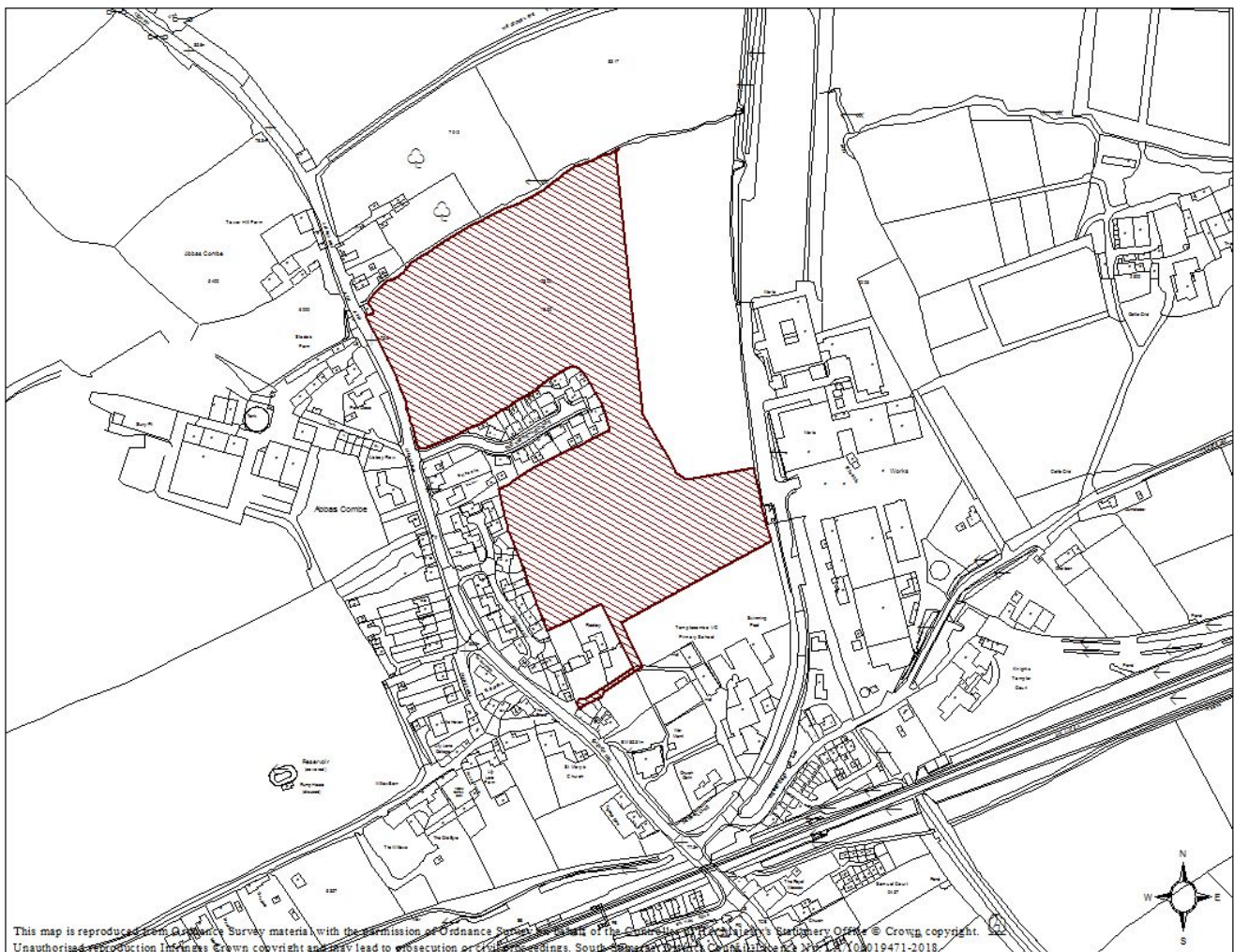


Officer Report On Planning Application: 18/02739/OUT**

Proposal :	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.
Site Address:	Land At Slades Hill Templecombe
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr William Wallace Cllr Hayward Burt
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	3rd December 2018
Applicant :	Thales UK
Agent: (no agent if blank)	Miss Alys Thomas Rivergate House 70 Redcliff Street Bristol BS1 6AL
Application Type :	Major Dwigs 10 or more or site 0.5ha+

The two ward members have both exercised their right 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.

SITE DESCRIPTION AND PROPOSAL



This application seeks outline permission for the erection of up to 70 dwellings and associated open space, landscaping works, and area for school expansion, together with new access and drainage infrastructure. Approval for the principle of development and the means of access is sought at this stage and all other matters reserved for future consideration. The proposed access would be derived directly from Slades Hill (the A357).

The site consists of an area of agricultural land currently laid to grass, and forms part of a wider site with an extant permission for a mixed use development of up to 75 dwellings, and employment use. The wider site is a 6.57 hectare site located on the edge of a rural settlement (as defined by the local plan) and is currently in agricultural use. It sits at the base of a shallow dip, with the land rising to the east, north and west. It is bounded by the school and church to the south, the Thales industrial site to the east, existing residential development to the west and by agricultural land to the north. The nearest residential properties, in Blackmore Vale Close and The Hamlet, sit on raised ground relative to the development site, supported by a gabion wall. There is a grade II listed building located close to the wider site, but is some distance from the area of the site to be used for this scheme.

An indicative plan has been submitted with the application that shows a the residential site split into two distinct blocks - a northern block and a southern block. The northern block contains the access to the public highway and is served by a central spine road, running east-west, with residential development either side. To the eastern end of the northern block is shown a drainage feature, public open space and a LEAP, along with a road linking to the southern block. The southern block is shown as a loop of road, with residential development on all sides, except to the east, where a 0.5 hectare parcel of land reserved for school playing field expansion is shown. In addition, an approximately 0.28 hectare area of land, currently leased to SCC as part of the school playing field will be transferred to SCC on a permanent basis. Also, an approximately 0.14 hectare area of land will be transferred to the parish council to be used as a cemetery extension.

