcrest Road and Bowden Road which lies to the south-west of the site and Lily Lane which runs to the north of the railway track. Views beyond them are limited by topography and intervening buildings, trees and hedgerows. Views from public rights of way are limited to WN29/16 and Lily Lane to the north of the railway track. There may be longer distance views to the site but they are very limited at over 5km distance. Other than the direct views onto the site from West Street the visual impact of the proposed development has been assessed as low. However, from West Street, there will be a clear visual impact when travelling along the road and there will also be a visual impact on the dwellings located on the opposite side of West Street which will lose their views across open countryside.

Various mitigation measures are suggested within the Landscape Statement. Any new development should be well screened, should fit within the landscape character of the area and, if possible, should restore features of local distinctiveness such as orchards, hedgerow and ponds. Mitigation proposals to add to the wildlife and landscape value of the site would include the establishment of a strong north-western and south-western woodland edge boundary to help assimilate buildings into the local landscape; the use of slate grey roofing rather than tiled roofing to help soften any wider visual impacts; the retention of the existing hedgerows and their on-going management and maintenance to help break up the form of development and provide useful screening for the housing opposite along West Street; tree and shrub planting within the development to provide a high quality urban space; the creation of the flood attenuation pond to create additional wildlife interest and potential for further tree planting; and the introduction of new trees into the existing hedgerows.

The Council's Tree officer has raised no objections to the proposal and offers detailed comments about hedgerow protection and retention and their future treatment and future planting based on the submitted layout drawings. Conditions are recommended to reflect such comments.

Whilst noting the Tree Officer's comments, such drawings have been submitted for illustrative purposes only. This is an outline application which seeks to establish the principle of development and access. All

other matters of appearance, landscaping, layout and scale are reserved for future submission, consideration and determination. It is considered that the proposed development can be comfortably accommodated in the wider landscape. Landscaping is a reserved matter and, as such, appropriate landscaping can be achieved at the detailed application stage. Nevertheless, the sentiments expressed by the Tree Officer are acknowledged and conditions are recommended relating to tree hedgerow protection / retention measure and submission of a landscaping scheme.

In terms of consideration of density, the adjoining residential estate at Hillcrest road has an area of approximately 2.1 hectares and contains approximately 60 dwelling units. This gives a density of 28.6 dwellings per hectare (dph). The application site has an area of 2.5 hectares; the erection of 49 dwellings would give a density of 19.6dph. However, based on the illustrative layout plans which excludes parts of the site for residential development (i.e. those areas shown for landscaping and the attenuation pond, the net developable area of the site would be approximately 2.1 hectares; meaning 49 dwellings would give a density of 23.3dph. This would not be as dense as the Hillcrest road development and reflects the pre-application advice for such an edge of settlement location to accommodate a more diffused pattern of development.

For the purposes of this outline application, having regard to the above, it is considered that the proposed development would not result in significant and demonstrable harm to the wider landscape subject to appropriate mitigation. Notwithstanding local concern, the density of the proposed development is considered to be acceptable and to accord with local character. Consequently it is considered that the proposed development complies with Policy EQ2 of the Local Plan.

Access and Highway Safety

Local Plan Policy TA5 requires all new development to securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all, and to ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated.

Policy TA6 states that parking provision in new development should be design-led and based upon site characteristic, location and accessibility. The parking arrangements within SCC's Parking Strategy will be applied within the District.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 106 of the NPPF advises that maximum parking standards for residential and non-residential development should only be set where there is clear and compelling justification that they are necessary for managing the local road network.

Access is considered at this stage. The proposed development proposes a single vehicle access onto West Street with pedestrian and cycle links adjoining the existing footway adjoining West Street

Much local concern has been raised about the inadequacies of the highway infrastructure to cope satisfactorily with, not only existing volumes of traffic but also the increased traffic generations that would result from this proposed development, together with those from the other unimplemented approvals for additional housing. The County Highway Authority has been consulted and has been requested to consider the impacts on the highway network, not only resulting from the traffic generation to and from the application site, but also the increased traffic generation on the local road network which will arise following the subsequent implementation of the various additional residential developments that already benefit from planning permissions (or subject to S106 completions).

In response to this request, the Highway Authority provided the following comments in its consultation response dated 5th December 2019.

At the request of the LPA, the Highway Authority will provide further comments on the traffic impact implications of the development proposals.

The development traffic impact was discussed within the submitted Transport Statement and subsequently assessed by the Highway Authority. The development is predicted to generate approximately 25 vehicle trips during the weekday AM peak hour and 23 trips during the weekday PM peak hour. The development traffic was then assigned onto the highway network by using observed and probable commuting patterns. Temporo traffic growth factors were applied to the 2019 survey data in order to create a 2024 assessment year traffic scenario. There are no concerns with the methodology used to calculate traffic generation, traffic distribution or the traffic growth factors.

The impact of the proposed development was considered at several junctions as part of the TS. This included the junctions of West Street/ Westcombe, Westcombe/ Bowden Road, West Street/ Bowden Road and the A357/ Bowden Road junction. Given that the proposed development is predicted to generate approximately 25 trips during the peak hour, once this traffic has been distributed onto the highway network, the development impact at each junction is considered to be minor. As such, it would be difficult for the Highway Authority to demonstrate that the proposed development would result in a severe impact on road capacity on the local highway network.

It is acknowledged that concerns have also been raised in relation to the cumulative impact of the application site, and other sites which have either being granted planning consent, or, those that are currently being considered by the LPA.

