

Officer Report On Planning Application: 15/04331/S73

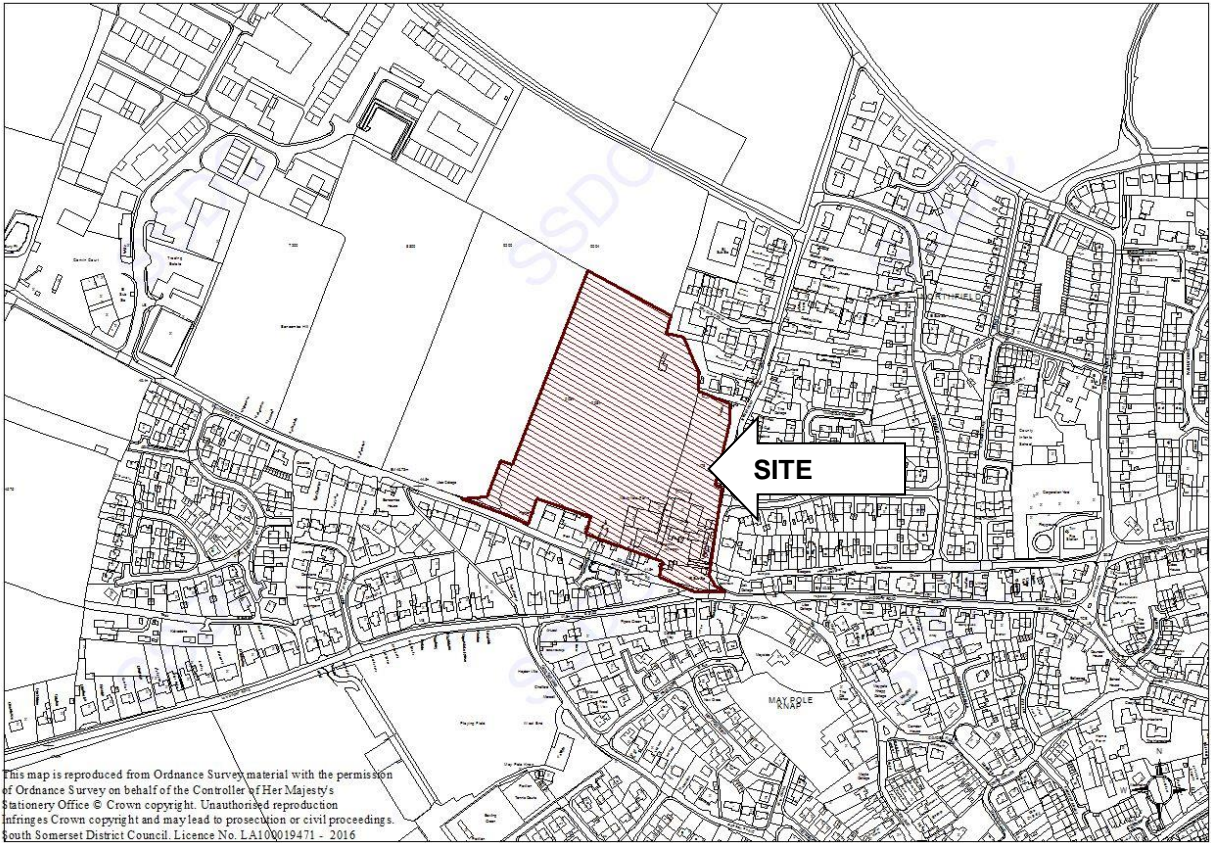
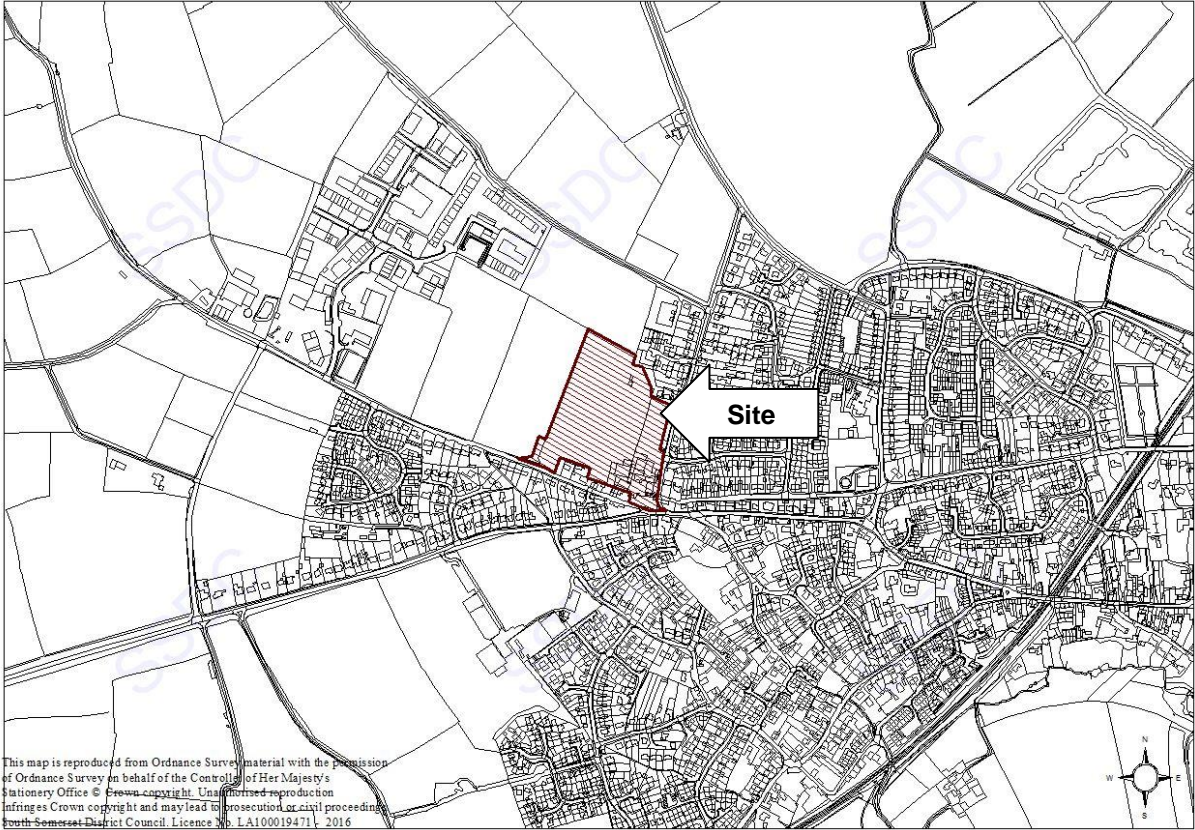
Proposal :	Section 73 application to vary condition no. 25 of planning approval 10/03704/FUL dated 17/05/2013 to amend the list of approved drawings to amend house types (GR:348022/128828)
Site Address:	Northfield Farm Northfield Somerton
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr S Page Cllr D Ruddle
Recommending Case Officer:	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	11th January 2016
Applicant :	Mr David Russell
Agent: (no agent if blank)	Mr Robert Clancy, 13 Capitol Park, Pearce Way, Gloucester GL2 5YD
Application Type :	Major Dwlgns 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE

This application is being brought back to committee following Area North Committee's decision to defer the application at their February meeting to allow for Somerton Town Council to be consulted on the amended leisure contributions that are being sought.

This application is seeking to vary the approved plans condition of planning consent 10/3704/FUL. The original permission was determined by Area North Committee and was subject to Section 106 Agreements to secure a variety of planning obligations. These agreements however did not include a clause which enabled them to be applied to any future amended schemes such as the current application, in such circumstances we are obliged to re-assess the need for these planning obligations in relation to the proposed development. In this instance, our Leisure Policy team have significantly reduced the level of contributions being sought towards sports, arts and leisure facilities. All other obligations remain unchanged. The application is therefore referred to committee seeking its agreement to this change in the sports, arts and leisure contributions.

SITE DESCRIPTION AND PROPOSAL



Full planning permission was granted in 2013 under application 10/03704/FUL for the residential development of this site for up to 133 dwellings, at a density of 34 dwellings per hectare, along with associated highway works, landscaping and a LEAP. This application is seeking to amend condition 25, the approved plans condition, to amend the house types and house layout slightly. The internal highway layout and proposed improvements to the existing network remain unchanged from that previously permitted. No commencement to the permitted scheme have yet been made.

The application site is a 3.89 hectare field located that adjoins the northwest side of Somerton, between Bancombe Road and Northfield and is located within the direction of growth as identified in the Local Plan. It is a fairly flat piece of agricultural land that has a slight gradient that falls from north to south and includes an assortment of mainly modern farm buildings in the southeast corner of the site. The associated farmhouse, Northfield Farmhouse, and stone barn are grade II listed and sit outside the redline area.

The development proposes:

- 8 one bedroom flats
- 9 two bedroom flats
- 26 two bedroom houses
- 53 three bedroom houses
- 33 four bedroom houses
- 4 five bedroom houses
- And a LEAP

Of these units 46 are to be affordable units (34.6%) to be a mix of 67% for social rent and 33% intermediary accommodation, the nature of which to be agreed with the LPA's Strategic Housing Manager. The affordable housing would be provided in clusters throughout the site.

This amended scheme will comprise a mix of largely two-storey houses, with a small element of 2½ storey houses towards the middle of the site. The materials are to be a mix of reconstituted stone, through colour render and tiles.

HISTORY

- 10/03707/LBC: Demolition of barns and garden walls in association with proposed new housing development. Permitted.
- 10/03704/FUL: Erection of 133 dwellings and associated garages, highway works and landscaping. Permitted.
- 08/03390/EIASS: 140 new dwellings with a carpark, open space and landscaping. EIA not required.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

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

SD1 - Sustainable Development

SS1 – Settlement Strategy

SS4 – District Wide Housing Provision

SS5 – Delivering New Housing Growth

SS6 – Infrastructure Delivery

LMT3 – Somerton Direction of Growth

HG2 – The use of Previously Developed Land (PDL) for new housing development

HG5 – Achieving a Mix of Market Housing

TA1 – Low Carbon Travel

TA4 – Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

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

EQ1 – Addressing Climate Change in South Somerset

EQ2 - General Development

EQ3 – Historic Environment

EQ4 – Biodiversity

EQ5 – Green Infrastructure

EQ7 – Pollution Control

National Planning Policy Framework:

Part 1 – Building a strong, competitive economy

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting Healthy Communities

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

Other relevant documents

Somerset County Council Parking Strategy, March 2012 and September 2013.

SSDC's Somerton Peripheral Landscape Study, April 2008.

CONSULTATIONS

Somerton Town Council: Latest comments relating to the proposed amended house designs are awaited and will be reported verbally to committee.

Previous comments – Objects for the following reasons:

- Concerned about the three-storey buildings which are not appropriate for the site, 2.5 storey would be more appropriate;
- Inadequate parking due to nose to tail parking on drives;
- Concerns with the highway being designated as a through road following the closure of Bancombe Road;
- A highways review in west Somerton is required to consider the impacts of all the developments proposed for this area;

- Concern of traffic plan for construction traffic.
- Concerned about the reduction in leisure funding towards changing rooms, pitches and on-site play provision. Recommend this be increased back to previous levels.

County Highways: No objection. This proposal is seeking to vary condition 25 of the previous permission to amend the list of house types. Having reviewed the details shown on the submitted drawings the Highway Authority has no objection to the proposed variation to this condition as it will not have a detrimental impact on the proposed highway layout.

County Education: I note that the agreement for the original permission (dated March 2013) will fall away if the amended scheme is approved. I can confirm that this would not exceed our pooling in the area. I presume any subsequent agreement for this section 73 application will be subject to the same index requirements that were set out in the original agreement.

Previous education contributions secured:

Noted that infant school places were nearly at capacity and would have insufficient places to accommodate additional children resulting from the proposed dwellings. Education contributions of £147,084 to provide 12 new infant school places were therefore secured under the original application.

Strategic Housing: Satisfied with the proposed affordable housing mix.

Leisure Policy: Seek a contribution of £415,999 (equating to £4,571 per dwelling) towards the increased demand for outdoor playing space, sport and recreation facilities should the scheme be approved as follows:

- £281,630 for local facilities, to cover the provision of an on-site equipped play area, off-site youth facilities, enhancing the playing pitches and changing facilities at Gassons Lane Recreation Ground / Somerton;
- £40,273 for strategic facilities, to go towards a new studio theatre at the Octagon or a stage refit at the Westlands Entertainment complex;
- £113,752 as a commuted sum towards local services;
- £4,357 as the Community Health and Leisure Service administration fee.