HISTORY

18/02738/FUL - Erection of manufacturing building (use class B2) and associated development including construction phase access/roadway (temporary), car park/yard area, perimeter security fencing, external plant, and landscape works - Pending consideration

18/02114/EIASS - Request for screening opinion for mixed development of land, incorporating up to 70 dwellings and general industrial floorspace along with associated parking and landscaping - EIA not required 18/07/2018

16/04551/REM - Application for the approval for the remaining reserved matters (appearance, landscaping, layout and scale) of outline planning approval 12/03277/OUT (Mixed use development comprising up to 75 dwellings, B1a, b and c employment, D1 multi purpose community building and associated development) - Application permitted with conditions 13/04/2017

16/03658/NMA - Application for a non material amendment to planning application 12/03277/OUT to allow minor changes to the wording of planning condition 5 - Application permitted 30/05/2017

13/03116/OUT- Mixed use development comprising up to 75 dwellings, B1 a, b and c employment, D1 multi purpose community building and associated development - Application withdrawn 16/10/2018

12/03277/OUT - Outline application for mixed use development comprising of up to 100 dwellings, retail unit, employment area, community building, area for potential school expansion, public open space, allotments together with new access - Application allowed on appeal 29/10/2013 for 75 dwellings

11/02183/EIASS - Proposed mixed development of land - EIA not required 15/08/2011

05/01336/OUT - The erection of two employment buildings each of 500 square metres, 72 dwellings (of which 35% would be affordable housing), extension to cemetery to 0.65 acre, extension to existing school playing fields of 1.11 acres, open space and construction of link road to existing employment site - Application withdrawn 03/09/2009

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)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements

Policy SS5 - Delivering New Housing Growth

Policy SS6 - Infrastructure Delivery

Policy EQ1 - Addressing Climate Change in South Somerset

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity

Policy TA1 - Low Carbon Travel

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy HG3 - Provision of Affordable Housing

Policy HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development

Chapter 5 - Delivering a Sufficient Supply of Homes

Chapter 12 - Achieving Well-Designed Places

Chapter 16 - Conserving and Enhancing the Historic Environment

CONSULTATIONS

Templecombe Parish Council -

"At a recent meeting Members discussed the above application and made the following comments:-

- *As a result of subsequent development, since the original consent for the 75 houses, the Village runs a risk of over development and loss of its identity as a rural settlement.*
- *Loss of privacy, quiet enjoyment, overlooking of properties in particular the school, pre-school and Village Hall*
- *Protection of boundary walls in the Hamlet and Blackmore Vale Close*
- *Impact on the community and services*
- *No proof of need as the development has not progressed since planning consent originally given*
- *Does not meet current need. There is a need for affordable housing*
- *Loss of previous benefits to the Village (via 106 Agreement) which was a consideration in getting previous planning consent*

A vote was taken with seven Members against the application and two Members in favour of the application.

Parishioners at the meeting were concerned that their submissions had not appeared on the planning portal."

County Highway Authority -

"Please note: the following comments are made having regard to drawings numbered 42622/5501/SK01 rev C dated 11/6/18), and 17.25.R04 dated Aug 2018.

Following the grant of permission for previous applications on this site, the principle of development has been set by the Planning Inspectorate. Those previous cases were required to mitigate their impact on the highway by providing a contribution for highway improvements in Church Hill and Slades Hill which have subsequently been provided.

Whilst the principle of the development is acceptable there are a number of issues which can be addressed through the Reserved Matters application;

Travel Plan

Whilst the travel plan as shown provides a number of desirable aspects, certain additions are required prior to it being completely acceptable;

- 1) School expansion element to be included within the FTP*
- 2) Car parking should be in accordance with SCC Parking Strategy 2013. Further details will be provided at reserved matters stage.*
- 3) Electric Vehicle Charge points*
- 4) Travel Plan Management Fund (to cover all promotions and 3-5 events per year)*
- 5) Indicate the potential to work with other developments and organisations to share ideas, generate economies of scale and reduce costs. The TP should give specific examples of joint initiatives that can be achieved and how they will be achieved.*
- 6) Cycle parking has been discussed within the FTP. However, it needs to be secure, sheltered and accessible. Motorcycle parking should be included within the FTP. Design parameters for cycle and motorcycle parking needs to be set in the TP. These should be in line with SCC TP and SCC Parking Strategy guidance. A plan should be included to show the parking for these modes, clearly showing the number of vehicles that can be stored and how users will gain entry etc.*
- 7) Whilst a safeguard sum of £6,250 has been submitted, the appropriate figure for 70 dwellings is £9,000.*

Flood Risk Assessment

This Authority can confirm no objection is raised to the surface water management strategy proposed in the report but would make the following observations;

- 1) Item 3.5.1 of the report makes reference to an existing highway drain that runs from Blackmore Vale Close near the western boundary of the site, in a north-easterly direction towards an existing ditch on the eastern boundary of the site. For the point of clarity, Blackmore Vale Close is a private road as is this drain that serves to collect the surface water run-off from that development.*
- 2) Our records would indicate the presence of an existing highway drainage system serving Slades Hill which may be affected by the construction of the new junction serving the development. Further investigations will need to be undertaken to inform the detailed design and it may be necessary to lower, protect or divert this existing highway drainage system.*

Internal Estate Layout

The applicant should be aware that the internal layout of the site will result in the laying out of a private street, and as such under Sections 219 to 225 of the Highways Act 1980, will be subject to the Advance Payments Code (APC). This will include any private roads/drives that serve more than 2 dwellings (see Shared Private Drive comment below). These roads will need to be constructed to an acceptable standard as approved by the Highway Authority.

The access/frontage footway will require the drawing up of a Section 278 Agreement. A S171 Licence will also be required for the Highway Works.