The above-mentioned traffic growth factors already take increases in background traffic over time into account. This can include traffic associated with allocated sites as well as general increases in background traffic growth as a result of developments.

In terms of cumulative impacts which include developments which have not yet been determined, when assessing a development, the Highway Authority can only consider the impact of the development in question and any mitigation which is requested must be directly related to the development. It would be unreasonable to insist that a developer resolves issues associated with other developments as this would not accord with the NPPF and it would be difficult to defend this position at Appeal.

For the reasons given above, the Highway Authority would not wish to raise a formal objection to the development because in isolation the development is unlikely to result in a severe impact on the highway and raising an objection on the cumulative impacts would be difficult to justify.

Various highways related conditions and mitigation measures are recommended which are reflected either in Section 106 requirements, planning conditions or informatives.

Overall, the application is considered to be in a sustainable location, having regard to the scale of development proposed and the role and function of the settlement which benefits from a variety of local facilities and amenities. The increase in vehicle movements as a result of the proposed development does not give rise to an objection on traffic generation or highway safety grounds from the Highway Authority and is therefore deemed to be acceptable in accordance with Local Plan Policies TA5 and TA6 and relevant guidance within the NPPF.

Flooding and Drainage

The application site is at a low risk of flooding, lying as it does within Flood Zone 1.

Nevertheless, local concern has been expressed about flooding of site and surrounds and that surface water drainage from the agricultural fields is inadequate.

The Lead Local Flood Authority (LLFA) notes the low greenfield rates for this site and the proposal to discharge at 2 l/s. It advises that, while this is acceptable, due to the risk of blockages it is possible to restrict rates to 1 l/s with appropriate features. Also, if any further development is to come forward in the vicinity of this application site with the same constraints, then this may cause an increased risk of flooding downstream due to cumulative impact of development. If any further development is to come forward in the vicinity of this site, it would be useful to look at a Masterplan approach to manage the impact and to prevent further flood risk downstream.

With this in mind, the LLFA recommends a condition requiring the submission and approval of details of the surface water drainage scheme, based on sustainable drainage principles, together with details of a programme of implementation and maintenance for the lifetime of the development. This is reflected in the formal officer recommendation.

Wessex Water has confirmed it has no objections to foul water disposal from the proposed development into the main sewerage system. However no surface water flows from the site will be considered into the foul network.

The Environment Agency has advised that it does not wish to make any comments.

Taking into account the above, it is considered that the application accords with the requirements of Local Plan Policy EQ1 and relevant guidance within the NPPF5

Ecology

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017). Policy EQ4 of the Local Plan also require proposals to pay consideration to the impact of development on wildlife and to provide mitigation measures where appropriate.

The applicant has submitted an Ecological Appraisal which describes the baseline ecological conditions at the site; evaluates habitats within the survey area in the context of the wider environment; and describes the suitability of those habitats for notable or protected species. It identifies significant ecological impacts as a result of the development proposals; summarises the requirements for further surveys and mitigation measures, to inform subsequent mitigation proposals, achieve planning or other statutory consent, and to comply with wildlife legislation.

The County Ecologist has been consulted and has raised no objections subject to the imposition of conditions relating to bats, birds, badgers, reptiles and landscape enhancement measures.

Residential Amenity

Due to the application site's edge of village location, potential for residential amenity concerns are limited to impacts on existing residential properties on the opposite side of West Street and those properties close to the north eastern boundary of the site in Hillcrest Road and Alexander Court. Concern has been expressed by nearby residents about impact on amenity, particularly in terms of loss of outlook and views.

However, the scheme is only seeking outline consent with all detailed matters relating to scale, layout and appearance being reserved for later consideration. As such, the submitted layout plans are indicative only. The size of the site is considered adequate for a scheme for up to 49 dwellings (subject to constraints imposed by conditions requiring periphery landscaping and a sustainable urban drainage

scheme) and there is no reason why an appropriate scheme could not be designed that avoided any substantive harm to neighbour amenity in terms of significant and unacceptable dominance, overshadowing, overlooking and loss of privacy.

It is acknowledged that any proposed development on the site will result in loss of views currently enjoyed by residents. However, planning decisions must be based solely on material planning considerations. The scope of what constitutes a material consideration is very wide. In general case law has taken the view that 'planning' is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations. In this same vein, the loss of private view is not an overriding material planning consideration that can be taken into account.

The detailed layout and design of the plots would need to take into account the residential amenity of existing occupiers and it is considered that this can be achieved through future reserved matters taking into account the scale and nature of the site and the number of dwellings proposed. There would be no reason why the impact of the proposed development could not be 'softened' by maintaining the roadside hedgerow at a reasonable height and to allow any trees within the hedgerow to be allowed to mature.

The Council's Environmental Protection Officer is mindful of the proximity of the proposed development to nearby existing properties and recommends conditions relating to the submission of a Construction Environmental Management Plan.

In terms of impacts on the amenities of future occupiers of the proposed housing, the Environmental Protection Officer is aware of the railway line to the north of the site, being some 233 metres away at its closest point. In addition the western boundary of the development immediately abuts Coombe Farm. There is potential for noise from both the railway line and the farm (if agricultural activities recommenced) to adversely impact on the future residents. Therefore he recommends a condition requiring the submission of a noise impact assessment.

In addition, there is a small area of made ground/infill on the western boundary of the proposed site, potentially associated with the adjacent farm. He advises that a watching brief for potential hotspots of contamination is kept together with an assessment for visual evidence of contamination during groundworks. A condition to this effect is recommended.

