

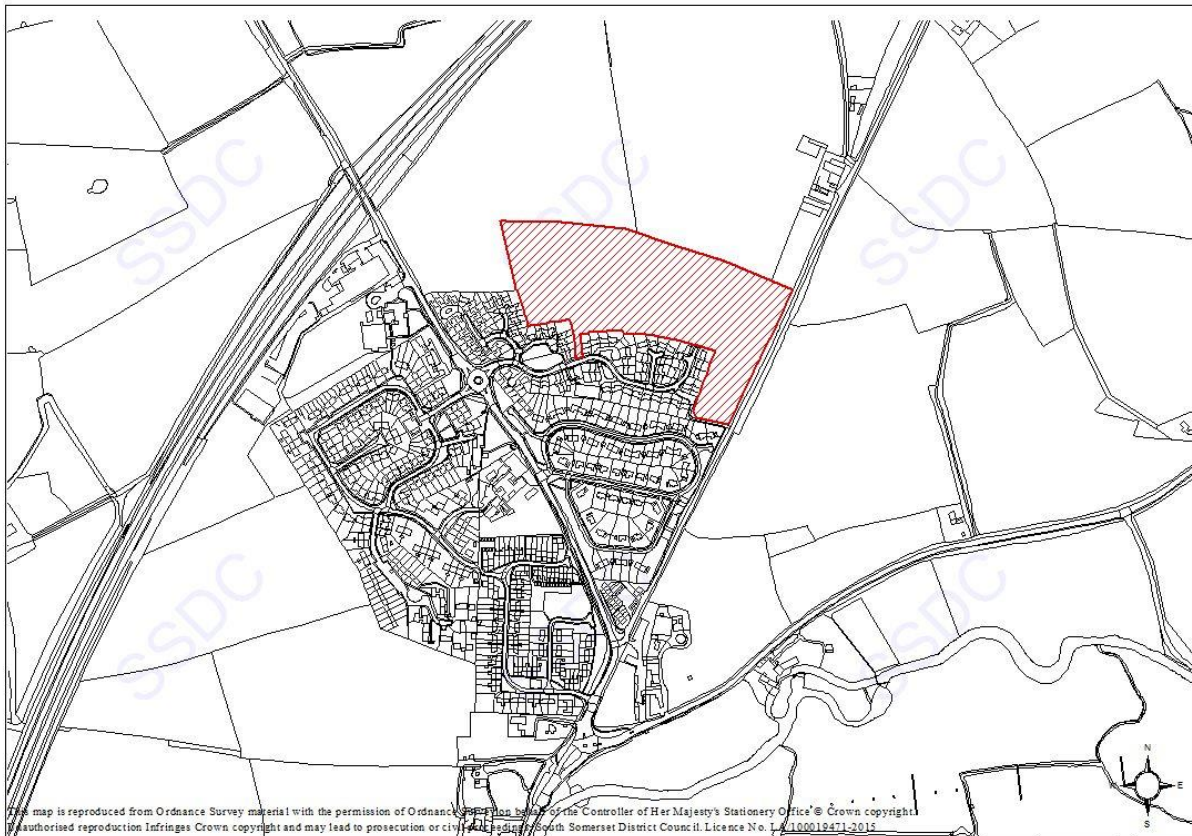
Officer Report On Planning Application: 15/00024/OUT

Proposal :	Outline application for the erection of up to 150 dwellings, site access, provision of associated landscaping and open spaces/play facilities (GR 352508/123950)
Site Address:	Land North Of Dragonfly Chase Ilchester Yeovil
Parish:	Ilchester
IVELCHESTER Ward (SSDC Member)	Cllr A Capozzoli
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	3rd April 2015
Applicant :	Executors Of PCH Young Deceased
Agent:	Pegasus Planning Group Ltd First Floor Wing Equinox North Great Park Road, Almondsbury Bristol BS32 4QL
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

REASON FOR REFERRAL TO AREA EAST COMMITTEE

This application for residential development is referred to the Area East Committee at the request of the Ward Member in agreement with the Area Chairman due to the significance of the proposals to Ilchester.

SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for the erection of up to 150 dwellings with associated access and landscaping. All matters are to be reserved with the exception of access. The site consists of three agricultural fields currently in pasture use for livestock. The Southernmost field lies to the North of Esmonde Drive, East of Dragon Fly Chase and West of the historic Fosse Way. The other 2 field are located to the North of Dragon Fly Chase. The site forms a broadly rectangular piece of land comprising parts of the Northern most fields and an infill to the East. In total the site is 5.03 hectares. The site slopes down gently towards the North. A central dividing hedge lies between the 2 Northern fields. To the East and South of the site it is bounded by hedges of various quality and type. The site is bounded by a variety of 2 storey residential properties to the South, with open countryside to the North, West and to the East beyond the Fosse Way. An existing public footpath / cycleway borders the Southern boundary of the Southernmost field that links Dragon Fly Chase with the Fosse Way. The submitted Agricultural Land Classification Report concludes that due to the clay soils and the seasonal waterlogging the site is classified as mainly being 3b. The smaller field to the South is less waterlogged and could be 3a, but due to the heavy clay loam topsoil and slight seasonal waterlogging and surrounded by 3b the overall classification of the predominate class on the site is 3b.

It is proposed to provide vehicular access to the site through the northern boundary from the existing classified un-numbered highway known as Dragon Fly Chase with proposed pedestrian and cycle links to the Fosse Way. The access from the B3151 is via the roundabout on Tarranto Hill. Two vehicular accesses are proposed to the site with these being between 1 Brairfield and 9 The Green towards the West of the site and between 5 and 52 Dragon Fly Chase towards the East of the site. In addition a pedestrian access is proposed into the site near the existing footpath / cycleway.