The gradient of proposed access road should not, at any point be steeper than 1:20 for a distance of 10m from its junction with adjoining road. After the first 10m, gradients should be no steeper than 1 in 14 but should have a minimum gradient of 1 in 100 (without channel blocks) or 1 in 180 (with channel blocks). Shared surface block paved areas should have a maximum gradient of 1 in 14 and a minimum gradient of 1 in 80. Footways should not be designed with longitudinal gradients steeper than 1:14 as anything steeper will provide difficulties for wheelchair users. Full details to be provided and checked at the technical detail stage.

Shared Surfaces should be no less than 5m wide with an adoptable 1m wide hardmargin all around the perimeter.

The carriageways should be no less than 5m wide and have min 1.8m footways on all sides where there is development/access to dwellings. If there is no development on one side then a footway may be substituted with an adoptable 1m wide hard margin.

Please could the applicant provide an autotrack drawing showing that an 11.4m (4 axle) refuse vehicle can negotiate and turn within all adoptable areas. Any private roads longer than 20m in length should have sufficient turning areas so that vehicles do not have to reverse out onto the prospective Highway.

If the footpath links are to serve cyclists (it is likely that cyclists will use this) as well as pedestrians then it should be a min. of 2m wide if shared route or 3m wide if a segregated route. Any cycle elements should be red bitmac material as per SCC policy. Any adoptable foot/cycle links must be built to adoptable standards, adequately drained and lit.

Tactile paved crossing points must be provided within the estate in appropriate locations.

SCC no longer able to adopt small areas of grass within estates.

Parking spaces/driveways that abut the prospective Highway are to be a minimum of 5.0m long, except when in front of a boundary wall (5.5m) or when in front of an 'up and over' garage door (6.0m). 2 x longitudinal spaces should be 10.5m in length. Ambiguous 'in-between' lengths should be avoided as in our experience residents try to squeeze an extra car in which then overhangs the proposed Highway. The Developer should review their parking space lengths at this stage to avoid issues further down the line.

Shared Private Drives - to serve no more than 2 dwellings. Any private drive serving more than 2 dwellings will be classed as a private road and APC will apply. It appears as though this indicative layout includes private drives serving more than 2 dwellings and therefore the Developer should extend the adoptable limits where possible to reduce potential APC liabilities. Where a shared private drive is over 20m long a turning head must be provided.

Forward visibility at any bends within the estate should be provided (based on actual bend radii and likely speeds) and offered for adoption. Visibility splays from side roads on to the main through route should be 2.4m x 25m (based on 20mph) and also offered for adoption. Private drives/roads should also have a 2.4m x 25m vehicular visibility splay but these are not adoptable. Where there is any vehicle crossover (usually at private drives) then there should also be a second visibility splay provided as below (these areas of pedestrian visibility are not adoptable but must be provided)

There should be adequate pedestrian inter-visibility at tactile crossing points (1.5m x SSD for speeds at that location).

There should be no obstruction to visibility within any visibility areas that exceeds a height greater than 300mm above adjoining carriageway level.

There is an existing Public Right of Way (Footpath WN 29/5) that crosses the site. The applicant will need to consult with SCC PROW Team regarding any diversions etc.

A comprehensive planting schedule for all proposed planting within or adjacent to the highway should be submitted for checking and approval. Planting within adopted areas will attract a commuted sum.

Any structures (i.e. retaining walls, steps, culverts) that are within or in close proximity to the proposed Highway should be assessed by our Structures Engineer. Please supply details at the earliest stage to avoid issues further down the line. Structures adopted by the Highway Authority will attract a commuted sum.

If there are areas which the Developer would like to put forward for adoption this will need to be discussed at the technical detail stage and no presumption should be made that all areas would be adopted.

The Developer will be held responsible for any damage caused to public highways by construction traffic proceeding to or from the site. Construction traffic will be classed as 'extra-ordinary traffic' on public highways. Photographs will be taken by the Developer representative in the presence of the SCC representative showing the condition of the existing public highway adjacent to the site, and a schedule of defects agreed prior to works commencing on site.

Safety Audit

The proposal has been assessed from a highway safety point of view and the following items need attention;

- 1) The Transport Statement notes a 'y' distance of 50.4m is to be provided as being suitable for an 85th percentile speed of 33mph. However, details of the speed survey have not been provided at this time and on checking the calculated 'y' distance, it would appear slightly short when adjusted for bonnet length; it should be 54m.
- 2) It is recommended that an uncontrolled crossing is provided across the access road near the bellmouth.
- 3) Provide suitable and sufficient highway lighting to illuminate the junction during the hours of darkness.
- 4) No details have been provided re the proximity of this junction to Blackmore Vale Close. It would appear that they are approximately 54m apart which is closer than the recommended 100m in the Somerset County Council Estate Roads in Somerset Red Book. It is recommended that a similar visibility envelope is plotted from Blackmore Vale Close to ensure that this proposed new development does not have an impact of the safety of the existing junction.
- 5) Whilst a swept path drawing has been provided, it is not at a scale of 1:200 and so cannot be properly assessed. Furthermore, the swept path is only for a vehicle turning left in to the development. Drawings should be submitted for consideration with the next submission showing all movements in and out of the development and at a scale of 1:200.

All of the above items and the full technical details of the estate roads can be agreed during the reserved matters application and the s278/38."

They go to recommend the use of conditions to:

- Ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway
- Ensure any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 6 metres from the carriageway edge
- Prevent discharge of surface water onto the highway
- Secure full details of the estate road etc.
- Ensure all dwellings are properly served by footpaths and roads prior to occupation
- Ensure the gradients of the proposed drives are not steeper than 1 in 10
- Secure a network of cycleway and footpath connections
- Secure until a scheme of street lighting
- Secure a Construction Environmental Management Plan
- Secure appropriate visibility splays
- Secure an access in accordance with the submitted plans

SSDC Ecologist -

"The application is support by an Ecological Assessment Report (EAR) by Peter Brett Associates, November 2018. I'm satisfied with the level of survey and assessment undertaken.