For these reasons the proposal is not considered to give rise to any demonstrable harm to residential amenity that would justify a refusal based on Policy EQ2 of the Local Plan.

Loss of Agricultural Land

Agricultural Land Classification is a system used in England and Wales to grade the quality of land for agricultural use.

Grade 1 - excellent quality agricultural land with no or very minor limitations.

Grade 2 - very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting.

Subgrade 3a - good quality agricultural land with moderate limitations that affect the choice of crop, timing and type of cultivation/harvesting or level of yield. This land can produce moderate to high yields of a narrow range of crops or moderate yields of a wide range of crops.

Subgrade 3b - moderate quality agricultural land with strong limitations that affect the choice of crop, timing and type of cultivation/harvesting or level of yield. This land produces moderate yields of a narrow range of crops, low yields of a wide range of crops and high yields of grass.

Grade 4 - poor quality agricultural land with severe limitations which significantly restrict the range and level of yield of crops.

Grade 5 - very poor quality agricultural land with very severe limitations which restrict use to permanent pasture or rough grazing with the exception of occasional pioneer forage crops.

The application site comprises agricultural land classified as being Grade 3. Therefore it is of good to moderate quality.

Paragraph 170 of the NPPF advises that planning decisions should contribute to and enhance the natural and local environment by, amongst other considerations, recognising the economic and other benefits of the best and most versatile agricultural land.

There is no relevant policy within the Local Plan specifically applicable to agricultural land protection.

Mindful the site does not comprise "*the best and most versatile agricultural land*", it is considered that there would be no justifiable planning reason to refuse permission on the grounds of loss of this agricultural land.

Section 106 Contributions and CIL

The financial contributions requested by the County Education Authority and SSDC's Strategy and Commissioning Team are noted, as is the recommendation from the County Highway Authority regarding securing Travel Plan provisions and various highway mitigation measures. The proposal involves the provision of affordable housing that would require a legal obligation to be entered into ahead of issuing any planning permission. In addition, there would be a need for the submission of details of any public body or statutory undertaker, Resident's Management Company, other management company or any other arrangements to manage and maintain public open space; potential surface water attenuation pond or similar sustainable urban drainage system; landscape "buffer zones", including retained and new hedgerows along the application site; and any roads and/or footpaths that may not be adopted by the Highway Authority.

The application is also liable to CIL.

Conclusions and the Planning Balance

With no five year supply of housing land in South Somerset, footnote 7 to paragraph 11 of the NPPF is engaged, which explains that, for applications involving the provision of housing, relevant policies are considered out-of-date where "*...the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.*".

As such the tilted balance set out in paragraph 11 of the NPPF is the measure against which the development should be assessed. This states that "*For decision-taking this means...where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

In this case there are no specific policies in the NPPF that indicate development should be restricted, so an assessment must be made as to whether the adverse impacts of the development significantly and demonstrably outweigh the benefits.

The benefits of the proposed development include the proposal bringing forward several contributions towards education provision, community, sport and leisure provision, through S106 obligations and CIL. Whilst these are designed to alleviate the impacts of the proposed development, they also serve to increase the sustainability of the settlement as a whole and, as such, should be afforded at least moderate weight as a benefit of the scheme.

Further benefit of the scheme would be that the proposed development offers benefits in terms of delivery of both market and affordable dwellings which assist in helping SSDC towards a five year housing land supply, improving the sustainability of existing village services and facilities and providing contributions in the form of Community Infrastructure Levy (to be calculated at reserved matters).

Weighed against the benefits outline above, the scheme would also cause some harm. Firstly, the policy is contrary to Policy SS2 of the South Somerset Local Plan. However, as highlighted above, this particular harm can only be afforded limited weight as Policy SS2 must be considered out of date in the absence of a five year supply of housing land. Further areas of some harm, albeit limited, are the disturbance likely to be caused during the construction phase of the development.

Notwithstanding local objections, no other areas of harm have been identified by statutory consultees, notably the County Highway Authority, or by any of SSDC's officers consulted. Material planning considerations in respect of highways, drainage, ecology, landscape and neighbour amenity can be addressed through reserved matters submissions and/or suitably worded planning conditions.

Given all of the above, and having due regard to the 'tilted balance', it is considered that the identified harm does not significantly and demonstrably outweigh the benefits of the scheme and, as such, planning permission should be granted.

In conclusion, the application is recommended for approval subject to completion of a Section 106 Agreement and various planning conditions and informatives, which include those recommended by consultees.

RECOMMENDATION

Permission be granted subject to -

The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting outline planning permission is issued to secure the following:

a) Affordable Housing Provision

i) 35% affordable housing, split 80 / 20, social rent / intermediate product;

ii) Exact details of numbers, type, bedroom mix, tenure and locations on site shall be to the satisfaction of the Lead Specialist Planning in consultation with the Council's Housing Development Officer;

iii) Adherence to the following minimum space standards (GIA) for the affordable units:

1 bed flat	47sqm	
1 bedroom house	55 sqm	
2 bedroom house	76 sqm	(86 sqm if 3 storey)
3 bedroom house	86 sqm	(94 sqm if 3 storey)
4 bedroom house	106sqm	(114sqm if 3 storey)

iv) Timing of the construction of the affordable units and its phasing in relation to occupancy of the market housing;

v) Prior to commencement of development, the Council's Housing Development Officer to be informed of the selected affordable housing association partner for the delivery of the affordable units and arrangements for the transfer of the affordable units to that affordable housing association partner. The following is a list of the Council's main housing association partners, but this is not to be considered as exhaustive:

