

5. Approx 4.98ha of land to be developed as an extension to a Use Class B1/B2/B8 business park, together with associated roads, landscaping and infrastructure. Oak Farm, Lufton, Yeovil.

OFFICER: Jean Marshall (01935) 462577

APPL.NO: 06/04559/OUT APPLICATION TYPE: Outline Application

PARISH: Brympton WARD: BRYMPTON

DESCRIPTION: Approx 4.98 Ha of land to be developed as an extension to a Use Class B1/B2/B8 business park, together with associated roads, landscaping and infrastructure.

LOCATION: Land Os 0025 0026 1927 0019 Oak Farm Lufton Yeovil Somerset BA22 8SZ

APPLICANT: Abbey Manor Developments Ltd & South Somerset DC

AGENT: Mr Nigel Timmis The Abbey Preston Road Yeovil Somerset BA20 2EN

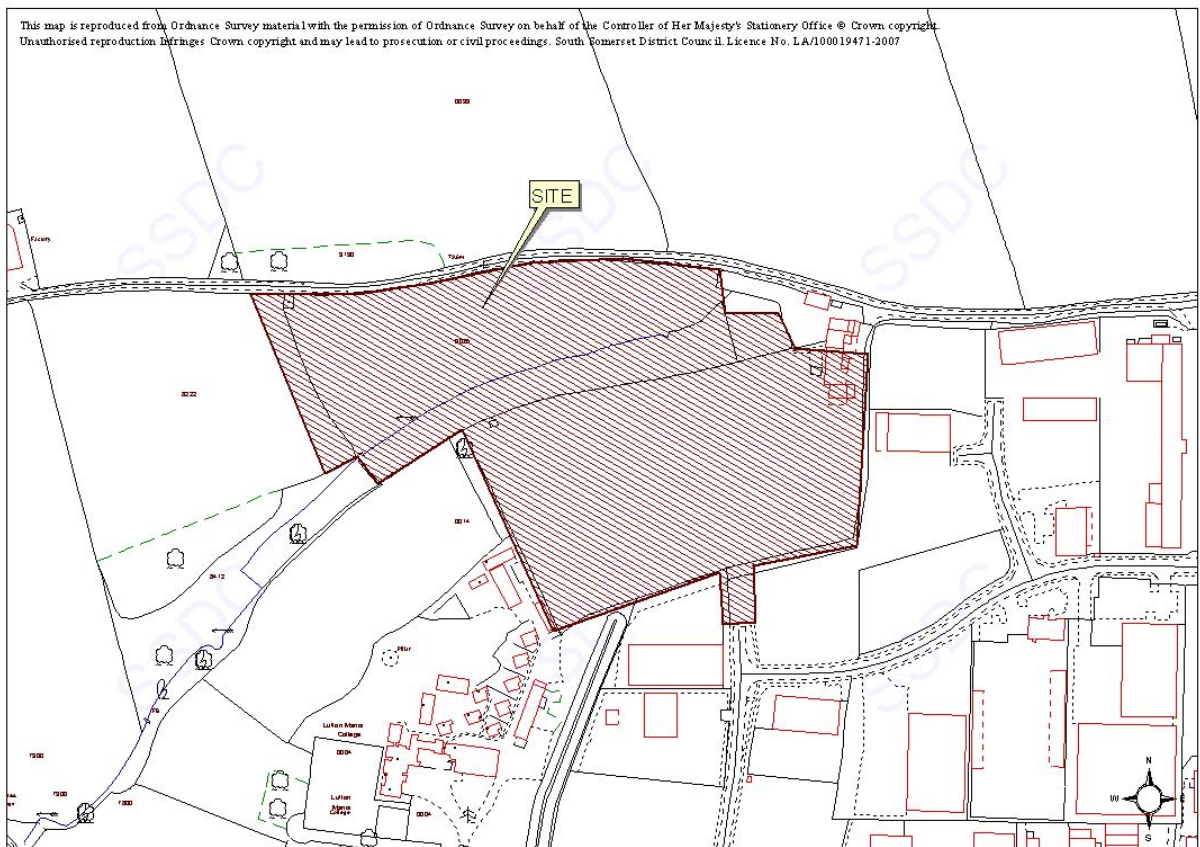
DATE ACCEPTED: 8 December 2006

Reason for referral to Regulation Committee:

The application is brought before the Committee as this a major application and because the District Council are joint applicants.