The indicative layout shows the retention of much of the existing hedgerow surrounding the site. The layout shows a central area of open space including youth facility provision and a Local Equipped Area of Play Provision (LEAP). The layout shows a low key highways

solution with the 2 accesses providing a road network to the West and East with central links between the two and a number of areas where shared surfaces are indicated.

The application is supported by:

- Design and Access Statement
- Arboricultural Impact and Tree Protection Plan Survey Constraints Report
- Ecological Surveys for Bats, Dormice, Access and Ecological Walkover Survey
- Statement of Community Involvement
- Sustainability Statement
- Planning Statement
- Archaeological Assessment
- Travel Plan
- Transport Assessment
- Flood Risk Assessment and Foul and Surface Water Management Strategy
- Landscape and Visual Appraisal
- Contaminated Land Desk Study
- Environmental Noise Planning Assessment
- Agricultural Land Classification Report
- Preliminary Services Report
- Draft Heads of Terms for Legal Agreement
- Various indicative plans

HISTORY

15/00037/EIASS - Outline application for the erection of up to 150 dwellings, site access, provision of associated landscaping and open spaces / play facilities - Environmental Impact Assessment not required - 16/2/15. This concluded that due to only local importance and no significant environmental effects on the environment an EIA would be required.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 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.

On 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan

On this basis the following policies are considered relevant:-

Policies of the adopted South Somerset Local Plan 2006 - 2028

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS4 - District Wide Housing Provision

Policy SS5 - Delivering New Housing Growth

Policy SS6 - Infrastructure Delivery

Policy HG3 - Provision of Affordable Housing

Policy HG5 - Achieving a Mix of Market Housing

Policy TA1 - Low Carbon Travel

Policy TA4 - Travel Plans

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

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

Policy EQ1 - Addressing Climate Change in South Somerset
Policy EQ2 - General Development
Policy EQ3 - Historic Environment
Policy EQ4 - Biodiversity
Policy EQ5 - Green Infrastructure

National Planning Policy Framework
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting Healthy Communities
Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 11 - Conserving and Enhancing the Natural Environment
Chapter 12 - Conserving and Enhancing the Historic Environment

Other Policy Considerations
Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Ilchester Parish Council - Raise concerns over the proposals;

"The ability to sustain and enhance Ilchester's role as a Rural Centre is strongly supported by the Parish. There are 4 critical areas of the Rural Centre infrastructure that require enhancement prior to the development taking place and we seek your assistance in working with the Parish to start moving this forward now.

- *Ilchester Surgery. We have been advised that the Surgery, who have confirmed with NHS England, cannot cater for additional numbers as it is at capacity both in numbers and particularly space. We plan to work with the Surgery to examine the feasibility of its re-location and building a new surgery and dispensary on the currently empty site of the Somerset Carriage Company in the centre of the village, which will be available for purchase over the next 2 years. We would seek your support to moving forward with this plan now as without it medical support will not be available for the new development, and even starting now, facilities will not be available before 2017 which is our estimate of the earliest that construction on the site could occur.*
- *Community Facilities. The additional 150 homes will be a 20% increase in the number of civilian homes in the Parish and the current community facilities available in the Town Hall are antiquated and outdated. Concurrent with the development, these require upgrading to cater for the increase in the population, and we welcome your plan to provide funds under Section 106 to update these facilities. It is noted that the Defence Infrastructure provides a social and welfare facility at the Tall Trees Community Centre co-located within the Defence Estate in the Parish. Whilst this is now available to all in the Parish through a Armed Forces Community Covenant Grant, it is not core infrastructure supported by the Parish.*
- *Ilchester Schools. There is currently limited capacity and the school would require additional permanent classroom accommodation in order to provide for the number of children projected to be living within the 150 proposed houses. This should be coupled with an opportunity to redevelop the whole facility, possibly on a single site which would aid access and control. This must occur before development starts to allow the facilities required to be available once occupancy of the new estate starts.*
- *Car Parking. There remains a dearth of parking in the Rural Centre and to meet the needs of the enhanced population, faced with over a half mile walk to facilities; additional parking will need to be provided. A site is available and its acquisition*

should be considered in the Local Plan.

Because of the unusual geography of Ilchester, there is a real risk that the development will have a deleterious effect on the sustainability of the Rural Centre, unless precautions are taken. In the future, perhaps even beyond 2026, there could be a drift of facilities, businesses and retail infrastructure towards the northern end as the housing continues to grow. We cannot overemphasize the need to maintain a stimulus to the economy of the core village to prevent its dying.

We are concerned that the proposal only meets the needs of local housing, it adds nothing to extending local services nor supporting additional economic activity and this needs to be addressed. Without considering these points all that will be provided are 150 commuter homes which will add to congestion across the Parish which has already been highlighted in our SCC endorsed Transport Strategy. This Strategy remains unfunded and we would wish to see it funded and delivered prior to construction, and before the increase in commuter traffic from the projected over 400 additional cars start to transit the Parish.

We remain concerned that there is an over-emphasis on the employment opportunities available at RNAS Yeovilton, especially after the reduction of the RN Personnel and their civilian support and a large increase in Army personnel who have less civilian support but will have an increased level of Army support from other units temporarily detached to this area to provide this support.

The employment forecast in the Local Plan is that jobs in Ilchester will grow by over 400 before 2028, Current MoD operations indicate that the opposite may be more correct. It is our view that the planned housing will be largely taken up by Somerton and Yeovil commuters.

Similarly, the size of the school and its viability and ability to cope with the increased numbers needs to be addressed by SCC, and this must occur before development starts to allow the facilities required to be available once occupancy of the new estate starts.

Notwithstanding the comments made in the proposal and their adherence to national guidelines, we have major reservations and wish to see changes to the transport strategy.