- o LiveWest Housing
- o Magna Housing
- o Stonewater Housing and,
- o Yarlington Housing Group;

vi) All rented affordable units to be made available to anyone registered on Homefinder Somerset; and

vii) Arrangements to ensure that the provision of affordable units is affordable for both first and subsequent occupiers of the affordable units, and the occupancy criteria to be used for determining the identity of occupiers of the affordable units and the means by which such occupancy criteria shall be enforced.

b) Education Financial Contribution

A financial contribution of £324,406 (calculations based on 49 dwellings) to be paid to the Somerset County Council as Education Authority towards the improvement and/or expansion of early years and primary education provision in the Parish. Flexible formulae to be included should fewer than 49 dwellings be constructed. Initial payment prior to occupation of 33% of dwellings, second payment prior to 66% occupation of dwellings and final payment prior to 100% occupation of dwellings.

c) Equipped Play Area and Youth Facilities Financial Contribution

Off-site financial contribution of £1,583 per dwelling towards the enhancement of the existing equipped play area and youth facilities at Templecombe Recreation Ground and associated maintenance commuted sums, the total amount payable upon occupation of the first 25% of proposed dwellings - (£77,569 based on 49 dwellings).

d) Travel Plan

The implementation of the approved Travel Plan to the satisfaction of the County Highway Authority, to operate from first occupation of the development for a period of 5 years, to allow its objectives to be fulfilled, (such date of first occupation having been notified in writing to the Local Planning Authority by the applicant/developer either prior to said occupation commencing or no later than 7 days from the date of said first occupation having occurred).

e) Highway Mitigation Measures

i) The access road to be constructed in accordance with current highway policy standards;

ii) Provision of pedestrian access in the eastern corner of the site onto West Street;

iii) Provision of pedestrian / cycle access in the western corner of the site onto west Street

f) Management Company or Other Arrangements

Submission of details of any public body or statutory undertaker, Resident's Management Company, other management company or any other arrangements to manage and maintain public open space; potential surface water attenuation pond or similar sustainable urban drainage system; landscape "buffer zones", including all retained and new hedgerows within the application site itself and along the application site's boundaries; and any roads and/or footpaths that may not be adopted by the Highway Authority prior to first occupation of any dwelling unit hereby permitted (such date of first occupation having been notified in writing to the Local Planning Authority by the applicant/developer either prior to said occupation commencing or no later than 7 days from the date of said first occupation having occurred).

And for the following reason:

01. The Council's lack of a five year housing land supply lends significant weight when considering the planning balance. In this case, the site is located in a sustainable location with access to a high range of services and facilities. The proposal is not considered to result in such a significant and adverse impact upon visual amenity, residential amenity, highway safety, flood risk/drainage or ecology/biodiversity as to justify a refusal of planning permission. Therefore, in terms of the 'planning balance', it is considered that there are no adverse impacts that would 'significantly and demonstrably' outweigh the benefits of providing up to 49 dwellings in this sustainable location. The proposal is considered to be in accordance with Policies SD1, SS1, SS2, SS4, SS5, SS6, HG3, TA5, TA6, HW1, EQ1, EQ2, EQ4 and EQ5 of the South Somerset Local Plan 2006-2028 and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Approval of appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 2015.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of S92 (2) Town and Country Planning Act 1990 (as amended by S51 (2) Planning and Compulsory Purchase Act 2004).

04. The development hereby permitted shall be restricted to no more than 49 dwellings.

Reason: To avoid any ambiguity as to what is approved.

05. The development hereby permitted shall accord with the following approved plans in respect of the extent of application site to which this grant of outline planning permission relates and also the proposed access details:

Drawing no. 2607-DR-A-050-001 Rev A: Indicative Site Layout

Drawing no. 2607-DR-A-050-002 Rev A: Illustrative Site Plan

Drawing no. 2607-DR-A-050-003 Rev A: Location Plan

Drawing no. 2607-DR-A-080-004 Rev A: Indicative Site Frontage Detail

Drawing no. 2607-DR-A-080-005: Access Detail

For the avoidance of doubt, the appearance, landscaping, layout and scale of the proposed development as indicated on said drawings are shown solely for illustrative purposes and are subject to further approval of 'reserved matters' the subject of conditions 01 and 02.

Reason: for the avoidance of doubt and in the interests of proper planning.

06. Prior to commencement of the development, site vegetative clearance, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - 'Trees in relation to design, demolition and

construction' shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include locations and details of all protective fencing to be erected to protect retained trees and hedgerows (including informative signage thereon), together with written confirmation that, within all tree and hedgerow protection zones,:

- (a) no materials, equipment, machinery or structure shall be attached to or supported by any part of the retained trees and hedgerows and no materials shall be stored, temporary buildings erected, moveable structures, works, plant or machinery placed or ground levels altered;
- (b) there shall be no mixing of cement or use of other contaminating materials or substances shall take place;
- (c) levels shall not be raised or lowered in relation to existing ground levels;
- (d) no roots shall be cut, trenches dug or soil removed;
- (e) no buildings, hardened areas or other engineering operations shall be constructed or carried out; and
- (f) no vehicles shall be driven over that protected area.

Reason: The submission and agreement of a scheme of tree and hedgerow protection measures prepared by a suitably experienced and qualified arboricultural consultant prior to commencement of development is fundamental to enable the Local Planning Authority to consider all tree and hedgerow protection measures in order to preserve existing landscape features (trees and hedgerows), in the interests of visual amenity and biodiversity having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

07. Prior to commencement of development, site vegetative clearance, ground-works, heavy machinery entering site or the on-site storage of materials, the tree and hedgerow protection scheme approved pursuant to condition 06 shall be installed and the suitability of the tree and hedgerow protection measures confirmed in writing by the Local Planning Authority within 21 days from written notification of completion of the approved protection scheme.