This application was presented to the Area South Committee on 3rd October for information and comment. The minute of Area South Committee is attached at the end of this report.

Site Description And Proposal



The application site is located on the north western boundary of Yeovil, behind the existing Lufton Trading Estate. The field is bounded to the north by Thorne Lane, existing development to the south and east and open fields to the west. The area extends to just under 5 hectares and is currently mainly grassland punctuated with scrub areas and pockets of trees/vegetation. The boundary to the north (Thorne Lane) is well screened with an indigenous hedgerow as is the south-western boundary with Lufton college

The land has been allocated for employment uses (B1, B2 and B8) in the South Somerset Local Plan and forms part of the larger Lufton Key site (KS/BRYM/1).

This is an outline planning application that seeks consent to develop the site for general industrial (B2), business (B1) and storage and distribution (B8) uses. The applicant has asked for the access and landscaping to be considered at this stage with detailed design issues to be resolved at a later date. The application is accompanied by an illustrative layout plan together with a detailed design and access statement. These details indicate that up to 17,000 sq m of floorspace will be created within 14 plots. The site will be accessed from the existing George Smith Way via Artillery Road and will be served internally by a single road constructed to adoptable standards

The application is supported by a design and access statement, ecological report, transport assessment, geo-technical land report and flood risk assessment.

The applicant has made the following points in support of the application:

- the proposal is an extension of the highly successful Lufton 2000 Business Park
- the site is allocated for the proposed uses
- the masterplan indicates how the development can be satisfactorily achieved without having an adverse landscape impact
- ecological issues are being addressed
- the transport assessment demonstrates that the site is accessible by foot, cycle and public transport and will not materially affect the highway network

History

Land allocated for B1, B2 and B8 uses within Local Plan (adopted April 2006).

No other relevant planning history

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1, VIS2, EN4, SR24, Development Policy A, Development Policy G, ENV4, F1, RE5 SS6, TRAN1

Somerset and Exmoor National Park Joint Structure Plan: STR1 STR4 17, 18 39,42,43,44,45,48,49 & 50

South Somerset Local Plan (Adopted April 2006): ST5, ST6, ST8, ST10, EP2, EP3, EP6, EU4, TPI, TP2, TP3, TP5, TP6 & ME3.

In addition regard should be had to the provisions of PPS1 (Delivering Sustainable Development), PPG4 (Industrial & Commercial Development and Small Firms) PPG 13 (Transport) & PPG24 (Planning & Noise).

Consultations

Brympton Parish Council:

- Light pollution should be controlled
- Should ensure no pedestrian access to Thorne Lane so as to prevent parking on Thorne Lane
- Do not consider that light controlled crossing is necessary at Copse Lane/Western Avenue junction. Existing situation is acceptable whereby vehicles filter into traffic.
- Lorries should not exit the business park via Copse Road and instead must be routed towards Asda roundabout
- Provision should be made for HGV turning within the site to reduce turning on the public highway.
- Tree survey should be carried out and appropriate protection enforced
- No direct access onto Thorne Lane to prevent parking in the lane.

Highway Authority: Comments received and will be verbally updated. In summary - No objection subject to a S106 and relevant conditions.

Ecologist: Await the final survey relating to the presence of dormice within the site. Conditions also required relating to slowworms and badger mitigation.

SSDC Area Engineer: Details of surface water attenuation to be submitted for approval

County Archaeologist: No objections as there are limited or no archaeological implications

Environmental Protection Unit: Do not consider that the development will have an unacceptable impact upon the amenity of the area. Have specifically considered Lufton College but do not consider that there will be a problem.