Bat roost

A bat roost has been recorded on the edge of the site, used by low numbers of lesser horseshoe bat - a species that is rare in the UK context. The roost site will be retained, and subject to the implementation of protective measures during works, the development is unlikely to give rise to any significant impacts.

For the protection of the bat roost (Optimus House application - 18/02738/FUL), I recommend a condition:

The bat roost protection measures detailed in section 6.2.1 of the Ecological Assessment Report (Peter Brett Associates, November 2018) shall be implemented in full.

Reason: To avoid disturbance to sensitive legally protected species (bats) and to ensure compliance with the Wildlife and Countryside 1981 (as amended) and the Conservation of the Species and Habitats Regulations 2017.

Bat activity

Bat activity surveys recorded nine species of bat at the site. Commoner species were recorded feeding at the

site, although the site, due to its size and quality of habitat, is likely to constitute only a small part of the feeding range for the bats recorded. Three rare species of bat were recorded in low numbers, commuting through the site (along the boundaries).

Retained and new boundary vegetation (hedges and tree belts) will maintain commuting routes through the site, and some foraging habitat. The ecology report proposes a sensitive lighting strategy, to minimise harmful impacts, recommending details to be conditioned.

I consider the level of bat activity to be comparable to other similar sites in the district and not out of the ordinary. Therefore, along with the proposed mitigation (including a sensitive lighting scheme), I don't consider bats represent a significant constraint to the proposed development.

Landscape and Ecological Management

The application documents include a 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018). This includes objectives and actions for landscape/open space planting, and for the enhancement of biodiversity (e.g. bat and bird boxes), plus some measures in respect of legally protected and priority species.

In respect of the Optimus House application (18/02738/FUL), the above includes a Landscape and Ecology Management Plan (LEMP - chapter 4) that I'm satisfied with. I recommend its implementation is made a requirement by condition.

In respect of the housing application (18/02739/OUT), the above includes an overarching Landscape and Ecology Management Strategy (LEMS) that I'm satisfied with and should be taken into account when detailed plans are drawn up and submitted. Section 6.2.2 of the EAR (sensitive lighting scheme) is also relevant in this respect. I recommend a condition or informative to this effect.

Reptiles

A 'low' population of slow worm and evidence of grass snake were recorded on site, and mitigation will be required. I recommend a condition in this respect:

The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

Invasive species

An invasive species, variegated yellow archangel, was recorded on site. The EAR proposes in section 6.6.1 that measures to prevent its spread are included in a Construction Environmental Management Plan (CEMP). I recommend this is included in a relevant condition (both applications).

Other protected species (summary)

The dormouse survey was negative and it's concluded they're likely to be absent from the site.

Otter could potentially use the stream bordering the site on occasions as there are records downstream (some 400m away). 'Embedded mitigation' includes retention and protection of the north boundary hedge which will act to minimise any disturbance if and when otters do use the stream.

There's badger activity on the site but no setts. An update survey for setts prior to construction is proposed."

SSDC Strategic Housing - Requests that 35% of the housing is affordable split 80:20 in favour of social rent over intermediate products. They state this would equate to 25 of the proposed 70 dwellings with 20 as social rent. They request this is split:

6 x 1 bed flats/houses

2 x 2 bed flats (ground floor) or bungalows

10 x 2 bed houses

7 x 3 bed houses

They set out their minimum space standards which they would expect adherence to. They state that they expect the affordable units to be pepper potted throughout the site, and that the units are developed to blend in with the proposed housing styles and prefer the dwellings to be houses or if flats have the appearance of houses. They recommend that the affordable units are in clusters of no more than 12 units and each cluster contains some social rented dwellings. They state that the rented units should be made available to anyone registered on Homefinder Somerset, and the s106 should also include a schedule of approved housing association partners for delivery of the affordable units.

SSDC Streetscene Services - Notes their methodology for calculating open space requirements and concludes that the development should provide a minimum of 0.27ha of open space. They go on to state:

"The plans provided on the 'Master Plan and Illustrative Layout' identifies 0.49ha of Public Open Space, an amount far in excess of the 0.27ha required for a development of this size.

Whilst we are very encouraged by the amount of proposed Open Space, we feel the overall design and layout could be slightly altered to really maximise the potential for the new residents as well as the existing residents in Templecombe.

Generally the Open Space is designed around features like the attenuation basin, a pump station, the LEAP and the central road through the site, there aren't any areas solely designed as an individual Open Space. Ideally we would like to see some of the current open space moved to create a central focus for the two sections of the development, creating village green style pocket parks accessible by all residents and creating great community assets. These areas should be designed to include: hard surfaced pathways, quality tree/shrub planting, perimeter metal bow top fencing, seating and potentially lighting; with access gates for maintenance and pedestrians.

The current area of Open Space in the centre of the site, although provides somewhat of a 'focal point' for the site, it is unfortunately split through the middle by the main road through the site, creating two relatively narrow areas which are slightly unusable, thus the above suggestion of two areas within the development sections would provide much more useable areas and further help to break up the built form.

We are happy with the area surrounding the attenuation feature, although as previously mentioned this could be reduced to allow for the village green areas. We haven't included the attenuation pond itself in our useable open space calculation; we would be keen, however, to work with the developer to create landscaped areas here that can be enjoyed by the community.

The green buffer areas along the northern and eastern boundaries of the site are an encouraging feature and if planned well, ensuring accessibility for maintenance, will help create a perimeter link around the site connecting all the differing areas of Open Space.

Finally, we would be keen to see a larger green entrance onto the site, creating an appealing and softer connection with the existing properties on Slades Hill."

SSDC Community, Health and Leisure - Requests the following contributions:

- On site - land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling and a contribution of £59,416 to provide the LEAP.
- On site - land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least

40 metres from activity zone to habitable facade of nearest dwelling and a contribution of £11,667 to provide the youth facility.

- Commuted sums of £34,320 towards the upkeep of the LEAP and £4,313 towards the upkeep of the youth facility.