The approved tree and hedgerow protection scheme shall remain implemented in its entirety for the duration of the construction of the development and shall only be moved, removed or dismantled with the prior written consent of the Local Planning Authority.

Reason: The full implementation of an approved scheme of tree and hedgerow protection measures prepared by a suitably experienced and qualified arboricultural consultant prior to commencement of development is fundamental to preserve existing landscape features (trees and hedgerows), in the interests of visual amenity and biodiversity having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

08. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles which aim to enhance biodiversity, amenity value, water quality and provide flood risk benefits (i.e. four pillars of SuDS) to meet wider sustainability aims, together with details of a programme of implementation and maintenance for the lifetime of the development, have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water run-off post development is attenuated on site and discharged at a rate and volume no greater than 2 l/s. Such works shall be carried out in accordance with the approved details.

These details shall include:

(a) Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.

(b) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6

metres minimum), the sustainable methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.

(c) Details of methods and means for the provision within the site for the disposal of surface water so as to prevent its discharge onto the highway.

(d) Any works and permissions required outside the application site boundary to ensure discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).

(e) Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100 yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.

(f) A management and maintenance plan for the lifetime of the development which shall include information regarding systems both inside and outside the application boundary, the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development.

Reason: The agreement of details of a surface water drainage scheme and a programme of implementation and maintenance for the lifetime of the development prior to commencement of development is fundamental to ensure that the development is served by a satisfactory system of surface water drainage, which will aim to enhance biodiversity, amenity value, water quality and provide flood risk benefits (i.e. four pillars of SuDS) to meet wider sustainability aims, and that the approved system is retained, managed and maintained throughout the lifetime of the development, in accordance with Policy EQ1 of the South Somerset Local Plan, relevant guidance within the NPPF and the Technical Guidance to the NPPF.

09. No development shall commence unless a Construction Environmental Management Plan (CEMP), including a method statement detailing the working methods to be employed on site during the construction works (and preparation associated with construction works), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout the construction period, the approved details within the CEMP shall be strictly adhered to.

The CEMP shall include:

(a) Details of the phasing of construction traffic for the development, including expected numbers of construction vehicles per day, temporary highway vehicle and pedestrian routings, means of access, times and days of large vehicle movements to and from the site, and suitable off-highway parking for all construction related vehicles.

(b) Measures to avoid traffic congestion impacting upon the Strategic Road Network.

(c) The location area(s) to be used for the parking of vehicles of site operatives and visitors during the construction phase. Any vehicles visiting or attending at the site shall not be parked on any access roads serving the site which would cause obstruction to the free passage of other vehicle users of said roads.

(d) A schedule for the delivery, loading and unloading of all plant and materials to the site, including the times of such loading and unloading; details of how deliveries, loading and unloading of plant and materials would not take place during peak-time hours of the highway network in the vicinity

of the application site; and details of the nature and number of vehicles, temporary warning signs to be used, and measures to manage crossings across the public highway.

(e) The hours of construction operations, and deliveries to and removal of plant, equipment, machinery and waste from the site. Such construction works and deliveries shall be carried out only between 08.00 hours and 18.00 hours Mondays to Fridays; 08.00 hours and 13.00 hours on Saturdays, and at no times on Sundays and Bank or Public Holidays, unless the Local Planning Authority gives prior written agreement to any changes in the stated hours.

(f) Details of temporary site compounds including temporary structures/buildings, fencing and proposed provision for the storage of plant and materials to be used in connection with the construction of the development.

(g) A scheme for recycling/disposing of waste resulting from any demolition and construction works. There shall be no burning of materials arising on site during any phase of demolition and site clearance works and during the construction process, unless prior written approval is obtained from the Local Planning Authority.

(h) The siting and design of wheel washing facilities and management of any subsequent run-off resulting from their use.

(i) Measures to control the emission of dust, mud/dirt, noise, vibration and external lighting (including security lighting) during the construction period. Regard shall be had to mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites.

(j) Details of any piling together with details of how any associated vibration will be monitored and controlled.

(k) The location and noise levels of any site electricity generators.

(l) Management of surface water run-off from the site in general during the construction period.

(m) Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice.

(n) A scheme to encourage the use of Public Transport amongst contractors.

(o) A risk assessment of potentially damaging construction activities and identification of "biodiversity protection zones", together with the location and timing of sensitive works to avoid harm to biodiversity features and the times during construction when specialist ecologists need to be present on site to oversee works.

(p) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to biodiversity on site, including habitat (trees and hedgerows) and protected species (bats, birds, badgers, hazel dormice and reptiles).

(q) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, including regular compliance site meetings with the County Council's Ecologist (frequency to be agreed, for example, every 3 months during construction phases).

(r) Contact telephone number/s and email address/es of the site manager(s) and/or other person/s associated with the management of operations at the site.

Reason: The agreement of details of a Construction Environmental Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents; the prevention of harm being caused to the amenity of the area; in the interests of highway safety during the construction process, and in the interests of European and UK protected species, having regard to Policies TA5, EQ2, EQ4 and EQ7 of the South Somerset Local Plan and relevant guidance in the NPPF.