- Broadsword Park is a quiet Married Officers Quarter Area where children play in the quiet cul-de-sacs and play parks are adjacent to the highway with no safety area or separation zones. We consider that it is inappropriate to have the traffic from the new homes transiting this area and would wish to see a safer exit from the new estate through the old Fosse Way, or through a new construction to the North of the site. The former would require a revised road junction at its junction with the B3151 (Called Roman Road in the plan) and would set the scene for future developments in the area and the already agreed development of Hainbury Farm, in Yeovilton Parish. This new entrance point would have to take account of the residents of Fosseyway Court, farm traffic and dog walkers that use the Old Fosse Way.*
- Should this not happen we would insist on severe traffic calming across the transit road through Broadsword Park to limit the maximum speed of vehicles. Additionally, the increase in numbers attending the school will give a major increase in crossing by minors of the B3151 and we would expect the current uncontrolled crossing to be upgraded to controlled. This will also act as traffic calming, conforming to the Parish Transport Strategy.*
- The school has no objection to the building of houses on the land however they have significant concerns over the access to the new houses as this would mean a substantial increase in traffic and subsequent danger to their existing and new children as they made their way to and from school and in crossing the road via the two crossings.*

- *Broadsword Park is unsuitable for heavy vehicles and a separate entrance will be needed from the Old Fosse Way to the proposed development to allow free access to the site. This will then form the basis for a separate entrance to the estate as above.*
- *It should be noted that the residents of the 14 properties of Fosse Way Court do not support this line and would not wish to see the additional traffic flow."*

Yeovilton Parish Council (neighbouring Parish Council) - *The only concern from Yeovilton Parish Council is that of the drainage of surface water from this development, which if not properly addressed could impact on pumps adjacent to the A303."*

County Highway Authority

Notes that the submitted Transport Assessment (TA) has minor faults but its conclusions on the capacity of the junction are accepted. A draft Travel Plan (TP) has been submitted. It identifies several minor issues with the draft TP but notes that the TP should be secured via a Section 106 Legal Agreement for financial elements to be secured.

In detail in relation to the specific access points considers that there is sufficient room between Briarfield and The Green to provide an access road of 5m with 1.8m footpath either side. A sufficient junction can be formed. The second access is clearly designed for this to occur and there is sufficient width for a successful estate road.

In relation to the indicative layout considers that there are appropriate turning heads within the layout and a swept path drawing shows a refuse vehicle could manoeuvre on site. Detailed comments are made regarding the laying out of and the considerations of the estate, parking levels and drainage details which can all be agreed in detail at a later date.

Due to the proposed access and detailed considerations raises no objection subject to the imposition of conditions.

Highways Agency - Initially raised a holding objection due to insufficient information to assess the impact upon the A303.

On the submission of additional information from the Highway Consultants comment that;

"A Transport Assessment and Travel Plan dated November 2014 has been prepared, setting out trip generation and trip distribution / assignment results for the local highway network associated with the proposals for up to 150 mixed residential dwellings. We have also received further trip distribution / assignment information in an email from TPA dated 4 February 2015.

We have now reviewed the additional information and have concluded that development trips would largely travel to / from the nearest urban centre of Yeovil for employment, leisure and education purposes, and therefore place minimal impact on the Strategic Road Network which is located in the opposite direction."

On this basis raises no objection.

SSDC Climate Change Officer - Objects to the outline application as it currently stands because there is no comment on orientation, energy efficiency or renewables have been mentioned. Notes that 52 of the dwellings have South facing roof slopes and that a revised layout could provide for a greater number.

He cannot support the application because the opportunity to maximise solar orientation within the constraints of the site has not been taken.

SSDC Housing Officer - *"Regarding the affordable housing element of the scheme I would expect 53 affordable units (based on up to 150 dwellings proposed in total). The affordable units would be split 2/3 - 1/3; 36 social rent and 17 shared ownership or other intermediate solutions.*

All affordable dwellings must meet the minimum space and design criteria and we would ordinarily expect them to be provided through one of our main approved Housing Associations. We would also expect the affordable housing to be pepper-potted throughout this site and for the outward appearance to be generally consistent with the market housing in the site.

Further discussion would be necessary to assess the property types based on data from the Housing Register - Homefinder Somerset."

SSDC Environmental Protection Unit - On the basis of the submitted noise and phase 1 contaminated land surveys submitted with the application suggests the imposition of conditions regarding a watching brief and acoustic insulation due to noise from RNAS Yeovilton.

SSDC Open Spaces Officer - *"The plans provided within the 'Design and Access Statement' identify a provision of 0.16ha of informal open space, an amount well within the amount required by SSDC.*

We are very happy with the design for this outline application and are very encouraged by the central location of the public open space, maximising its catchment area, as well as the inclusion of the green gateways at the entrances to the site, helping to connect the new site to existing developments to the south.

We have no further comments or amendments to make at this stage and are happy for the progression of this application with the current plans."

SSDC Planning Policy - The Local Plan takes a permissive approach to housing proposals in the Rural Centres that are adjacent to the development areas where they are in keeping with the overall scale of growth and wider policy considerations. The site is identified in the peripheral landscape study (February 2010) as having a moderate to high capacity to accommodate built development. 150 dwellings are proposed, a number which is in scale with that being proposed through emerging Local Plan Policy SS5. The site does not fall within any of the Environment Agency Flood Zones and is outside the Area of High Archaeological Potential identified on the Local Plan Proposals map, both constraints which are heavily present in locations to the south of Ilchester.

On the basis of the above, the proposed development appears to be in general accordance with the Development Plan.

SSDC Landscape Architect - Notes the peripheral landscape study of Ilchester carried out in 2010, and that the application sites was evaluated as one having moderate - high capacity for development.