Overall contribution of £110,813 (including 1% Community Health and Leisure Service administration fee) or £1,583 per dwelling.

SSDC Environmental Health -

I have read and reviewed the Peter Brett Associates report reference 42622 dated August 2018 and I concur with the conclusions of the report. Particularly paragraph 6.1.3 which reads:

"Based on the results of the sound survey and the assumed building fabric constructions, the agreed internal noise levels are likely to be met during the daytime and night-time periods over the majority of the site. For properties located near to the A357 Tower Hill Drive, the implementation of uprated constructions, such as acoustic glazing and acoustic vents is recommended to allow required internal noise levels to be met, this can be further investigated at the detailed design stage."

I would therefore expect the reserved matters application to contain specific proposals to meet the suggested specification of the acoustic attenuation proposed."

SCC Education - Calculates that the proposal will generate a yield of 4 early years children, 23 primary school aged children, and 10 secondary school age children. They note that there are sufficient spaces within the secondary school, so will not require a contribution for those pupils. They state each primary school place and early years place should be funded at £17,074, which gives a total required contribution £460,998 for 70 dwellings (£6,585.69 per dwelling). They also note the land reserved for the school playing field, and support the location of this.

SCC as Lead Local Flood Authority -

"Thank you for consulting the LLFA on this application. We have no objections to the proposed outline planning application for the Slades Hill development, subject to the following comments and inclusion of the surface water drainage condition detailed below.

The developer has submitted a FRA and drainage strategy (PBA 31 August 2018 Rev B) for this site and an adjacent site. Please note that these drainage comments relate only to the proposed residential development application, and not to the Thales site adjacent.

The drainage strategy shows that a single attenuation basin is proposed to manage excess runoff volumes generated through development, with a single point of discharge to the Bow Brook watercourse running along the northern boundary of the site. However, we would expect any detailed drainage strategy for this site to fully utilise a wide range of sustainable drainage systems (SuDS), as outlined in section 7.5.1 of the FRA and Surface Water Drainage strategy. We would expect the developer to consider a final site layout and design that minimised piped networks as far as practicable and look at opportunities to control, store and treat surface water as it travels through the site. SuDS should have multi-functional benefits in order to meet both flood risk and wider sustainability aims such as improved amenity, biodiversity and water quality."

SCC Rights of Way - Notes that a public footpath runs through the site. They note that the application and the concurrent application for residential development will obstruct the footpath. They state that they object to the application until such time as they have further details on how the footpath will be accommodated within the site. They recommend an informative on any permission granted to ensure that the applicant is aware of the need to keep the public footpath open and not commence work until a diversion is secured. They also recommend the use of Grampian-style condition to the same effect. They provide general comments as to the duties of the developer in relation to the footpath.

Somerset Wildlife Trust - Agree the findings of the submitted ecology report. They request that the proposals for mitigation and enhancement are fully implemented and included in the conditions of any planning permission.

Avon and Somerset Police - No objections or comments

SCC Archaeology - They note that the appeal decision (APP/R3325/A/13/2196919) for the earlier application 12/03277/OUT had a condition attached requiring the submission of an archaeological scheme prior to commencement of the development. For this reason they recommend the use of a similar condition on any permission issued.

REPRESENTATIONS

Letter of objection were received from the occupiers of 21 properties in Templecombe. And one from somebody employed in County Hall, Taunton. Objections were raised in the following key areas:

- Lack of notification/proper consultation
- scheme should not be considered until concurrent application has been determined,
- new houses not sellable if proposed factory goes ahead
- harm to biodiversity/ecology
- Cycle parking in sheds not sufficient
- Too dense (overdevelopment)
- No allowance for maintenance strip around Blackmore Vale Close and The Hamlet
- Adverse impact on highways (including traffic)
- Lack of infrastructure (including school places, doctors, public house closure)
- Harm to residential amenity (including light/noise pollution, privacy etc.)
- Separate applications (confusing)
- Construction noise impact on school
- Lack of compliance with local plan policies
- Lack of local benefits
- Development approved since last scheme therefore no need for houses
- Loss of privacy
- damage to value/'sell-ability' of houses in Blackmore Vale Close
- Surface water drainage
- Unsustainable development (lack of jobs, need to travel, lack of public transport etc.)
- Footpath blocked
- Incorrect ownership plotting (blue line)
- Watercourse pollution
- Pollution and disturbance during construction phase
- Adverse impact on nearby listed building
- Adverse impact on character of area
- Land contamination

In addition a letter expressing neither objection or support was received from the occupier of a property in Templecombe. The writer requests that consideration is given to an additional school access through the proposed development.

CONSIDERATIONS

History and Principle of Development

Unlike the concurrent application for a factory building, the planning history of the site is critical in the determination of this scheme. Outline permission was granted at appeal in 2013 for a mixed use development of up to 75 dwellings, employment space and community facilities. A reserved matters approval for this development was granted in 2017. The conditions on the outline permission require the development to begin no later than two years from the date of approval of the last of the reserved matters to be approved. The last of the reserved matters was approved 13 April 2017, which means the previous scheme remains extant and could be commenced at any time. Although the currently proposed scheme is not identical to that previously approved, in terms of community benefits and the separation of the employment element into a separate scheme, the extant permission for up to 75 dwellings on the site must be given significant weight in establishing the principle for significant residential development on the site. The extant scheme is a legitimate fall-back position for the applicant. On this basis the extant scheme must be given considerable weight in the planning balance exercise discussed further below.

Templecombe is defined in the local plan as a Rural Settlement, where development will be strictly controlled. The starting point for considering development in Rural Settlements is policy SS2 of the South Somerset Local Plan. Policy SS2 states:

Development in Rural Settlements (not Market Towns or Rural Centres) will be 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 identified housing need, particularly for affordable housing.*

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

The proposal does not provide employment opportunities or necessarily meet an identified housing need in the community. However, it does create or enhance community facilities and services in its provision of land as an extension to the school playing field.