South West Regional Assembly: No objections to the scheme as it is allocated within the adopted Local Plan. Should consider policies in the Draft RSS regarding sustainable construction and renewable energy.

Wessex Water: No objections received

Tree Officer: Recommend that a tree protection plan is requested.

Landscape Officer: Appreciate that this site is allocated for development and in order to mitigate the landscape impact it is recommended that:

- landscape buffers are created on the Thorne Lane and north western boundaries
- Recommend that there is a maximum ridge height of 9 m and eaves height of 6 m on buildings on Thorne Lane boundary and north western boundaries

Environment Agency: Further comments received and EA now raise NO OBJECTION subject to relevant conditions.

Open space Officer: No comments as this is a business development

It was not considered necessary for the applicant to submit a formal Environmental Impact Assessment as the key issues are covered by supporting documentation.

Representations

One letter has been received from a property in the vicinity making the following points:

- height of the buildings should not exceed the height of the existing buildings on the estate
- landscaping should take place as soon as possible to ensure that they become established at the time of building
- conditions should be imposed that control the external lighting

Considerations

Principle: The site is allocated for B1/B2 and B8 uses within the recently adopted Local Plan. The Inspector considered that an extension to the Lufton industrial area was an appropriate way of meeting the demand for industrial land, a demand that had been clearly identified and supported at the Inquiry.

This site for approximately 5 hectares of mixed employment land was allocated to provide adequate general employment opportunities, different to the potential occupiers of the B1 business park that was allocated on land at Bunford Lane.

Layout/Design: This is an outline application that seeks consent for access and landscaping and therefore it is not reasonable to be overly prescriptive about the appearance of the buildings. The Landscape Officer has made comments about the height of the buildings on the west/north boundaries of the site and these observations will influence the consideration of subsequent applications for the detailed designs.

Landscape Impact/Trees: The site forms part of the western boundary of the town and therefore is visually sensitive. The Local Plan Inspector did however conclude that this site could be adequately screened so as to avoid any harmful impact upon the wider locality.

Comments have been received from the council's Landscape Officer who has given advice on the most sensitive areas of the site and the need to provide additional structural landscaping in appropriate locations. There is also a requirement for the existing trees to be protected and it is considered that they will protect the historical context which can be supplemented by the additional planting.

Highway Impacts: At the time of writing this report no formal comments have been submitted by the Highway Authority.

This proposal is one of two industrial development proposals that will have an impact upon the highway infrastructure in the locality. Members will be aware of the scheme to redevelop the former Yoplait site and as with that application it is the junction of Copse Road and Western Avenue that requires improving. This application was accompanied by a Traffic Assessment that demonstrates the requirement for signal controls at this junction. The highway authority are holding a meeting prior to the committee to discuss this issue and the outcome will be reported to members.

The football club do not appear to currently have any clear proposals that will affect the junction.

Ecology: The ecological report has indicated that the site is of limited ecological value. There were sightings of bats foraging on the site however it was likely that the roost was within the adjoining farm buildings. The dormouse survey will not be completed until October and therefore it is inappropriate to formally issue a decision until the results have been received. There is an 'outlier' badger sett within the development site and a suitable worded condition can mitigate the impact of the development.

Flooding: As this was a 'major' application the applicants were required to submit a Flood Risk Assessment (FRA) to ensure that the development would not have a prejudicial impact. Members will be aware that this site is in one of the most elevated locations within the town and as such does not lie within a flood risk area. The purpose of the FRA is to ensure that the scheme does not create localised problems with surface water run off and that any excess can be attenuated. The masterplan indicates an underground storage facility together with an attenuation pond in the south west corner of the site.

At the time of writing this report the Environment Agency have not formally commented on the FRA and their view will be reported verbally to the meeting.