The application now before us includes a landscape and visual impact assessment, which has evaluated the likely impact of development in this location upon the character of the host landscape, and the likely visual effects of development in this location. It identifies that the site has few constraining landscape features, and considers that other than as viewed from the immediate residential edge, and the adjacent Foss Way, that visual impact will be minor,

falling to negligible with distance, and primarily from the northeast only. In evaluating the collective impacts relative to a residential layout, the assessment proposes;

- (i) Management and enhancement of the existing vegetation along the southern, southwestern and eastern boundaries of the site to provide enclosure and visual screening;
- (ii) The retention of open areas within the development, to include a central public open space that breaks up development mass, and to soften the transition of the built edge to open countryside;
- (iii) A landscape buffer to the northern boundary to create a wildlife corridor; allow for connectivity to the surrounding countryside; and provide a woody boundary to create a strong landscape edge to the built fringe of Ilchester;
- (iv) The planting of a new hedgerow along the western and southern boundary of the area of the site to assist visual containment, and;
- (v) Structural tree planting within the new development to provide visual interest and reduce the perceived scale and massing of the built form within the surrounding environment.

Is in general agreement with the applicant's landscape assessment, whose conclusions broadly correspond to the findings of the PLS. Noting the illustrative plan to have accommodated these landscape prescriptions, then at this outline stage, accepting that the local plan proposes further residential development for Ilchester, there is no basis for an over-riding landscape objection to development in this location.

SSDC Conservation Manager - *"There is no significant impact on above ground heritage assets with this proposal.*

I have no major concerns about the design suggestions contained here except to be wary in this location of buildings higher than 2 storeys. Where the footpath link to the Foss Way is indicated this I suggest should be overlooked by frontage development."

SSDC Community, Health and Leisure - Requests the following contributions are sought in line with policy HW1 of the local plan and paragraphs 203-206 of the NPPF:

- Local facilities £233,380 - Broken down as; Equipped Play Space provided on site on a centrally located LEAP of 681m² with 30m buffer zones (£129,604), Youth Facilities provided on site as 170m², located adjacent LEAP (£25,448), Community Halls off site contribution towards enhancing facilities at the existing town hall in Ilchester or towards providing a new hall (£78,328)
- Strategic facilities £213,907 - Broken down as; Theatres and Art Centres towards expanding and enhancing the Octagon Theatre in Yeovil (£47,164), Artificial Grass Pitches towards a new 3G pitch in Wincanton (£12,114), Swimming Pools towards a learner pool at Wincanton Sports Centre or new 8 lane district wide pool in Yeovil (£27,583), Indoor Tennis Centres towards a new indoor tennis centre in Yeovil (£35,711), Sports Halls towards the development of a centrally based 8 court District wide competition sports hall or enhancements in Yeovil (£91,335).
- Commuted sums £84,270 - Equipped Play Areas provided on site (£74,861) and Youth Facilities provision for 170m² provided on site (£9,409)
- Community, Health and Leisure Service administration fee £5,316

Notes that contributions have been included for play and youth facilities but if the developer were to provide and manage them through a management company these costs would be removed. Also raise concern over the road between the LEAP and youth facilities.

N.B. New Central Government legislation coming in on 6th April 2015 states that only 5

contributions can be pooled for a specific facility. Due to lack of development within Ilchester this would not affect the Local facilities. However the Strategic facilities may be affected by this change. The Community, Health and Leisure Department have been contacted to confirm the contribution that can be sought in relation to strategic facilities.

SCC Archaeology - Following the requested geophysical survey, indicates that there may be Romano/British remains on the site. Therefore they require an area of 2% trenching to be undertaken before the application is determined. Subject to this being undertaken recommend that the developer is required to archaeologically excavate the heritage asset and provide a report as to any discoveries in accordance with the NPPF. They suggest that this can be achieved through the imposition of the following condition on any permission issued:

"No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority."

Avon and Somerset Constabulary Architectural Liaison - As a Police Service we offer advice and guidance on how the built environment can influence crime and disorder to create safer communities addressing the potential of the fear of crime and anti-social behaviour.

Sections 58 and 69 of the National Planning Policy Framework March 2012 both require crime and disorder and fear of crime to be considered in the design stage of a development and ask for:-

"Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion."

Guidance is given considering 'Crime Prevention through Environmental Design', 'Secured by Design' principles and 'Safer Places'.

Based on the above, pedestrian links should be at least 3m wide, straight and restrictions put in place to prevent unauthorised use of cars / motorcycles. Subject to these inclusions users feel safe when using these links.

SCC Education - It is noted that a development of 150 dwellings would be expected to require 30 primary school places. He notes that the local primary school at Ilchester currently has some un-used places, it is important that it manages to retain some flexibility given the transient turnover of families at Yeovilton Air Base; and at present, it is forecast to be over-subscribed by 2018, without taking into account new development.

He concludes that at £12,257 for each new primary school place a total contribution of £367,710 would need to be secured through a Section 106 agreement.

Environment Agency - No objection subject to the imposition of certain conditions and informatives being imposed on any permission issued.

SSDC Ecologist - He notes the Ecological Surveys carried out and submitted with application. The bat activity survey identified a relatively low number of bats and does not contain any trees or structures that could be used by bats for roosting. There was no evidence of dormice and the surveys do not identify any other significant issues and consequently raises no objection.

Recommends a condition regarding biodiversity enhancement.

Somerset Wildlife Trust - Notes the various ecological reports submitted with the application. States they support the outcome of the reports and in particular the recommended enhancements. They also request existing hedgerows gaps should be replanted with native species that encourage wildlife. Any external lighting should be designed to minimise impact. Despite suggesting conditions raise comments over the overall design of the estate and consider that it lacks imagination and there is no provision for wildlife corridors and insufficient green areas and planting.