The proposal is not necessarily commensurate with the scale and character of the settlement as 70 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. However, as SSDC cannot currently demonstrate a five year supply of housing land, elements of that 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. A concern has been raised locally regarding the inherent unsustainability of the location. However, it is noted that the settlement contains a variety of services and facilities including a local convenience shop, village hall, church, children's play area, primary school, railway station and a large employer (Thales).

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. However, such concerns are not supported by technical consultees or service providers and, where necessary, details can be conditioned. No service supply issues (e.g. education, 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.

A local concern has been raised that there is no need for any new dwellings in the settlement. However, there is a district wide shortage of housing, and this proposal will potentially contribute seventy 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.

It could be argued that the proposal is contrary to the settlement hierarchy contained within the local plan. However, the proposal actually represents a reduction in commitments within Templecombe of five dwellings. As such, approval of the scheme would have no adverse impact on the settlement hierarchy from the existing position.

Highways

Significant local concern has been raised in regard to the proposed access arrangements and highway implications of the development. However, the Somerset County Council Highway Authority have been consulted and considered the scheme in detail. They have raised no objections to the proposal, and have

suggested the imposition of various conditions on any permission issued. They did note some concerns, but were content that these can all be addressed at the detailed stage. Some of the conditions proposed are considered to be reasonable and necessary, subject to some changes in wording. However, some are also more appropriate for a detailed planning permission and should not be imposed at this stage. It is notable that the extant scheme, which proposes very similar access arrangements, could be commenced even if the current scheme was refused, and would generate more traffic movements than the current proposal (from the greater number of dwellings and the employment use which is now part of a separate scheme using a separate access).

As such, subject to various conditions on any permission issued and notwithstanding the significant local concern in this area, any impact on highway safety is considered to be acceptable and in accordance with policies TA5 and TA6 of the South Somerset Local Plan and the aims and objectives the NPPF.

Visual Amenity

There has been significant local concern expressed as to the scale, design, and position of the proposed development, and the impact it will have on the character of the area and the wider landscape. Whilst the SSDC Landscape Architect has not been involved in the formal application process, he was heavily involved in the pre-application process, and was happy (subject to appropriate landscaping) with the impact of the proposed development on the wider landscape. Furthermore, the proposal will have a very similar impact on the character of the wider landscape as the extant scheme. On this basis, 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.

A concern has been raised locally as to the density of the proposed development. Particularly, as a large portion of the previous site has been removed for the concurrent application for a factory building, yet the proposed number of dwellings is similar (reduced by five). The applicant has therefore provide a comparison of the relative net densities of the two schemes and the existing nearby housing. They have shown that the extant scheme would have a density of 27.6 dwellings per hectare, whilst the currently proposed scheme would have a density of 26.9 dwellings per hectare. This can be compared to Blackmore Vale Close and the Hamlet which has a density of 25.3 dwellings per hectare. It can therefore be seen that the currently proposed density is very similar (actually slightly lower) to the density of the extant scheme and the density of the nearest existing residential development.

On this basis it considered that there will be no significant adverse impact on the wider landscape and, notwithstanding local concern, the density of the proposed development is considered to be acceptable and to accord with local character.

The detailed design of the scheme would have to be considered in full at the reserved matters stage.

A concern has been raised locally regarding the impact of the scheme on the setting of a nearby listed building. However, the proposal will have a very similar impact on the setting of that building as the existing scheme and, in any case, that impact is considered to be minimal.

As such, subject to appropriate detail at the reserved matters stage, and notwithstanding local objections in this area, it is considered that the proposed development would preserve the character of the area and have no adverse impact on the setting of the nearby listed building in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Residential Amenity

Due to the position of the proposed development and the size of the application site, there is no reason to assume that a satisfactory scheme could not be devised that would have no adverse impact on the amenity of adjoining occupiers by way of overshadowing, overlooking, or overbearing.

There would inevitably be some adverse impact on neighbouring occupiers by way of disturbance during the construction phase of the proposed development. However, a construction management plan condition could be imposed on any permission issued to ensure that any such disturbance is kept to a minimum. Such disturbance would also be transitory and, as such, it is not considered that the disturbance would be significant enough to warrant refusal of the scheme.

Local concerns have been raised regarding ongoing noise and light disturbance from the development once occupied. Whilst individual properties that currently back onto an open field will certainly experience a change in their circumstances, there is no reason to assume that any light or noise disturbance would be generated by the residential development beyond what would normally be expected in any village situation.

Therefore, subject to a construction management plan condition, a satisfactory detailed design at the reserved matters stage, and notwithstanding local concern, the proposal is considered to have no significant adverse impact on residential amenity in compliance with policy EQ2 of the South Somerset Local Plan.

Ecology

Concerns were raised as to the impact of the proposal on local ecology. The SSDC Ecologist was consulted and considered the scheme in detail. He raised no objections to the proposal, subject to the imposition of various conditions on any permission issued. Such conditions are considered to be reasonable and necessary.

Flooding and Drainage

Local concern has been raised in regard to drainage issues and the potential for surface water flooding arising from the proposed development. The LLFA has been consulted as to these impacts and have considered the scheme in detail. They raise specific areas of concern, but have confirmed that overall they are content that a satisfactory means of drainage can be achieved on site. The LLFA has recommend the imposition of a very detailed drainage condition on any permission issued. Such a condition is considered to be reasonable and necessary.

Contributions and Other Benefits

The development would be CIL liable for £40 per square metres of residential floor space. For example, assuming an average house size of 75 square metres, this would equate to approximately £210,000 based on the currently proposed scheme. 15% of whatever the final figures equates to would be passed directly to Templecombe Parish Council.

SCC Education has requested a contribution of £460,998 (£6,585.69 per dwelling). This was calculated on the basis that 70 dwellings would be expected to yield 4 early years children, 23 primary school aged children, and 10 secondary school age children with a contribution at £17,074 per primary school and early years place sought. They note that there are sufficient spaces within the secondary school, so have not required a contribution for those pupils.