Open Space: No new comments received. Comments from previous application:

No objection on the basis that adequate onsite provision for Public Open Space has been made.

Police: No comments received.

Wessex Water: No new comments received. Comments from previous application:

Notes the information submitted in relation to surface water disposal and revised calculations for the greenfield run off rates have been accepted by the Environment Agency and will form the basis for design into a surface water system to comply with the requirements of PPS25 and 'Sewers for Adoption' standards. Notes the separate systems of drainage for foul and surface water to be provided and that design drawings will be forwarded to Wessex Water for technical approval under adoption procedures. A copy of these comments is appended to this report.

Environment Agency: No new comments received. Comments from previous application:

Notes that the proposed development will have separate sewers for surface and foul water drainage, both of which will be offered for adoption to Wessex Water. The proposed surface water sewer will connect to the existing culverted watercourse drainage system Langport Road, and will be restricted to pre-development rates to ensure there are no increases in run off and therefore no reduction of capacity in the receiving system. This will be achieved through the use of on-site attenuation and infiltration. No objection raised subject to safeguarding conditions. A copy of the comments is appended to this report.

Lead Local Flood Authority (LLFA): No comments. This application will have no significant effect on surface water drainage within the development.

SSDC Technical Engineer: No new comments received. Raised no objections in respect of the original application.

Environment Protection (Contamination): No new comments received. Comments from previous application:

Notes that the site contains two small areas of infilled land. Recommends safeguarding conditions to ensure any potential contaminated land is investigated and appropriate mitigation carried out.

Climate Change Officer: No new comments received. Comments from previous application:

Objects to the proposal on the basis that there is no mention of renewable energy within any of the documents supporting the application. Furthermore some of the roofs are not solar orientated.

Ecology: No new comments received. Comments from previous application:

Accepts that survey work undertaken, which identifies a low level presence of badgers, bats and slow-worms, is appropriate and does not dispute the findings. Considers that any issues are “*of low conservation significance and not of sufficient importance to warrant further Local Planning Authority control*”. A condition to ensure compliance with the recommendations of the submitted report is recommended.

County Archaeology: No new comments received. Comments from previous application:

No objection subject to recommended condition to secure programme of archaeological work.

Conservation: (Verbal comments) Satisfied with the latest plans.

Arborist: No comments received.

Landscape Officer: Made the following observations:

- It is essential that material finishes are agreed and approved by us – tones should be reflective of traditional Somerton and not ‘bright’.
- The layout indicates a 3 metre wide hedge-management corridor along the north and west boundaries between plots 2 and 22 but no means of access it. This should be provided at both ends. I also note that the garage of plot 18 projects too far into this corridor and should be repositioned such that it is not an obstruction to the corridor.

REPRESENTATIONS

Five sets of written representations have been received from members of the public raising the following concerns:

- Where is the traffic for the estate going? If it is to exit on to Northfields this would cause major problems as it is a narrow road to exit on to Langport Road, if they try to go along Waverly and onto Behind Berry this is also very narrow.
- I live at the lower end of Bancombe Road. I cannot see that there will be a safety crossing. By re-directing traffic to one road only this is going to be an issue. A lot of children at the schools use Bancombe Road / cross Northfields.
- You are blocking off the bottom of Bancombe Road. Where will my crossing be?
- What came from the traffic surveys you conducted on Bancombe Road and Northfields? Vans and small lorries use Bancombe Road constantly for the trading estate. Northfield narrows as you travel to the middle, will this be changed? You will not be able to stop traffic using the estate as a short cut.
- Parts of Northfields and Bancombe Road need to be made wider with pedestrian pavements added, the telegraph poles removed and replaced with new lamp posts. May be some new parking could be added for some of the houses.
- The existing Bancombe Road lacks pedestrian provision in places however it provides a safe and adequate access road for the existing residents of Parklands. They may be severely disadvantaged by these proposals.
- A safety review should be carried out of the road network in this area before the application is determined.
- Concerned about the new road layout and the effect this will have on our property and our ability to use our drive (7 Bancombe Road). Currently a build is shown on the plans which extends across our access.
- Where will access be for work traffic during building?
- Where the children living on the estate go to school? There is no space for more children at the current schools and the proposed new school has not been secured.
- Object to the reduction in leisure contributions. The additional cost to the town for provision of leisure and services for new residents requires the full allocation of all contributions from the developer.
- Somerton infrastructure is already stretched to the limit.
- Three-storey buildings on this site is not acceptable. Such height and density is inappropriate for this town and out of keeping with the character of this ancient settlement.
- Recent new build in Somerton (Sutton Road and West End) has been seriously criticised for failing to contribute any quality or enhancement to the built environment.
- The density of the scheme means that each house has very little outside space.