Wessex Water - The applicant has indicated foul water connections to the existing foul sewer to the south of the site. They note limited capacity of the existing sewerage network. They require network modelling commissioned by the developer to determine capacity improvements and points of connection. As a strategy has yet to be agreed request a condition regarding foul water drainage.

They also note that network modelling of the water supply system will be necessary to consider if off site reinforcement of the network will be recommended to serve the proposed development.

There is currently no cost for network modelling of the water supply system which can be pursued upon application to Wessex Water. The cost of any recommended off site reinforcement required to serve proposals can be accommodated within Section 41 requisition arrangements of the Water Industry Act 1991.

MoD - Confirms that the MoD has no safeguarding objections to this proposal.

NHS England - *"The total anticipated population impact for Ilchester therefore would total 150 dwellings.*

Further to discussions with the practice and Somerset CCG I enclose comments on the proposed housing application in Ilchester and the impact on GP Provision:

Planning Proposals

150 dwellings at 2.2 per dwelling = 330 residents

Total anticipated population 330 residents in Local Plan

GP capacity = Whole Time Equivalent 2.00

List Size 3,407 (dec 14)

Average List per GP Whole Time Equivalent = 1,703

Average List per GP nationally 1,800 - 2,200

Average List per GP to assess GP capacity = 1,700 patients per GP to allow for variances in patient need. So the practice staffing is currently matching practice list. However if the practice list size does increase then further capitation payments will accrue to enable additional staffing and services to be provided.

Premises Capacity

Current building = 220 sqm approx.

Space guidance for new development business cases is 333sqm for 4,000 patients

Current building is c 75% of new guidance size

Current building would fall to 67% of new guidance size if practice list increases to 4,000

Conclusion

There is currently no Doctor capacity to accept more patients, and the current facilities are

constrained in capacity and there is little or no opportunity to expand the current site.

The practice is operating out of a reduced space compared to new business case guidance. The proposed planning application is likely to put an additional strain on the capacity of the current surgery and the full impact of the potential of a second application could lead to a new list of c3,737 patients.

*NHS best practice guidance for new surgery for up to 4,000 patients is 333sqm at an overall development project costs including design, fees, construction etc is c£750k excluding land. The planning application would represent contribution of $330/4067 * £750k = 8.1\% = £61k$ and some site will need to be provided to support a potential new development or contribution to purchase alternative site.*

The only realistic way to future proof provision is likely to be through providing additional space. Given the nature of the current site, options from the developer are sought and or other site searches to assess the likelihood of an alternative and suitable site being available."

REPRESENTATIONS

11 letters of objection have been received raising the following areas of concern;

- Broadsword Park is occupied by personnel through the Service Families Accommodation and this proposal due to access through the site results in potential security threat to military personnel.
- More people and a broader demographic has the potential to increase crime rates.
- Increased volume of traffic through the site will make it less safe for children.
- Facilities in Broadsword Park have been provided for military personnel and an increased use could result.
- The increase in residents within Ilchester could have greater impact upon existing facilities especially the school.
- The proposal would see greater traffic through Ilchester and it is already busy at present.
- The proposal could devalue property prices.
- The close-knit military community could be put to stresses and strains during construction and may impact upon the Armed Forces Covenant.
- Concerns over impact on schools and doctors surgery. Can they cope?
- Questions how the proposal meets the sustainable development criteria?
- Noise surveys undertaken were during March and questions why these were not carried out during the summer when noise from roads are greater.
- The agricultural classification report states that the land is seasonally waterlogged and therefore questions whether drainage on site will cope.
- One of the accesses to the site is over an area of open space.
- Questions why access cannot be obtained via the Foss Way to the East.
- The Local Plan requirement is for 141 and this proposal exceeds this level.
- One resident moved from Yeovil as wanted a village location.
- Concerns over the influx of dogs and where will people take them to exercise them?
- This is a green field site and should only be considered as a last resort.
- This proposal is too large and the impact would be too big and overpowering.
- Questions the need for new / additional housing in Ilchester.
- Questions the assumption made in the Local Plan regarding employment development especially at RNAS Yeovilton. Housing is likely therefore being for commuter housing.

- The settlement of Ilchester is spread out and this proposal will extend new development away from the historic heart.
- Does not consider that the proposal is sustainable and there is no joined up thinking with the requirements for RNAS Yeovilton. Suggests that the occupation of the development should be MoD personnel only.

A letter of representation has also been received from the doctor's surgery who states that there is no doctor capacity at the surgery to accept any more patients. Also the current facilities are constrained in capacity and there is no opportunity to extend the site. The future proofing of the facility is required and options from the developer are sought. They are principally interested in a site being secured for future development within the village but any surgery would need to be fit for purpose.

In addition, 1 letter for support has been received detailing that that it is over 40 years since an estate of private houses were built in the village and it is needed for growth and prosperity.

APPLICANT'S CASE

In the conclusion of the Planning Statement it is stated;

"This Planning Statement supports an outline planning application for residential development and associated works to provide approximately 150 dwellings at land north of Troubridge Park, Ilchester. The application is submitted in outline form, with all matters reserved except for access.

The Statement has clearly demonstrated how the proposal accords with national and local planning policy and contributes towards the delivery of housing required by the emerging Local Plan.

The proposal is informed by pre-application discussion with the District Council and local residents.

The application site constitutes the most appropriate available site to deliver the required housing in a logical location adjacent to the existing Development Area for Ilchester. Ilchester is defined by the District Council as a sustainable 'Rural Centre' capable of accommodating additional development at an appropriate scale.

The proposal therefore constitutes sustainable development that accords with the development plan, which, in the context of the NPPF, should be granted planning permission without delay."