SSDC Community, Health and Leisure Service have requested a contribution of £110,813 (£1,583 per dwelling) towards the provision of outdoor playing space, sport and recreation facilities. They have also requested the provision of land for a LEAP and for a youth facility. This would be broken down in the following way:

- On site - land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling and a contribution of £59,416 to provide the LEAP.
- On site - land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least 40 metres from activity zone to habitable facade of nearest dwelling and a contribution of £11,667 to provide the youth facility.
- Commuted sums of £34,320 towards the upkeep of the LEAP and £4,313 towards the upkeep of the youth facility.

SSDC Streetscene Services has indicated that at least 0.27ha of public open space should be provided on site. The comments of the Streetscene Services officer as to the indicative layout are noted. However, the layout of the scheme, including the positioning of open space, should only be considered at the detailed stage.

The SSDC Strategic Housing Officer states that local plan policy requires 35% of the housing to be affordable. The recommend that this is split 80:20 in favour of social rent over intermediate product.

The requested contributions have all been agreed to by the developer, and should be secured through a section 106 agreement before any permission is issued. Such contributions must be considered as a benefit of the

scheme, which should be afforded at least moderate weight in the planning balance.

In addition to the above listed benefits, the developer has agreed to provide a 0.5ha of land as an extension to the school playing field and to transfer ownership to SCC of an area of land (approx. 0.28 hectares) currently leased to SCC as part of the school playing field. The land is located adjacent to the existing school field and, as such, is considered to be an ideal location. It is considered that the possibility of the school obtaining such land in this location is unique and unlikely to be repeated. A further area of land (approx. 0.14 hectares) will be passed to the parish council for use as an extension to the existing cemetery. Again, this represents a unique opportunity to extend the cemetery, which is unlikely to be repeated. As such, this package of land transfers can be given significant weight in the planning balance as a benefit of the scheme.

Public Footpath

There is a public footpath that traverses the site. SCC Rights of Way has objected to the development on the grounds that the proposal will obstruct this footpath. However, the footpath is already obstructed by the existing Thales operation, so the current proposal will make the situation no worse, and should not constrain the proposed development. The legalities of obstructing a footpath would override any planning permission granted in any case. Thales are aware of the need to divert the existing footpath and have an application to do so in hand. An informative making sure that Thales are aware of their obligations regarding the footpath is considered to be sufficient.

Other Matters

Concern has been raised locally that public consultation has been insufficiently robust. However, public consultation by the applicant and by the LPA during the processing of the application has been more than sufficient to discharge statutory obligations in this regard.

A local concern has been raised that the scheme should not be considered until concurrent application has been determined. However, the two schemes are independent of each and should be considered separately as, theoretically, either could come forwards without the other. Linked into this point is a local concern that the proposed houses would not be saleable if the proposed factory goes ahead. However, provided that the proposed factory would have no adverse impact on the residential amenity of the proposed housing (which it would not), it must be for the market to decide whether the houses are saleable, and not a reason to refuse planning permission.

A concern has been raised that cycle parking in sheds is not sufficient. However, this is a matter to be considered at the detailed stage, and not a reason to refuse outline permission.

A concern has been raised that no allowance has been made for a maintenance strip around Blackmore Vale Close and The Hamlet. Whilst this is more a matter for the reserved matters stage, the applicant is aware of this issue and has submitted a document detailing how this could be achieved.

A concern has been expressed that the use of two separate applications is confusing. However, the division of the development into two separate applications is perfectly legitimate. Although previously part of the same application site, the separation is not artificial, as the proposal is for two unconnected uses, with separate accesses. Furthermore, one is a full application and one seeks outline permission only.

A neighbouring occupier has raised a concern regarding a potential adverse impact on the amenity of pupils at the school, specifically in relation to potential harm to learning outcomes. However, the school itself, despite being notified of the application has raised no such concerns. As discussed above, disturbance during the construction phase will be transitory and can be mitigated through a CEMP condition.

A concern has been raised that the scheme does not comply with local plan policies, and that there is a lack of local benefits. However, both these issues have been addressed in detail above and below.

A concern has been raised locally as to the potential for the development to cause a reduction in property value. However, it is a long standing tenet of the planning system that a reduction in private property value is not a material consideration that should constrain development.

A concern has been raised that ownership plotting (blue line) on the submitted plans is inaccurate. However, corrected plans have been submitted during the application and, in any case, whether the position of the blue line is accurate is not determinative.

A concern has been raised regarding the potential for watercourse pollution. However, there is no reason to assume that the proposal is any more likely to cause watercourse pollution than any other residential development. Such matters are, in any case, best controlled through non-planning legislation.

A concern has been raised regarding possible existing land contamination. However, the SSDC Environmental Protection officer was consulted and raised no such objections.

The application is partly grade 3a agricultural land and, as such, is defined as the best and most versatile (BMV) by the NPPF. However, the extant scheme would also use this land and, as such, it would not be reasonable to put significant weight on this loss as an adverse impact of the development.

Policy TA1 (Low Carbon Travel) of the South Somerset Local Plan seeks the provision of several benefits from new development, including electric vehicle charging points. It is considered that these benefits can be secured through an appropriate travel plan, as requested by the highway authority.

Parish Council Comments

The parish council recommend refusal of the scheme for a number of reasons. These are addressed in turn below:

As a result of subsequent development, since the original consent for the 75 houses, the Village runs a risk of over development and loss of its identity as a rural settlement.

This has been discussed above. There is an extant scheme for 75 houses, which could be commenced. A scheme for 70 houses actually represents a reduction in 5 dwellings against current commitments, so it would not be legitimate to refuse the application for this reason.

Loss of privacy, quiet enjoyment, overlooking of properties in particular the school, pre-school and Village Hall.

As discussed above, there is no reason to assume that a scheme for 70 dwellings cannot be comfortably accommodated on site without harm to the residential amenity of adjoining occupiers. In any case, the impact on these properties will be very similar between the extant scheme and that currently proposed. It would not therefore be legitimate to refuse the application for this reason.