CONSIDERATIONS

This application follows the granting of full planning permission under application 10/03704/FUL (issued May 2013) for the residential development of this site for up to 133 dwellings, along with associated highway works, landscaping and the provision of an on-site LEAP. The current application has been submitted by a different developer and is seeking to amend condition 25 (approved plans) of this extant permission in order to substitute the previously approved house types / designs with their own. This also includes very slight changes to the detailed layout and landscaping of the scheme. The highway layout and improvements to the existing highway network remain unchanged to that agreed as part of the original permission.

The principle of developing this site for residential purposes of this scale and nature has already been accepted through the granting of the original permission and is not a matter to be revisited under this Section 73.

Landscaping, layout and visual amenity

This amended scheme will have a density of 34 houses per hectare, which is the same as that already permitted, and includes a very similar mix of house sizes and type to the original scheme. One or two concerns were raised by the Conservation Manger in respect of the initial revised scheme and the developer has since submitted a further set of plans that fully address these concerns.

The Landscape Officer has also made a couple of observations commenting that material finishes for the houses should reflect the local area, this matter however is dealt with by pre-commencement condition (No. 7 - landscaping). He further noted that access to the hedge management corridor that runs to the rear of plots 2 to 22 has no means of access. The details of the treatment of this area however appear to be no different to that agreed under the original consent, i.e. access to be obtained through one of the gardens that backs on to this strip. Given the current extant permission it is very difficult to insist on the provision of a bespoke access to this maintenance strip.

In response to local concerns about the incorporation of several three-storey dwellings (plots 26-29) within this scheme amended plans for these houses have been provided, reducing their scale to 2.5 storey instead. Following consultation on this change the Town Council has confirmed that they are now happy with this element of the proposal, which is within the centre of the site and would not be seen in the context of the surrounding development. Rather it would create focal point within the development next to the open space.

Other matters

The changes to the house type and minor alterations to the layout have resulted in no new concerns or objections being raised from any statutory consultee in respect of drainage / flooding, highway matters, safeguarding of the adjacent listed building, ecology and on-site open space and play provision. Furthermore, it is accepted that the proposal does not give rise to any new substantive residential amenity concerns.

It is noted that the residents at 7 Bancombe Road has raised concern that the new junction layout in front of their property includes a verge build out that appears to cross over their access. This has been brought to the applicants attention who have confirmed that it would never be their intention to block an existing third parties access. In any event other legislation would address this issue.

Obligations

A range of planning obligations were secured through the original application and which were considered to be necessary to make the scheme acceptable and included:

- The provision of 46 affordable houses on site to the satisfaction of the Strategic Housing Manager;
- A financial contribution towards the provision of 12 new enfant school places, equating to £147,084;
- A financial contribution of £771,392 towards sports, arts and leisure facilities;
- The provision and future management of the on-site open space (including the LEAP);
- The off-site highway improvements.

Unfortunately the Section 106 Agreements that secured these obligations did not include a clause to allow them to be applied to any future amended schemes, such as the present application. In these circumstances our legal department has advised that we are obliged to re-assess the need for these obligations in terms of making the development acceptable under current planning policy.

Following consultation with the relevant statutory consultees the affordable housing, education contribution, on-site open space and highway improvement requirements remain unchanged to that originally secured. Our Leisure Policy team however has accepted that contributions towards local and strategic facilities have to be reduced in order to meet CIL Regulations, with the overall contributions now amounting to £440,012. Local concerns in this regard are noted, however, the local planning authority cannot seek obligations that are neither justified nor compliant with the Regulations. For a comparison of how the contributions have changed please refer to the table set out in Appendix A at the end of this report.

Comments from local residents

Comments have been received from several local residents raising a variety of concerns, in particular relating to the proposed new road layout, drainage and the height and density of the development. All of these matters were fully considered under the original planning application. The revisions sought under the current Section 73 application are all very minor in nature and do not impact significantly upon any of these issues, as such it would not be reasonable to object to the proposal for these reasons.

Conclusion:

For the reasons set out above, this revised scheme is considered to represent a sustainable form of development that does not detract from the overall quality of the approved scheme or raise any new substantial visual amenity, residential amenity, highway safety or other environmental concerns. It therefore accords with the relevant policies of the South Somerset Local Plan along with the provisions of the National Planning Policy Framework and is recommended for approval.

RECOMMENDATION

Subject to

- a) 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:
 - Ensure the delivery of the development with 46 affordable homes, as specified on the approved plans, with 32 for rent accommodation and 14 shared ownership to the satisfaction of the Strategic Housing Manager.
 - Provide for a contribution of £147,084 for the provision of 12 new infant school places, to the satisfaction of the County Education Authority.
 - Provide a contribution of £440,012 (or £3,308 per dwelling) towards sports, arts and leisure contributions, to the satisfaction of the Development Manager in consultation with the Assistant Director of Health & Wellbeing broken down as:
 - £281,630 for local facilities;
 - £40,273 for strategic facilities;
 - £113,752 as a commuted sum towards local services;

- £4,357 as the Community Health and Leisure Service administration fee.
 - Secure the provision, and appropriate future management of the on-site open space and LEAP either by adoption (with an appropriate commuted sum as defined by the Open Spaces Officer) or by a Management Company.
 - Ensure appropriate Travel Planning measures as agreed by the Development Manager in conjunction with the County Travel Plan Coordinator.
 - Provide for the agreement of the phasing of development including the delivery of improvements to the Langport Road junction as identified on the approved plans.
 - Ensure that the financial obligations are index linked at the appropriate rate.
- b) The imposition of the planning conditions set out below on the grant of planning permission.

Justification:

Recommend approval for the following reason:

The proposed development is located within the area identified as being within the direction of growth for Somerton and would make a significant contribution to the council's housing supply without resulting in any demonstrable harm to landscape, residential or visual amenity, ecology, archaeology, highway safety, drainage or flooding, and without compromising the provision of services and facilities in the settlement. As such the scheme is considered to be a sustainable form of development that accords with policies SD1 , SS1, SS4, SS5, SS6, LMT3, HG5, TA1, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3, EQ4 and EQ7 and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission (10/03407/FUL), i.e. before 17 May 2016 2018.

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

02. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works including sustainable drainage principles has been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall include measures to prevent the discharge of surface water from individual plots onto the highways and shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The approved drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with the requirements of the National Planning Policy Framework.

03. No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable development and prudent use of natural materials, in accordance with the requirements of the National Planning Policy Framework.

04. The development hereby permitted shall be carried out in accordance with the Construction Management Plan received 18/01/2016, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

05. Prior to the commencement of development the developer of the site shall investigate the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses. The developer shall:-

(a) Provide a written report to the Local Planning Authority which shall include details of the previous uses of the site and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

(b) If the report indicates that contamination may be present on or under the site, of if evidence of contamination is found, a more detailed site investigation and risk assessment shall be carried out in line with current guidance. This should determine whether any contamination could pose a risk to future users of the site or the environment.

(c) If remedial works are required, details shall be submitted to the Local Planning Authority, and these shall be accepted in writing and thereafter implemented. On completion of any required remedial works the applicant shall provide written confirmation that the works have been completed in accordance with the agreed remediation strategy.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, in accordance with policy EQ7 of the South Somerset Local Plan.

06. No works shall be carried out above damp course level for the dwellings hereby permitted unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

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

07. Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in

writing of the Local Planning Authority. For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with policy EQ2 of the South Somerset Local Plan.

08. The boundary treatments shown on the approved plans shall be completed before the part of the development to which it relates is occupied and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the local character and distinctiveness of the area and in the interests of the amenities of the neighbouring residents in accordance with policy EQ2 of the South Somerset Local Plan.

09. Notwithstanding the approved plan no works shall be carried out unless details of all existing levels and proposed finished ground and floor levels have been submitted to and approved by the local planning authority. The scheme shall be completed in accordance with the approved details.

Reason: In the interests of residential amenity to accord with policy EQ2 of the South Somerset Local Plan.

10. No works shall be carried out above damp course level for the dwellings hereby permitted unless details of the design, recessing, material and external finish to be used for all windows and doors, including cill and lintel details where appropriate, have been submitted to and agreed in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

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

11. No works shall be carried out above damp course level for the dwellings hereby permitted unless details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods have been submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

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

12. Notwithstanding the approved plan the dwellings hereby permitted shall not be commenced until particulars of all hard surfacing materials have been submitted to and approved in writing by the local planning authority. Such details shall include the use of porous materials to the parking and turning areas where appropriate. Once approved such details shall be fully implemented and maintained at all times thereafter unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to mitigate any flood risk in accordance with policy EQ2 of the South Somerset Local Plan and the provisions of the NPPF.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions (including dormer windows) or outbuildings shall be added without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to safeguard residential amenity in accordance with policy EQ2 of the South Somerset Local Plan.

14. The areas allocated for parking, including garages and car ports, shall be kept clear of obstruction and shall not be converted or used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate parking is provided and maintained to meet the needs of the development in accordance with policy TA6 of the South Somerset Local Plan.

15. All electrical and telephone services to the development shall be run underground. All service intakes to the dwellings shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwellings in accordance with details, which shall have been previously submitted to and approved in writing by the Local Planning Authority and thereafter retained in such form.

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

16. No works shall be carried out above damp course level for the dwellings hereby permitted unless details of lighting in off-street areas have been submitted to and approved in writing by the Local Planning Authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: To minimise light pollution in accordance with policy EQ7 of the South Somerset Local Plan.

17. No part of the development shall be occupied unless that part of the estate road network that provides access to it has been constructed in accordance with the approved plans.

Reason: To ensure that adequate access arrangements exist for each building prior to occupation, in accordance with Policy TA5 of the South Somerset Local Plan.

18. The protection of wildlife identified in the ecological report shall be carried out in accordance with the recommendations of the report by Ecology Solutions Ltd, dated May 2010. In the event that it is not possible to adhere to these recommendations all development shall cease and not recommence until such time as an alternative strategy has been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the ecological interests of the site in accordance with policy EQ4 of the South Somerset Local Plan.

19. The development hereby permitted shall not be commenced until a programme showing the phasing of the development has been submitted to and approved by the Local Planning Authority. Such details shall include the timing for the formation of the new access arrangements, the delivery of the new estate roads and ancillary works, including road closures, stopping up and appropriate traffic regulation orders. Following such approval and commencement of the development hereby permitted the works comprised in the development shall not be carried out otherwise than in complete accordance with such approved programme or such other phasing programme as the Local Planning Authority may in writing subsequently approve.

Reason: In the interest of highway safety and to ensure the comprehensive development of the site in line with the planning obligations that have been agreed in accordance with policies SS6, HG3, TA5 and HW1 of the South Somerset Local Plan.

20. Prior to the commencement of development details of the surfacing of the roads, footways, footpaths and cycleways and the design of any bus stops, street lighting and street furniture shall be submitted to and approved in writing by the Local Planning Authority. Once approved such details shall be fully completed in accordance with the agreed phasing.

Reason: In the interest of highway safety, in accordance with Policy TA5 of the South Somerset Local Plan.

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

Reason: In the interest of highway safety, in accordance with Policy TA5 of the South Somerset Local Plan.

22. Before any building or engineering works are carried out on the site, temporary pedestrian and cycle links shall be provided in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained during the entire construction phase.

Reason: In the interest of highway safety, in accordance with Policy TA5 of the South Somerset Local Plan.

24. At the proposed access onto Langport Road there shall be no obstruction to visibility greater than 300millimetres above adjoining road level within the visibility splays shown on the submitted plan (no 1049/01P). Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety, in accordance with Policy TA5 of the South Somerset Local Plan.

25. The development hereby permitted shall be carried out in accordance with the plans listed on the Application Drawing Listed dated 11/04/2016 and the supporting information agreed as part of application 10/03704/FUL.

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