10. Prior to commencement of development, a noise mitigation scheme prepared by a suitably qualified acoustic consultant shall be submitted to, and approved in writing by, the Local Planning Authority detailing what measures, if any, may be necessary to ensure that any noise associated with the railway line to the north of the application site and from Coombe Farm to the west does not cause detriment to the amenities (including habitable rooms and gardens) of future residents/occupiers of the residential development hereby permitted. Such a scheme shall take the form of a written report detailing all measurements taken and results obtained, together with any sound reduction scheme recommended and calculations and reasoning upon which any such scheme is based. The approved measures within the noise mitigation scheme shall be implemented in their entirety prior to occupation of any individual dwelling unity, unless the Local Planning Authority gives prior written approval to any alternative period for completion.

Thereafter, the approved noise mitigation scheme shall be retained and maintained and not altered in any manner without the prior permission in writing of the Local Planning Authority.

Reason: The agreement of details of a noise mitigation scheme prepared by a suitably qualified acoustic consultant prior to commencement of development is fundamental to enable the Local Planning Authority to consider noise mitigation measures in order to protect the amenities of future residents having regard to the proximity to the railway line and neighbouring farm, in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan and relevant guidance within the NPPF.

11. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following details:
 - a) Description and evaluation of features to be created, restored, protected and managed, including the addition of native wild flower grassland areas and edges to open spaces and native pollinator friendly wetland plants to be planted within the SuDS.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies)/new residents responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework, Policy EQ4 of the South Somerset Local Plan, and the Council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

12. The landscaping scheme submitted in accordance with condition 01 of this outline grant of planning permission shall include details of:

(a) Planting plans (to a recognised scale) and schedules indicating the location, number, species, density, form root types/root volumes and size of proposed tree, hedge and shrub, and also including native species which occur locally and chosen to provide food for insects on which bats feed. All new trees and hedges planted on site should ideally be from local native stock, such as blackthorn, field maple, ash, hornbeam, hazel, dogwood, spindle and/or beech. All new shrubs must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats, and the shrubs must also appeal to night-flying moths which are a key food source for bats.

(b) The method and specifications for operations associated with installation including ground preparation, the use of bio-degradable weed-suppressing geo-textile, staking/supporting, tying, guarding, strimmer-guarding and surface-mulching; and planting establishment, protection, management and maintenance of all retained and new tree, hedge and shrub planting.

(c) Written specifications including cultivation and other operations associated with tree, plant and grass establishment.

(d) Existing landscape features such as trees, hedges and shrubs which are to be retained and/or removed, accurately plotted (where appropriate).

(e) Existing and proposed finished levels (to include details of grading and contouring of land and any earthworks and details showing the relationship of any proposed mounding to existing vegetation and surrounding landform where appropriate).

(f) The means of accommodating change in level (e.g. retaining walls, steps, railings, walls, gates, ramps, or other supporting structures).

(g) The location, type and materials to be used for hard surfacing (including where applicable for permeable paving, refuse/recycling storage areas, tree pit design, underground modular systems, sustainable urban drainage integration and use within tree Root Protection Areas), including specifications and details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved.

(h) The position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings, hedge(banks)), where appropriate.

(i) An on-going management and maintenance plan of all the approved landscaping features; and

(j) A timetable for the implementation of the approved hard and soft landscaping scheme.

(k) The body or organization responsible for implementation, and subsequent management and maintenance, of the approved landscaping plan.

There shall be no excavation or raising or lowering of levels within any prescribed root protection areas of retained trees and hedges unless previously approved in writing by the Local Planning Authority.

The approved hard and soft landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, managed and maintained in accordance with the approved scheme.

Reason: To clarify the level of detail of landscaping to form part of any subsequent application for reserved matters in order to safeguard and enhance the landscape character and visual amenity of the area; to help assimilate the development into its immediate surrounds; and to provide ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

13. Except for any trees, hedges or shrubs that may be identified for removal on the approved landscaping plans and schedule approved pursuant to condition 12, if within a period of five years from the date of the completion of the dwellings or completion of the approved landscaping scheme pursuant to condition 09 (whichever is the later), any retained tree, hedge or shrubs are felled, removed, uprooted, destroyed or die, or become in the opinion of the Local Planning Authority seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To ensure the environment of the development is improved and enhanced, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.

14. Ground investigation works shall be undertaken in order to establish the soil classification, moisture contents, plasticity indexes and CBR values. The ground investigation report (including exploratory holes logs, in-situ and laboratory test results, together with the interpretation of the data used to establish the Design CBR value), and a geotechnical report providing details of site contamination of any type, soil classification at formation level, CBR values, ground water levels, and safe earthworks slopes shall be submitted to the Local Planning Authority for review and approval at the detailed design stage.

Reason: To clarify the level of detail of ground investigation works to be undertaken to form part of any subsequent application for reserved matters in the interests of highway safety and public convenience, having regard to Policies TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

15. No works involving the removal of potential bird nesting habitats, comprised of trees, hedges, scrub, shrubs and ruderal vegetation, shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of all such trees, hedges, scrub, shrubs and ruderal vegetation for active birds' nests immediately before works proceed and vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority and written agreement from the Local Planning Authority so obtained.

Under no circumstances should blocking bird access to certain areas and features in using plastic bird netting hung over the gaps and apertures be carried out, as this can lead to entrapment from birds caught in netting.

Reason: To provide adequate safeguards for nesting birds, which are afforded protection under the Wildlife and Countryside Act 1981 (as amended), having regard to Policy EQ4 of the South Somerset Local Plan and relevant guidance within the NPPF.