Amenity: It is not considered that the extension of the existing industrial park will have a significant impact upon the amenity of other properties. The only property that is directly affected is Oak Farm which is now in the ownership of the applicant. The nearest other residential units are located within Lufton College, a residential establishment to the south west. The Environmental Protection Unit has been consulted on the potential impact and have confirmed that they would raise no objection.

Parish Council Comments:

The Parish Council views relate mainly to highway issues and it is not possible to respond directly to these unless we have the views of the Highway Authority. It is however considered inappropriate to restrict HGV's leaving the approved development from using Copse Road as this would be virtually impossible to enforce. HGV turning will be provided within the site

Conditions will be imposed on any approval that will protect the trees and hedgerows on the sites and control all external illumination.

Recommendation

That the application reference 06/04559/OUT be approved subject to:-

(a) Submission of Green Travel Plan

(b) the prior completion of a S106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, the said planning obligation to cover the following items/issues

i) off-site highway improvement works

c) the imposition of the following planning conditions on the grant of permission:

01. The principle of this development is supported, reflecting as it does the adopted Local Plan allocation KS/BRYM/1 Land at Lufton. This site was considered to be an acceptable location for this level of commercial development as the site is suitable in terms of its relationship to the town and its services and can be developed without causing unacceptable harm to the setting of the town.

In light of the information that was examined at the Local Plan Inquiry it was accepted that there was a proven strategic need for a substantial employment allocation on a greenfield site and that the expansion of the existing industrial estate was the most appropriate location to meet the majority of the town's requirements through to 2011.

This outline application has demonstrated that the area can be developed without having a significant impact upon the landscape, ecology, flooding or neighbour amenity

and it is considered that appropriate highway improvements can be achieved to ensure that there the development will not have a prejudicial impact upon the transport network. The proposal is therefore considered to accord with ST5 and ST6 of the South Somerset Local Plan and advice contained within PPS7 and PPG13 and policies within the Regional Spatial Strategy.

Subject To The Following:

01. Approval of the details of the siting, design and external appearance of the buildings (hereinafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before any development begins.

Reason: To accord with the provisions of Section 91 (1) of the Town & Country Planning Act 1990.

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

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

03. The development hereby permitted shall be begun either before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

04. The proposed roads, including footways and turning spaces where applicable, shall be constructed in such an order to ensure that each building before it is occupied is served by a properly consolidated and surfaced footway and carriageway unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review

05. No development of any plot shall take place unless details of landscaping and tree protection measures have been submitted to and approved in writing by the Local Planning Authority. Any protection measure that are agreed to be necessary shall be fully installed prior to any works taking place and shall thereafter be maintained until the building is first brought into use. The protection measures shall accord with BS5837:2005 'trees in relation to construction'.

Reason: To avoid damage to existing trees on the site and to accord with ST5 of the South Somerset Local Plan.

06. No building shall be occupied unless a management plan for the approved landscaping and communal areas, including long term design objectives and management responsibilities has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be fully adhered to unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with ST5 and ST6 of the South Somerset Local Plan.

07. No building shall be occupied until space has been laid out within the site for bicycles to be parked in accordance with details submitted to and approved in writing by the Local Planning Authority and the approved bicycle parking area shall be retained and maintained thereafter. The requirement is for 1 space for every 35 square metres of floorspace.

Reason: To encourage more sustainable forms of transport and to accord with TP3 of the South Somerset Local Plan (adopted April 2006) and Policy 44 of the Somerset and Exmoor National Park Joint Structure Plan Review.

08. No building shall be occupied unless parking and servicing areas have been provided within the relevant site, details of which shall have first been submitted to and approved in writing by the Local Planning Authority. The approved parking areas shall be kept clear of obstruction and remain available for the parking of vehicles in connection with the development hereby approved. The servicing/manoeuvring areas shall also be kept clear of obstruction and remain available for its intended use at all times.

Reason: In the interests of highway safety and to accord with TP6 of the South Somerset Local Plan (adopted April 2006) and Policy 49 of the Somerset and Exmoor National park Joint Structure Plan Review.