CONSIDERATIONS

The main areas of consideration are considered to be:

- Principle of Development
- Landscape / Visual Impact
- Archaeology
- Flooding and Drainage
- Ecology
- Sewerage and Water Supply
- Highways
- Residential Amenity

- Loss of Agricultural Land
- Planning Obligations
- Infrastructure and Facilities

Principle of Development

The recently adopted local plan designates Ilchester as a Rural Centre capable of accommodating at least 141 additional dwellings up to 2028 (policy SS5, Proposed Submission of Local plan, June 2012). It is not proposed to allocate sites at this stage; rather it would be a case of responding to each proposal on its merits. This reflects the fact that Ilchester is a large village containing a variety of shops, services, facilities, and employment opportunities and is a sustainable location for residential development, following the revisions to the noise contours. On this basis it is considered that the principle of the residential development of this site is acceptable and the scale of the application accords with the level of growth outlined in the Local Plan. The application therefore falls to be determined on the basis of its impacts.

Development management criteria will continue to apply in terms of landscape, historic environment, access, flooding, environmental damage, amenity etc. There is no automatic assumption that sites will be approved.

In relation to Ilchester, the centre and Southern part of the village is heavily constrained due to flood risk and archaeology. It is noted from the Landscape Architect's comments that under the peripheral landscape study of Ilchester carried out in 2010, the application site was evaluated as one having moderate - high capacity for development. Therefore in considering the whole of Ilchester the principle in developing this site is accepted. On this basis the proposal complies with Policies SD1, SS1 and SS5 of the adopted South Somerset Local Plan (2006 - 2028).

Residents have raised concerns that the building of a development would be too much too quickly for Ilchester. As detailed above this level of growth is considered to be appropriate for Ilchester and it is noted that the 141 dwelling requirement is a target not a maximum figure. Also a reserved matters application would need to be submitted to consider the detail on the site. Once any reserved matters application is approved, the development would not be built out immediately. Even at the most optimistic rates it is likely to take up to 3 years. This rate is considered to be acceptable.

Landscape / Visual Aspect

As noted above the peripheral landscape study considers that this site has a moderate to high capacity for development.

The submitted landscape and visual impact assessment has evaluated the likely impact of development in this location upon the character of the host landscape, and the likely visual effects of development in this location. It identifies that the site has few constraining landscape features, and considers that other than as viewed from the immediate residential edge, and the adjacent Foss Way, that visual impact will be minor, falling to negligible with distance, and primarily from the northeast only.

It is considered that the proposal broadly correspond to the findings of the peripheral landscape survey. It is noted that the layout plan is indicative only but at this outline stage the Landscape Architect concludes that there is no basis for an over-riding landscape objection to development in this location.

Therefore subject to a condition regarding a landscaping scheme it is not considered that the

proposal would result in an adverse landscape impact. As such the proposal complies with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

Archaeology

The county archaeologist was consulted as to the impacts of the development on any archaeology in the area. They initially raised concerns and requested that further survey work was carried out. This resulted in a geophysical survey being undertaken. There is potential of Romano/British remains on the site. Therefore they require an area of 2% trenching to be undertaken before the application is determined. Subject to this being undertaken and reported to the County Archaeologist it is recommended a condition is imposed requiring the site to be excavated in accordance with a written scheme of investigation.

The County Archaeologist however considers that regardless of any findings that may remain on the site, they should not constrain the proposed development subject to a suitable programme of archaeological work being carried out by the developer in accordance with aims and objectives of the NPPF.

Flooding and Drainage

The Environment Agency has been consulted as to the potential flooding impacts of the development and the proposed surface water drainage scheme. They are content with the principle of the scheme, subject to the imposition of conditions and informatives on any permission granted. The site is located within the Environment Agency flood zone 1 and is therefore not considered to be an area at risk of flooding. Therefore, notwithstanding the concerns expressed in the letter of representation subject to the imposition of suitable conditions on any permission issued, it is considered that the proposed development would not increase the risk of flooding and subject to a detailed drainage strategy be any worse than the green field site in accordance with the aims and objectives of the NPPF and the local plan. The drainage proposals are considered to be adequate subject to a condition to secure further details.

Ecology

Submitted ecological surveys have been examined by the District Ecologist and the Somerset Wildlife Trust. The findings of the submitted ecological reports are agreed and none raise any concerns regarding the principle of the development. All refer to specific improvements that can be incorporated into the design of the scheme, but these are considered to be matters best dealt with as part of any reserved matters application. As such, the proposal is considered not to have an impact on local ecology or protected species significant enough to warrant refusal of the scheme in accordance with Policy EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Sewerage and Water Supply

Wessex Water has indicated that there are capacity issues in relation to both these matters in the locality. However, they are content that these issues can be adequately controlled through the imposition of a suitable condition on any permission issued, and that financial contributions can be secured using the Water Industry Act 1991.

Highways

Initial concerns were made from the Highways Agency regarding the impact upon the A303. However due to the submission of further information, this objection was removed.

Concerns have been raised over the proposed development's impact upon the local highway network especially the B3151 through Ilchester and the impact through Broadsword Park. The Highways Authority has considered the Transport Assessment and they consider that the accesses into the site have sufficient capacity to cope with the proposed extra development.

The accesses into the site from Dragon Fly Chase and additional traffic using the road have also been raised as an area of concern. The existing road layout is large enough and has been designed to accommodate additional traffic. Therefore whilst additional traffic through the estate is inevitable, the roads have the physical capacity to cope.

The Highways Authority have concluded that there are no traffic impact grounds for a recommendation of refusal, subject to the imposition of certain conditions on any permission issued.

Accordingly, whilst local concerns are noted, it is considered that the proposed access arrangements and local highway network are capable of accommodating the traffic generated by the development without detriment to highways safety. As such the proposal complies with Policies TA1 and TA5 of the adopted local plan (2006 - 2028).

Parking provision and other matters of detail (footpaths etc.) would be assessed at the reserved matter stage and need not be conditioned at this stage as requested by the highways officer.

The highways officer has raised some minor concerns with the proposed Travel Plan. However, it is not considered that these concerns should constrain the development, as any further revisions considered necessary can be secured as part of any legal agreement negotiations in the event that permission is granted. This complies with Policy TA4 of the adopted South Somerset Local Plan (2006 - 2028).

Residential Amenity

Noise and access through Broadsword Park have been raised as issues. A noise survey has been undertaken and this has been assessed by the Environmental Protection Officer. The noise contours have been amended in the adopted Local Plan and a scheme of noise insulation is required due to aircraft noise from RNAS Yeovilton.

Reference has been made to the submitted survey in respect of impact of noise from the A303. The application site is not adjacent to the A303 and it is noted that the part nearest to the site is within a cutting whereby noise would be reduced. In addition, any potential noise would be covered by acoustic insulation within the dwellings.

External amenity space would be subject to greater noise but in considering the general presumption in favour of development in Ilchester and the greater constraints elsewhere this is not considered demonstrable to warrant a refusal.

Concerns have also been expressed over the impact on amenity due to additional vehicles accessing the site through Broadsword Park. Notwithstanding any practical issues as raised above, the amenity needs to be assessed. A first floor side window is located on the gable end of 1 Briarfield but this is not considered to be adversely affected by traffic using this access and this relationship is considered to be appropriate in the context of access to the site. Additional vehicles will be utilising Broadsword Park to access the proposed development but this is likely to be mainly at peak times in the morning and evening as detailed in the submitted assessments. The remainder of the time additional traffic may be prevalent, but would not be substantial and whilst the proposal will undoubtedly have some

impact on their residential amenity, it is not considered that the impact would be significant enough to warrant refusal of the scheme.

It can therefore be concluded that the proposed development will not cause demonstrable harm to the residential amenity of adjoining occupiers in accordance with Policy EQ2 of the adopted South Somerset Local Plan.

Loss of Agricultural Land

The proposal results in the development of greenfield land and therefore an assessment of in relation to the loss of the agricultural land is required under Paragraph 112. The application is supported with an Agricultural Land Classification Report. This confirms that the majority of the site is 3b with the southernmost field being potentially 3a. However due to soil conditions and the small nature of this particular parcel of land it is not considered that this proposal would result in the significant loss of the best and most versatile agricultural land.

Planning Obligations

- Sport, Art and Leisure - a contribution of £536,872 (£3,579 per dwelling) is sought towards the increased demand for outdoor playing space, sport and recreation facilities.
- Affordable Housing - whilst the housing officer requests 53 affordable houses this is an outline application with all matters, except access reserved. The application seeks permission for up to 150 houses, however the actual number would be finalised at the reserved matters stage. At this point the S106 agreement should oblige the developer to provide at least 35% of the dwellings as affordable with a tenure split of 67:33 in favour of rented accommodation over other intermediate types.
- Travel Plan - the developer needs to agree the content of the Travel Plan as part of a S.106 agreement. It is noted that the Highways Authority request that the locations of cycle parking is plotted on a plan. However this is an indicative plan and therefore this is not possible in the legal agreement. This aspect could be subject of a condition.
- Education - A contribution of £367,710 towards primary school places is sought towards the shortage of places that the proposed development would generate.

These aspects have all been agreed as detailed in the draft Heads of Terms submitted with the application.

Accordingly, should the application be approved a Section 106 agreement will be necessary to:-

- Secure the agreed contribution towards strategic and local outdoor playing space, sport and recreation facilities.
- Secure the agreed contribution towards education.
- Ensure that 35% of the dwellings units are affordable and remain so in perpetuity.
- Provide an appropriate Travel Plan.

Subject to the applicant agreeing to these obligations the proposal would comply with saved policies HW1, SS6, HG3 and TA4 of the adopted South Somerset Local Plan.

Infrastructure and Facilities

A number of concerns have been raised regarding whether Ilchester has the necessary infrastructure and facilities to cope with the proposed development. (e.g. education, healthcare etc.) In this regard the County Education Officer identifies that the proposed development would equate to the need to provide 30 primary school places. Therefore as detailed above a financial contribution is sought to meet this demand. This has been agreed by the applicant.

NHS England has sought a contribution for the doctor's surgery and their comments are acknowledged. However, no concerns for doctor provision were raised in the Infrastructure Delivery Plan of January 2012. Whilst their comments are acknowledged their response is somewhat unclear as to the proposed mitigation measures. Under the Community Infrastructure Regulations 2010 contributions should not be sought if no specific project is identified.

EIA

The requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 have been considered. A screening and scoping assessment was carried out in accordance with the regulations. The screening opinion issued by the LPA was that, given the nature of the site and supporting information provided with the application, the proposed development will not have significant environmental effects and that no environmental statement is required for the purposes of environmental impact assessment.

Other Matters

The SSDC Climate Change Mitigation officer raised an objection to the scheme on the grounds that there is no comment on the provision for renewable energy generation equipment or how code for sustainable homes level four will be met. Whilst his comments are noted it is considered that these issues represent detailed design matters best dealt with at the reserved matters stage.

The Sports, Arts and Leisure Department are concerned over the separation of the LEAP and the youth facility provision by a road. However this is an indicative plan as to the potential layout of the site. This matter is best dealt with at reserved matters stage and this area redesigned to incorporate just a footpath link.

A concern has been raised that the proposed development may generally result in an increase in crime within Ilchester, and any new play may encourage anti-social behaviour. However, there is no reason to assume that this will be the case, and detailed crime prevention matters can be considered at the reserved matters stage.

Neighbours have raised a concern regarding the loss of outlook from their properties and potential devaluing. However, subject to achieving a satisfactory design and layout at the reserved matters stage the relationship between existing and proposed dwellings will be thoroughly assessed at the reserved matters stage. Moreover, the loss of property values is not a material planning consideration.

Concerns have been expressed that the entrance to the site is via Broadsword Park a military families estate and possible associated security issues. No end developer is identified and the agent is representing the land owner as opposed to any developer. Therefore it is feasible that due to the growth of RNAS Yeovilton the MoD may acquire the site. Notwithstanding the above, the roads within Broadsword Park are adopted roads and could be used by members of the public. Therefore there would still be a potential for non-

military people accessing the site. Therefore whilst the concerns are noted, it is not considered this potential issue results in the application being recommended for refusal.

Conclusion

It is considered that, in principle, it is a sustainable location for development. No adverse impacts on the landscape, ecology, drainage, residential amenity or highway safety have been identified that justify withholding outline planning permission and all matters of detail would be adequately assessed at the reserved matters stage or by the agreement of details required by condition. The applicant has agreed to pay the appropriate contributions.

Further trenching is required to meet the requirements of the County Archaeologist. Therefore this information is required before permission can be granted.

Therefore, notwithstanding the various concerns raised and the above comments regarding archaeology, the proposed development is considered to be in accordance with policies SD1, SS1, SS4, SS5, SS6, HG3, HG5, TA1, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3 EQ4 and EQ5 of the adopted South Somerset Local Plan and the aims and provisions of the NPPF. As such the application is recommended for approval subject to the trenching required by the County archaeologist.

RECOMMENDATION

That application reference 15/00024/OUT be approved subject to:-

- a) The prior completion of further archaeological investigation to the satisfaction of the Development Manager in consultation with the County Archaeologist.
- b) The prior completion of a section 106 agreement (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 £3,579 per dwelling towards the increased demand for outdoor playing space, sport and recreation facilities and its on-going maintenance to the satisfaction of the Assistant Director (Wellbeing).
 - 2) Ensure at least 35% of the dwellings are affordable with a tenure split of 67:33 in favour of rented accommodation over other intermediate types, to the satisfaction of the Corporate Strategic Housing Manager.
 - 3) Provide for Travel Planning measures to the satisfaction of the Development Manager in consultation with the County Highway Authority and fully implemented in accordance with the agreed details.
 - 4) Secure a contribution of £232,883 towards primary school places to the satisfaction of Somerset County Council.
- c) The following conditions:

JUSTIFICATION

01. Notwithstanding the local concerns, the provision of up to 150 houses in this sustainable location would contribute to the council's housing supply without demonstrable harm to archaeology, residential amenity, highway safety, ecology or visual amenity, and without compromising the provision of services and facilities in the settlement. As such the scheme is considered to comply with the saved policies of the local plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Details of the appearance, landscaping, layout and scale (herein after 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 before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

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

03. The site hereby approved for development shall be as shown on the submitted location plan BRS.4903_02C and drawing 1312-10 of the Transport Assessment from Transport Planning Associates received 24 December 2014.

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

04. No works shall be undertaken unless a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 critical storm an allowance for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy EQ1 of the South Somerset Local Plan and the aims and objectives of the NPPF.

05. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details agreed.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy EQ1 of the South Somerset Local Plan and the aims and objectives of the NPPF.

06. No works shall be undertaken unless a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker
- a drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing
 - the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property in accordance with the aims and objectives of the NPPF

07. No works shall be undertaken unless the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard heritage assets of archaeological interest in accordance with Policy EQ3 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

08. To be submitted with any future full or reserved matters application details of measures for the enhancement of biodiversity, based upon the submitted reports and noted by the Somerset Wildlife Trust. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity in accordance with Policy EQ4 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

09. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy EQ7 of the adopted South Somerset Local Plan.

10. No works shall be undertaken unless a scheme of works for acoustic insulation for the new dwellings has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity due to aircraft noise in accordance with the aims and objectives of the NPPF and the details contained within Appendix 4 of the adopted South Somerset Local Plan

11. As part of any full or reserved matters application a detailed landscape strategy, including a hedge protection plan to BS5837, shall be submitted with the onsite landscape proposals based on indicative drawing BRS.4903_09E.

Reason: In the interests of visual amenity and in accordance with policies EQ2 of the adopted South Somerset Local Plan.

12. The proposed dwellings shall be constructed as two storey buildings with the main eaves line approximately level with the first floor window heads.

Reason: In the interests of the character of the locality in accordance with Policy EQ2 of the adopted South Somerset Local Plan.

13. The residential component of development hereby approved shall comprise no more than 150 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 EQ2, HW1, SS6, HG3 and TA4 of the adopted South Somerset Local Plan.

14. No work shall commence on the individual parts of the development site until a car parking scheme for that part of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme should be in line with the optimum levels set out in the County Council Parking Strategy and is to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of parking on the site in accordance with Policy TA6 of the adopted South Somerset Local Plan

15. 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 interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan

16. 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 in accordance with Policy TA5 of the adopted South Somerset Local Plan

17. 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 in accordance with Policy TA5 of the adopted South Somerset Local Plan

18. None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed between on all the proposed roads in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan

Informatives:

01. You are reminded of the contents of the Environment Agency's letter of 26 January 2015 which is available on the council's web-site.
02. You are reminded of the comments of the Council's Climate Change Officer dated 13 January 2015 which is available on the council's web-site.
03. You are reminded of the contents of the Police Architectural Liaison Officer's letter of 20 January 2015 which is available on the council's web-site.
04. You are reminded of the contents of the Environmental Protection Officer's letter of 23 February 2015 which is available on the council's web-site.
05. You are reminded of the contents of Wessex Water's letter of 27 February 2015 which is available on the council's web-site.
06. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to and approved in writing by the Local Planning Authority.