16. A static bat detector survey shall be undertaken on site to ascertain the use of the site by commuting and foraging bats. Static detectors shall be deployed on site between April and October for a period of one week per month. Initially, three months' worth of data shall be collected, to gain an understanding of the use of the site by bats. The data gathered shall be used to inform the overall site layout, landscaping and any lighting schemes.

Reason: All bats are afforded protection under the Habitats Regulations 2017 by which populations are to be maintained at Favourable Conservation Status as defined under Article 1 of the Habitats Directive 1992. Lacking evidence to the contrary it must be assumed the boundary hedgerows and trees forms part of the habitat available to maintain local bat populations. Bat species are adversely affected by the introduction of artificial lighting on commuting routes, which in effect can cause severance between roosts and foraging areas. A dark boundary area will also help maintain other light sensitive species on site and contribute towards conserving biodiversity.

17. Any trenches or large pipes (greater than 200mm diameter) must be covered at night. Any open excavations left exposed overnight during the construction phase shall have a means of escape for badgers and other mammals. This will comprise a shallow sloped edge or board (of at least 30cm width) set at an angle of no more than 30°

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006. To ensure compliance with the Protection of Badgers Act 1992, which affords badger setts protection from intentional or reckless interference.

18. Any vegetation in the construction area, comprised of grassland and tall ruderal herbs should initially be reduced to a height of 10 centimetres above ground level, brushings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather before clearing to minimise the risk of harming/killing any reptiles that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between March and October.

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework; South Somerset District Council Local Plan - Policy EQ4 Biodiversity; and the Council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

19. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details indicated on the approved drawings and any outstanding details to be submitted to and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policies TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF

20. Before the dwellings hereby permitted are first occupied, the vehicular and pedestrian accesses shall be constructed generally in accordance with the approved drawings nos. 2607-DR-A-050-001 Rev A, 2607-DR-A-050-004 Rev A and 2607-DR-A-050-005 and shall be properly consolidated and surfaced (not loose stone or gravel), the details of which shall have been submitted to and approved in writing by the Local Planning Authority. The accesses shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of sustainable development and highway safety, further to Policies EQ2, TA1, TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

21. Unless otherwise agreed in writing by the Local Planning Authority in consultation with the County Highway Authority, no dwelling hereby permitted shall be occupied until bollards, or similar features, to prevent vehicular access onto the footpaths have been provided/constructed on all the footpaths that enter /exit the site from West Street, in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Such details shall indicate their locations, numbers, appearance/design, materials of construction, colour finishes and heights. The approved bollards or similar features shall thereafter be maintained and retained in situ at all times, unless the Local Planning Authority consents in writing to their removal.

Reason: To prevent unacceptable vehicular and pedestrian conflict in the interests of public safety and convenience, having regard to Policies EQ2, TA1 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.

22. No dwelling hereby permitted shall be occupied until a scheme of street lighting has been installed to serve the development in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, further to Policies TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

23. No dwelling hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the application site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and highway safety, in accordance with Policies TA1, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

24. All garaging, parking and turning spaces shall be provided, laid out, surfaced, drained and (where appropriate) delineated in accordance with plans to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwellings hereby permitted to which they serve. Thereafter they shall be maintained and retained for such purposes of parking and turning of vehicles (including motorcycles and bicycles) incidental to the occupation and enjoyment of the dwellings and kept permanently free from any other forms of obstruction. Nor shall any proposed garages be used for, or in connection with, any commercial trade or business purposes and they shall not be converted into habitable accommodation, including domestic workshop, study, games room and similar uses, without the prior written approval of the Local Planning Authority.

Reason: To protect the visual and residential amenities of the site and surrounds and to ensure that adequate on-site parking and turning spaces are provided and thereafter retained to enable vehicles to turn on-site without having to reverse onto the County highway, in the interests of and for the safety of persons and vehicles using the development and the adjoining road, having regard to Policies EQ2, TA1, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

25. No dwelling hereby permitted shall be occupied until electric vehicle charging points (EVCP's) rated at a minimum of 16 amps have been provided for each dwelling within its associated garage and/or parking space. Such provision shall be in accordance with details indicating siting, numbers, design, rating and appearance of the EVCP's which shall be previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure provision of EVCP's for low emission vehicles as part of the transition to a low carbon economy, having regard to Policy TA1 of the South Somerset Local Plan and relevant guidance within the NPPF.

26. No dwelling hereby permitted shall be occupied until refuse and recycling storage areas have been provided to serve each dwelling in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Such details shall include the siting, area and means of hardening, draining and screening of such refuse/recycling storage areas. The refuse/recycling storage areas shall thereafter be retained and maintained as such, unless the Local Planning Authority gives prior written approval to any subsequent variations.

Reason: In order to provide adequate provision of on-site refuse and recycling storage to serve the development to ensure that any impact on visual and residential amenity is kept to a minimum, having regard to Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

27. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highway safety and in accordance with Policies TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

28. From the vehicular access hereby permitted, there shall be no obstruction to visibility greater than 600mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety further to Policies TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

29. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety, further to Policies TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

30. Except for the installation of any street lighting approved pursuant to condition 22, prior to the erection, installation, fixing, placement and/or operation of any other external lighting on the site (including on any of the buildings themselves), details of such external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the buildings and any other parts of the application site and the hours at which such lighting is to be operated.

No artificial lighting associated with the development shall illuminate the boundary habitats, newly created habitats, or any proposed bat boxes, bat roosts or flight paths used by foraging or commuting bats.

The external lighting shall thereafter be carried out in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), and shall thereafter be retained in that form.