09. The parking and servicing areas referred to in condition 8 shall be properly consolidated and marked out before any building is occupied in accordance with details that shall first have been submitted to in writing by the Local Planning Authority. The submitted details shall, where possible, incorporate sustainable drainage features.

Reason: In the interests of highway safety and sustainable development and to accord with ST5 of the South Somerset Local Plan (adopted April 2006).

10. No building shall be occupied unless a written submission has been submitted to and approved in writing by the Local Planning Authority giving details of the construction of the building. The statement shall also explain how the building has been designed to reduce its carbon footprint and has maximised the ability to harvest renewable energy. The building shall not be occupied unless the agreed measures/management plan have been implemented and shall thereafter be permanently maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development

11. The development hereby permitted shall not be brought into use until the proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/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 parking and street furniture shall have been constructed and laid out in accordance with details approved by the Local Planning Authority. 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 amenity and highway safety and to accord with ST5 of the South Somerset Local Plan (adopted April 2006) and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review

12. No building shall be occupied unless provision has been made within the site for disabled parking and motorcycle parking, details of which shall have first been submitted to and approved in writing by the Local Planning Authority. The approved provision shall be permanently maintained and retained.

Reason: To ensure that the appropriate type of parking is provided and to accord with TP3 of the South Somerset Local Plan (adopted April 2006).

13. No building or other construction work shall be commenced on the site until such time as a scheme showing improvements to the Western Avenue/Copse Road junction sufficient to enable the development to proceed has been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. Such scheme shall incorporate a suitably designed junction and associated carriageway and footpath widening, crossing facilities, footway and cycleway provision and improvements.

Reason: To ensure that the appropriate highway infrastructure is in place so as to prevent the development having an adverse impact upon the surrounding highway network. in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review

14. No building shall be occupied unless measures for surface water disposal, to include measures to prevent discharge onto the public highway, have been completed, details of which shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with the principles of SUDS (sustainable urban drainage systems) and shall not result in an increase in the rate and/or volume of surface water discharge to the local land drainage system. Once implemented such works shall thereafter be permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of environmental health, to prevent flooding and to accord with policy EU4 of the South Somerset Local Plan (adopted April 2006).

15. No part of the development hereby permitted shall be commenced (including any groundworks or site clearance) unless a further badger survey has been submitted to and approved in writing by the local planning authority. Any mitigation works required as a result of this survey shall be fully implemented in accordance with an agreed timetable unless otherwise varied in writing by the local planning authority.

Reason:- In order to protect a legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan adopted April 2006.

16. The plans and particulars submitted in accordance with condition 5 (landscaping and tree protection) above shall include:
 - a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
 - b) details of the species, diameter (measured in accordance with paragraph a) above), and the approximate height, and an assessment of the general state of

health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c), d) & e) below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To protect the landscaping that surrounds the site and to accord with policies ST5 and ST6 of the South Somerset Local Plan (April 2006)

17. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turving or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme of landscaping shall include details of the proposed planting for the landscaping areas on the northern, western and south western boundaries as indicated on the Masterplan 468/1.

Reason: In the interest of visual amenity and to accord with ST5 and ST6 of the South Somerset Local Plan (April 2006)

18. No building shall be first occupied unless a scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of position of lights, intensity and orientation. All external lighting shall thereafter accord with the approved scheme unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to accord with EP3 of the South Somerset Local Plan (April 2006)

19. Prior to first occupation of any building hereby permitted being occupied adequate provision shall be made for the storage of waste/refuse. Such a scheme shall have been first agreed in writing with the Local Planning Authority and shall be hereafter maintained.

Reason: In the interests of amenity and to accord with EP4 of the South Somerset Local Plan (April 2006)

20. No removal of or work to hedgerows on the site shall be carried out until a further survey by a competent person, at an appropriate time of year, has been

undertaken for the potential for use as a habitat for dormice. Details of the survey shall be submitted to and approved in writing by the local planning authority in conjunction with English Nature. Any required mitigation measures identified by the survey shall fully implemented in accordance with details that shall have been submitted to and approved in writing by the local planning authority.

Reason:- In order to protect a legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan adopted April 2006.

21. No part of the development hereby permitted shall be commenced (including any groundworks or site clearance) unless a survey for the presence of slow worms has been carried out by a suitably qualified person, at an appropriate time of year (April-September) and using appropriate techniques, and any required mitigation measures identified by the survey have been fully implemented in accordance with details that shall have been submitted to and approved in writing by the local planning authority.

Reason:- In order to protect a legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan adopted April 2006

22. No removal of or work to existing trees or hedgerows on the site shall be carried out until a further survey by a competent person, at an appropriate time of year, has been undertaken for the potential for use as a roost by bats. Details of the survey shall be submitted to and approved in writing by the local planning authority in conjunction with English Nature. The current survey indicates the presence of bats and their use of hedgerows for migration. Any required mitigation measures identified by the survey shall fully implemented in accordance with details that shall have been submitted to and approved in writing by the local planning authority.

Reason:- In order to protect a legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan adopted April 2006.

23. If the development is not commenced within one year of the date of the wildlife surveys as may be agreed under conditions 15, 20, 21, 22 above, a further supplemental survey(s), on a phase by phase basis if appropriate, shall be commissioned to ascertain any changes in bat, slow worm, badger and/or dormouse presence or activity and the development shall not be commenced unless such additional surveys as required have been submitted to and agreed in writing by the local planning authority and any further mitigation requirements that may be identified by them being fully implemented.

Reason:- In order to protect legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan adopted April 2006.

24. No development shall commence unless details of the proposed contractors store/temporary car parking for contractors, has been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure that satisfactory off road parking and storage arrangements are made for vehicles associated with the site in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

25. No development shall take place unless details of the proposed visibility splays associated to the pedestrian/cycleway access to Thorne Lane have been submitted to and approved in writing by the local planning authority in conjunction

with the County Highway Authority. The pedestrian/cycleway link, including visibility splays, to Thorne Lane shall be completed prior to the occupation of any building hereby permitted and thereafter maintained at all time.

Reason: In the interests of the sustainability of this site to provide access other than by car in accordance with Policy TP5 of the South Somerset local Plan and Policy 44 of the Somerset and Exmoor National Park Joint Structure Plan Review.

26. Prior to being discharged into any water course, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment in accordance with Policy EU4 of the adopted South Somerset Local Plan

27. No development shall take place unless a Construction Environmental management plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved plan.

Reason: In order to prevent pollution of the water environment in accordance with Policy EU4 of the adopted South Somerset Local Plan

28. Any oil or chemicals storage facilities should be sited in properly constructed and bunded areas. The capacity of any such bund shall be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks shall be regarded as a single tank. There shall be no working connections outside the bunded area.

Reason: In the interests of the control of pollution.

29. No development shall be commenced unless a scheme for the provision of foul drainage works has been submitted to and approved in writing by the local planning authority.

Reason: In the interest of the control of pollution and to ensure that adequate provision is made for drainage in accordance with Policy ST6 of the South Somerset Local Plan.

Informatives:

01. The plot layout shown on the submitted masterplan (468/1) dated the 14 Nov 2007 is purely illustrative and the approval of this outline application in no way confers or implies approval for the indicated configuration.
02. Attention is drawn to correspondence from the council's Landscape Officer (Robert Archer) dated the 28/12/06 that gives indications of the size/height of the buildings that are likely to be acceptable within the more visually sensitive areas of the site.
03. In order to minimise light pollution, all lighting shall, wherever practicable, conform with the guidelines in the annex to PPS23 and DEFRA's Clean Neighbourhoods and Environment Act.

04. The slow worm survey required should include
 - Methods for the safe trapping and translocation of slow worms from areas where they are likely to come to harm from construction activities.
 - Identifying refuge or reception areas for slow worms and providing protection to such areas.
 - Methods for preventing slow worms re-entering areas where they are likely to come to harm.
05. You are advised that the removal of hedgerows, scrub and trees must be timed to avoid the bird nesting season (March-September) in order to comply with the Wildlife and Countryside Act 1981 (as amended)
06. You are reminded that a S106 planning obligation applies to this site.
07. You are advised that any in-channel works within a watercourse will require the prior formal consent of the Environment Agency under the terms of the Land Drainage Act 1991.
08. Safeguards should be implemented during construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

We recommend referring to our Pollution Prevention Guidelines, found at www.environment-agency.gov.uk/business/444251/444731/ppg/?version=1&lang=e

09. The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, dual-flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered.

The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development. Applicants should visit <http://www.environment-agency.gov.uk/> > Subjects > Water Resources > How We Help to Save Water > Publications > Conserving Water in Buildings, for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website. The following may also be helpful - <http://www.savewatersavemoney.co.uk/>.

10. Sustainable Construction

We strongly recommend that the proposed development includes sustainable design and construction measures. In a sustainable building minimal natural resources and renewables are used during construction, and the efficient use of energy is achieved during subsequent use. This reduces greenhouse gas emissions and helps to limit and adapt to climate change. Running costs of the building can also be significantly reduced.

Extract from Area South Committee minutes – 3rd October 2007

06/04559/OUT - Approx 4.98 Ha of land to be developed as an extension to a Use Class B1/B2/B8 business park, together with associated roads, landscaping and infrastructure. Land Os 0025 0026 1927 0019 Oak Farm Lufton Yeovil - Abbey Manor Developments Ltd & South Somerset DC

The Planning Team Leader presented photographs of the site and advised the Committee that the principle of development was acceptable as the site was allocated in the Local Plan and the proposal was also supported by a transport plan and flood plan.

The Planning Team Leader reported that the Highways Authority had approved the scheme, provided a Grampian Condition was agreed requiring improvements to the junction of Copse Road and Western Avenue. She also reported that the Environment Agency had removed their objections and had suggested conditions relating to surface water, drainage and contamination.

With regard to linking the site with Thorne Lane via a cycleway, the Planning Team Leader said Highways felt this to be essential but the Parish Council had raised objections to the access.

Finally, the Planning Team Leader proposed to recommend to the Regulation Committee additional conditions and the rewording of others to reflect the comments of the Highways Authority and the Environment Agency. In particular she suggested the removal of the Flood Risk Assessment and Condition 24 in order to allow access from the application site onto Thorne Lane.

Roger Meecham, representing Brympton Parish Council, informed the Committee that the parish council were supportive of the proposal but were concerned about possible light pollution from the site and wished the visibility from the North to be treated sympathetically. He welcomed the Grampian Condition regarding the junction but he felt there were wider highways issues in the area that should be addressed. He said the parish council were not in favour of an access onto Thorne Lane as there would be a tendency for staff to park on the verge and cause serious traffic problems.

The Planning Team Leader confirmed that light pollution would be covered by condition.

Councillor Peter Seib, ward member, expressed disappointment that the Highways Authority had suggested access into the site from Thorne Lane which he felt would encourage football fans to park in the road and walk through the site. An alternative and more sustainable access had been suggested by the parish council. Councillor Seib drew attention to residential accommodation in the South West corner of the site which he said may be noise sensitive.

The Planning Team Leader reminded the Committee that access to Thorne Lane was part of the application that had been supported by Highways.

The Highways Officer said the cycle/footway was supported as a sustainable link. He suggested that if there were problems in the future, yellow lines and traffic calming in Thorne Lane could be considered.

The Committee indicated that they were not in favour of a pedestrian/vehicular access from the application site onto Thorne Lane and recommended that, if granted permission, Condition 24 (No pedestrian or vehicular access shall be formed from the application site onto Thorne Lane) remain.

The Committee agreed that the Regulation Committee be recommended to grant permission.