Protection of boundary walls in the Hamlet and Blackmore Vale Close.

This has been adequately discussed above.

Impact on the community and services.

This has been adequately discussed above.

No proof of need as the development has not progressed since planning consent originally given.

There is a district wide need for housing, as evidenced by the current shortfall in housing land supply. The reason that the extant scheme has not yet come forwards could be for any number of reasons. The need for additional housing in the district cannot be ignored.

Does not meet current need. There is a need for affordable housing.

The proposal will bring forwards 35% affordable housing and market housing. Both of which there is a need for across the district.

Loss of previous benefits to the Village (via 106 Agreement) which was a consideration in getting previous planning consent.

It is noted that the scheme being brought forwards is not identical to the previous scheme, and does not include all of the same benefits. However, the balance between the benefits and the adverse impacts of this scheme are discussed in more detail below.

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 are considerable. The proposal bring forwards 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. A further benefit of the scheme would be the provision of land to extend the school playing field and the cemetery, situated in an ideal location adjacent to the existing playing field. It is considered that this benefit should be given significant weight. The inspector, in considering the appeal for the extant scheme, put significant weight on "...the benefits that the proposed development would have in terms of making significant contributions to addressing the clear shortfall in the Council's housing supply, and the pressing need for more affordable housing in the area. The benefits of the current scheme in this regard are similar and must be afforded significant weight.

Weighed against the benefits outline above, the scheme will 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, is the disturbance likely to be caused during the construction phase of the development, and the loss of BMV agricultural land. Notwithstanding local objections, no other areas of harm have been identified by statutory consultees, notably the SCC Highway Authority, or by any of SSDC's officers consulted.

A further factor that must be considered, and should be given significant weight in favour of the scheme is the legitimate fallback position of the developer to bring forwards a scheme for a similar number of houses on the same site.

Given all of the above, 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.

RECOMMENDATION

That application reference 18/02739/OUT be approved subject to:-

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

- 1) Secure a contribution of £1,583 per dwelling towards the provision of outdoor playing space, sport and recreation, to the satisfaction of SSDC Community, Health and Leisure Service.
- 2) Provide land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling to the satisfaction of SSDC Community, Health and Leisure Service.
- 3) Provide land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least 40 metres from activity zone to habitable facade of nearest dwelling to the satisfaction of SSDC Community, Health and Leisure Service.
- 4) Secure a contribution of £6,585.69 per dwelling towards primary school and early years places to the satisfaction of Somerset County Council.
- 5) Ensure that at least 0.5ha of land (marked as 'Playing Field 2' on drawing 17.25.S106) is provided to the local education authority as an extension to the existing school playing field to the satisfaction of Somerset County Council.
- 6) Ensure that the area of land marked as 'Playing Field 1' on drawing 17.25.S106, currently leased to Somerset County Council is provided to the local education authority as an extension to the existing school playing field to the satisfaction of Somerset County Council.
- 7) Ensure that the area of land marked as 'Land Reserved for Cemetary Extension' on drawing 17.25.S106, is provided to Templecombe Parish Council for cemetery, burial and open recreational purposes to the satisfaction of Templecombe Parish Council.
- 8) Secure at least 0.27 hectares of public open space on site to the satisfaction of the SSDC Streetscene Services manager
- 9) Ensure at least 35% of the dwellings are affordable with a tenure split of 80:20 in favour of social rented accommodation over other intermediate types, to the satisfaction of SSDC Strategic Housing.
- 10) Secure the submission and implementation of an appropriate travel plan to the satisfaction of the County Highway Authority.

For the following reason:

01. The principle of development is considered acceptable as the identified harm does not significantly and demonstrably outweigh the benefits of the scheme. The proposed development of the site would respect the character of the area, with no demonstrable harm to the setting of nearby listed building, highway safety, flood risk and drainage, protected species, or residential amenity. As such the proposal complies with local plan policies SD1, SS1, TA1, TA5, TA6, HG3, EQ2, EQ3 EQ4, and HW1, and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Details of the appearance, landscaping, layout, and scale of the development hereby permitted (hereinafter 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: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans:

17.25.R01A - Site Location Plan
42622-5501-SK01-C - Residential Site Access Junction
17.25.S106 - S106 Playing Field Identification and Cemetery Extension Land

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

04. 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:

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

Reason: In the interests of highway safety and residential amenity and in accordance with policies EQ2, TA5 and TA6 of the South Somerset local plan.

05. At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

06. The proposed development shall be served by the new access constructed in full accordance with drawing 42622/5501/SK01 rev C and shall be available for use before the first occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

07. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles (as detailed in FRA and drainage strategy PBA 31 August 2018 Rev B) 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 strategy 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. Such works shall be carried out in accordance with the approved details.

These details shall include: -

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

- o Detailed 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 methods employed to delay and control surface water discharged from the site (including layout plans, cross sections and any key levels), and the site specific measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- o Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution.
- o 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 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- o A management and maintenance plan 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 throughout the lifetime of the development

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 in accordance with the approved details throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the accompanying Technical Guidance.

08. The development hereby approved shall include no more than 70 units of residential accommodation.

Reason: To ensure the density of the proposed development is appropriate to the context in accordance with policy EQ2 of the South Somerset Local Plan.

09. The reserved matters application shall include full details of proposals for the incorporation of features to enable the enhancement of biodiversity and shall take into account the Landscape and Ecology Management Strategy and the sensitive lighting scheme contained within the 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018).

Reason: For the enhancement of biodiversity in accordance with NPPF.

10. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

11. 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 excavation, the recording of the heritage asset, 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: In the interests of protecting and recording any buried archaeology and in accordance with the aims and provisions of the NPPF.

Informatives:

01. In relation to the biodiversity enhancement condition above, the applicant should consider the incorporation of swift and swallow boxes as appropriate features to enable the enhancement of biodiversity.

02. 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

03. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary diversion/stopping up Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
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