Reason: To safeguard the rural character and appearance of the locality; to safeguard the residential amenities of owners/occupiers of neighbouring property; to safeguard any biodiversity interests; and in the interests of public safety and convenience, having regard to Policies EQ2, EQ4 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.

31. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning authority by the applicant/developer. Such unsuspected contamination may include obvious visual or olfactory residues, asbestos including asbestos containing materials such as roofing, buried drums, drains, interceptors, additional fuel storage tanks or any other unexpected hazards that may be discovered during site works.

An investigation and risk assessment must be undertaken and, where necessary, a remediation scheme must be prepared; these will be subject to the written approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which will be subject to approval in writing from the Local Planning Authority prior to the occupation of any dwellings so affected by the contaminated area.

Reason: In the event that unsuspected contamination is encountered, the agreement of various risk assessments and any necessary remediation measures and validation report undertaken is fundamental to ensure that risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Policies EQ2 and EQ7 of the South Somerset Local Plan and relevant guidance within the NPPF.

32. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

- (a) Part 1, Class A (enlargements, improvements or other alterations);
- (b) Part 1, Class B (roof additions);
- (c) Part 1, Class C (other roof alterations); and
- (e) Part 2, Class A (gates, fences, walls or other means of enclosure);

Reason: To enable the Local Planning Authority to exercise control over development in order to safeguard the character and appearance of the locality in general, by ensuring there are no inappropriate extensions to dwellings and means of enclosure when viewed from public vantage points; to prevent unacceptable harm being caused to the residential amenity of occupiers of adjoining property; to safeguard biodiversity interests; and to safeguard on-site parking and circulation areas, having regard to Policies EQ2, EQ4, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

33. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no construction of any gas compounds, electricity substations, buildings for the purposes of electronic communications or water pumping stations shall commence prior to the submission to and written approval from the Local Planning Authority relating to details of the siting, levels, elevations, dimensions, external materials, access arrangements, boundary treatments and landscaping for each of those utility buildings or compounds. Development shall thereafter be undertaken only in accordance with the approved details.

Reason: To ensure that the siting and external appearance of any utility compounds and buildings is acceptable in relation to the character and visual amenity of the development and the wider area and in the interests of protecting the amenity of occupiers of neighbouring dwellings and buildings; maintaining highway safety; protecting biodiversity; protecting green infrastructure resources; and having regard to Policies EQ2, EQ4, EQ5, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.

Informatives:

01. Legal Agreement

This permission shall be read in conjunction with the legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) entered into between South Somerset District Council and xxxx and dated xxx 2020.

02. Birds

The developer/applicant is reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

In the event that vegetation removal will be taking place then further consultation must be sought prior to this.

03. Bats

The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

04. LEMP

In respect of condition 11d), the appropriate management options for achieving aims and objectives should include:

- a) At least 49 bird boxes as per recommendation by the RSPB in its consultation response;
- b) A suitable number of bat boxes - at least one per house;
- c) At least one integrated bee brick (<https://www.nhbs.com/bee-brick>) must be built into the external wall space of the each new building. The bricks will be placed one meter above ground level on a south facing aspect, vegetation must not block the entrance holes;
- d) Any new fencing must have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgerows into and out of the site;
- e) All new shrubs must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators,

www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native;
f) Where the landscaping scheme allows all new trees planted on site should ideally be from local native stock, such as field maple, ash, hornbeam, dogwood, spindle and beech.

05. Land Drainage Act

Somerset County Council is the Lead Local Flood Authority (LLFA) as defined by the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009. Under section 23 of the Land Drainage Act there is a legal requirement to seek consent from the relevant authority before piping/culverting or obstructing a watercourse, whether permanent or temporary. This may also include repairs to certain existing structures and maintenance works. This requirement still applies even if planning permission has been granted.

For more information, please visit <https://www.somerset.gov.uk/waste-planning-and-land/apply-for-consent-to-work-on-an-ordinary-watercourse/>

06. Traffic Impact

A condition survey of the existing public Highway should be agreed in advance of any site works. Any damage to the existing Highway caused as a result of this development is to be remedied by the developer before occupation of any dwellings. Photographs taken prior to construction starts should be available on request.

07. Odour from Neighbouring Farm

Occupiers of the residential units hereby approved may from time to time experience some odour annoyance associated with the neighbouring farm. It should be noted that such annoyances may not necessarily be actionable under Environmental Health powers bestowed upon the Council. Further advice can be obtained from the District Council's Environmental Protection Team.

08. Contamination

It should be noted that, with reference to the National Planning Policy Framework (February 2019) paragraph 179, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

09. Lighting

In respect of condition 30, light could cause nuisance to existing residential properties and ecological interests. Any lighting should be screened to minimise direct illumination falling on land outside of the development. Appropriate shields, baffles, louvres or diffusers should be installed prior to their use to ensure that nuisance to nearby properties is minimised. As well as giving consideration to direct glare, any lighting scheme shall also take into account upward reflection. Any lighting scheme should be designed in accordance with the Institute of Lighting Engineers "Guidance Notes" for the Reduction of Light Pollution (2011) or similar guidance recognised by the Council, and also Guidance Note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

10. Designing Out Crime

As suggested by the Avon & Somerset Constabulary - Designing Out Crime Officer, when considering the layout of the residential estate blank gable end walls/elevations that abut public spaces should be avoided, but where they are unavoidable, a buffer zone should be introduced to avoid issues such as graffiti, loitering and ball games.

11. CIL

Please be advised that subsequent full or reserved matters approval by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk