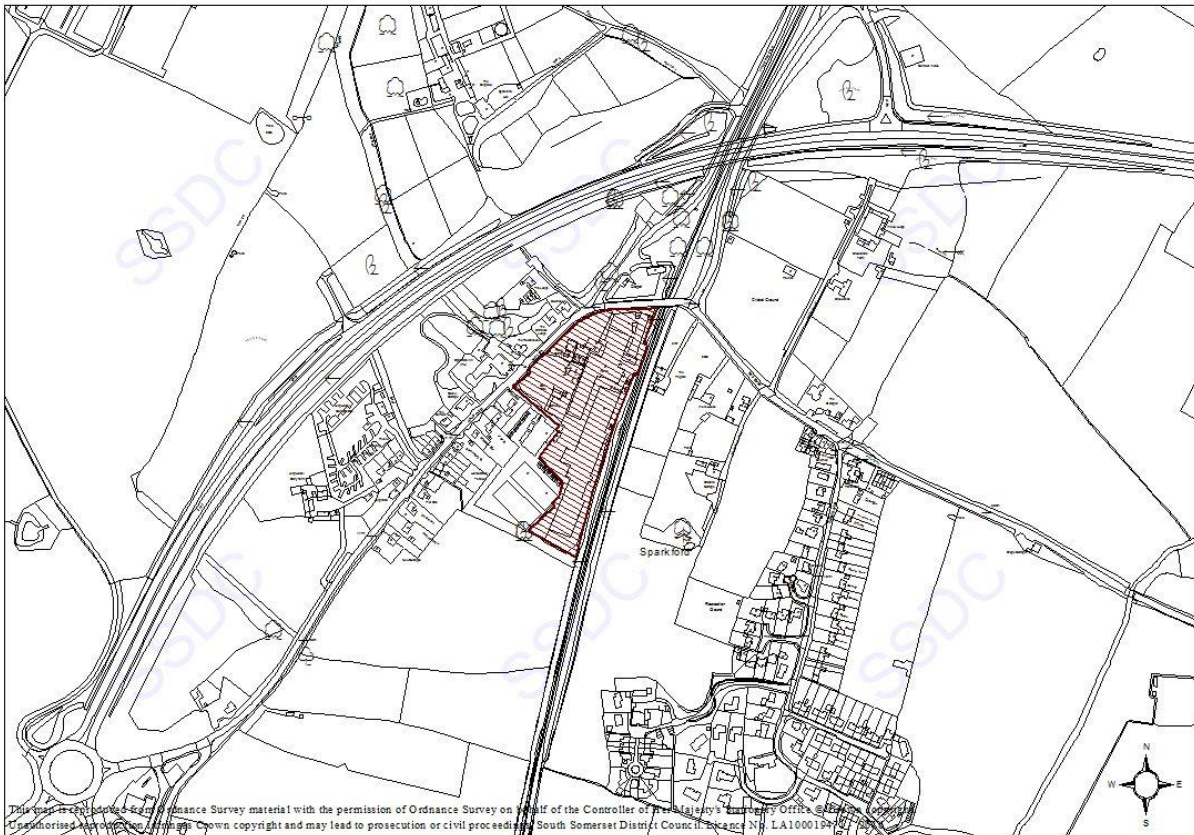


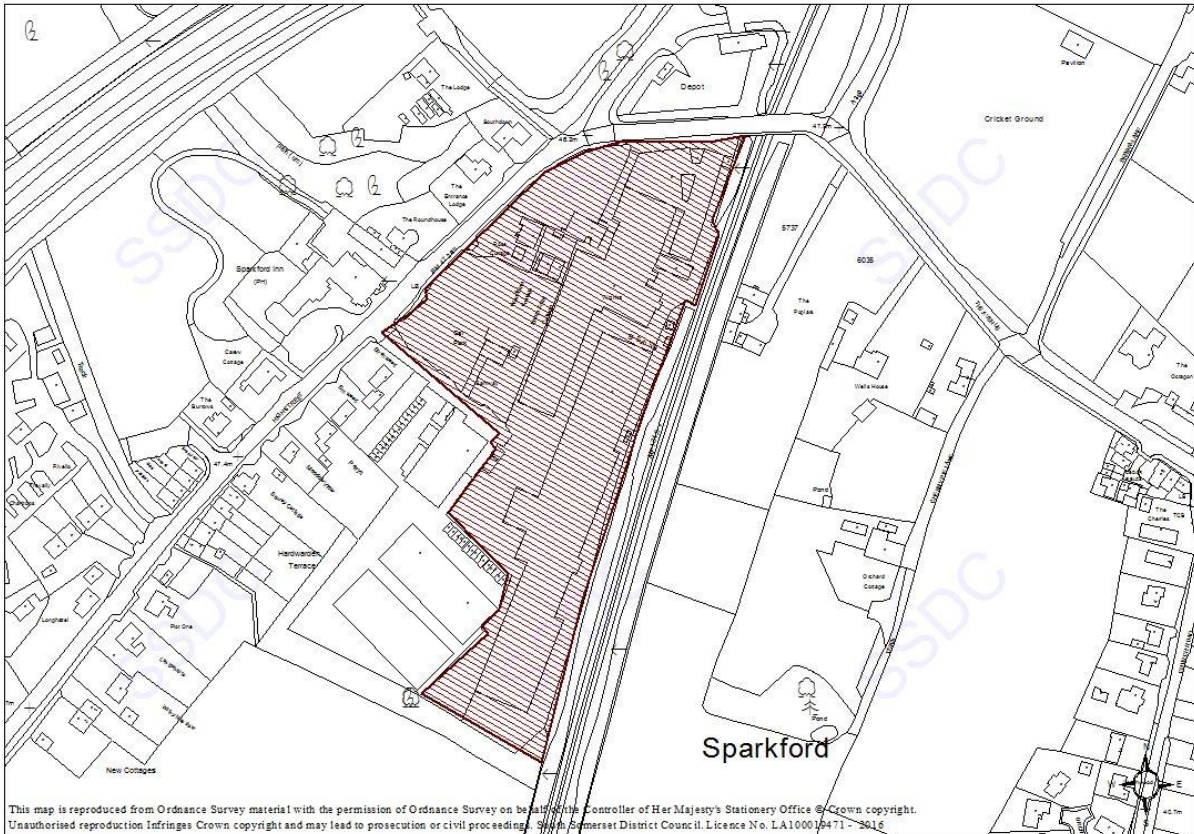
Officer Report On Planning Application: 16/00725/OUT

Proposal :	Outline planning Application seeking permission for mixed use redevelopment (residential/commercial) together with associated works and access ways.
Site Address:	Haynes Publishing High Street Sparkford
Parish:	Sparkford
CAMELOT Ward (SSDC Member)	Cllr Mike. Lewis
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	24th May 2016
Applicant :	
Agent: (no agent if blank)	Shaun Travers Boon Brown Architects Motivo Alvington Yeovil Somerset BA20 2FG
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

The application is before the committee at the request of the area chair to allow local concerns to be debated. The ward member has declared an interest.

SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for mixed use (residential/commercial) development of the site together with associated works and access alterations. Appearance and landscape are matters left for future consideration. Access, layout and scale are to be considered at this stage. The site consists of a large industrial site, including a variety of industrial, office and warehouse buildings, as well as two dwellings in the same ownership. The site is not within a development area as defined by the local plan. The site is close to various residential properties, a public house, and commercial properties. The site is bounded by a railway to the east. The site is close to various grade II listed buildings. It also contains a grade II listed building, originally a dwelling, most recently in use as an office, but with extant planning permission to change the use back to a dwelling.

Plans show the retention of the two existing dwellings and the listed building as dwellings, along with the erection of an additional 45 dwellings and a B1/B2 building of 2,260 square metres of floor area. It is proposed to retain the existing access to serve the B1/B2 building, which would be situated in the southern corner of the site, retaining and extending the road to skirt the south-western boundary of the site. It is proposed to form a new vehicular access from High Street to serve the existing and proposed residential units, which cover the majority of the site. A public garden/memorial is proposed at the north-western edge of the site, and additional public garden further southwest along High Street. It is proposed that the majority of dwellings will be two storey, with a section of two and half storey dwellings along the eastern boundary of the site. The proposed commercial building will be 3 storeys with a flat roof.

HISTORY

None relevant

POLICY

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements

Policy SS5 - Delivering New Housing Growth

Policy SS6 - Infrastructure Delivery

Policy SS7 - Phasing of Previously Developed Land

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy HG2 - The Use of Previously Developed Land (PDL) for New Housing Development

Policy HG3 - Provision of Affordable Housing

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

Policy EP3 - Safeguarding Employment Land

National Planning Policy Framework

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

CONSULTATIONS

Sparkford Parish Council - Recommends refusal on the grounds that Wessex Water has not given adequate assurance that the foul drainage system could cope with the proposed additional houses. They state that they have reported drainage problems to Wessex Water, but work due to be carried out by Wessex Water has not been completed. They also raised concerns with the number of access points to the High Street creating safety issues and that no turning has been provided on site for Sparkford Storage who shares the site access. They note that the retention of Rose Cottage and Woodbine Cottage is welcome.

County Highway Authority - Notes that the proposal will only see a small net impact in terms of trip generation and as a consequence the highway authority would not be able to object on traffic impact grounds. They note that the submitted travel plan is deficient in many respects and note that a revised document will need to be submitted to the highway authority. They suggest this can be secured via a section 106 agreement. They note that the application is outline but provide detailed guidance for the applicant as the internal layout and design of the proposed streets. They provide comments as to the proposed drainage strategy but raise no objections in this regard. They conclude that the Highway Authority raises no objection to the scheme and, if permission is granted, require conditions to secure the following:

- The prevention of debris being dragged onto the highway.
- The submission and implementation of a construction management plan.
- Details of the estate roads.
- The construction of roads and footpaths to an acceptable level prior to occupation of the dwellings.
- The construction of the service road prior to the development being brought into use.
- An appropriate gradient of driveway.
- The construction of a network of footpaths and cycleways prior to the occupation of any dwellings.
- Details and implementation of an surface water drainage scheme.

SSDC Landscape Architect - Notes earlier pre-application discussions and confirms that he is fairly relaxed about the potential to redevelop the site, given the visual improvement that will follow the removal of large employment buildings, and the introduction of housing, open space and landscape treatment. He notes there is potential within the proposal plan for meaningful retention and protection of the better tree species within and bounding the site. As such he has no specific issues to raise at this outline stage.

SSDC Ecology - He states that he is satisfied with the submitted ecological appraisal that now includes results of emergence bat surveys. He notes that apart from the farm house which is being retained, the bat survey results were negative. He notes that the NPPF expects development to deliver biodiversity enhancements, and recommends the use of a condition to that effect. He also recommends the use of an informative endorsing recommendations in section 4 of the ecological appraisal.

SSDC Conservation Officer - Notes that Rose Cottage and Woodbine cottage form part of the setting of Home Farm, which is grade II listed building, and as such should be considered as undesignated heritage assets. He suggests that the demolition of these two buildings should be justified, and consideration given to retaining Rose Cottage. Setting this aside he is happy with the proposed layout. He suggests that the garage building attached to Home Farm is detached, and perhaps turned 90 degrees so that it sits alongside the garage at the rear of plot 28.

SSDC Economic Development - Confirms she is satisfied that the site has been adequately marketed by a commercial agent, and that it has been demonstrated the premises are not suitable for continued use solely for employment purposes. She states that a mixed use plan for the site is agreeable and she would not object to the application. She requests that a condition is imposed on any permission to ensure the proposed commercial buildings are brought forwards prior to the occupation of any of the residential properties.

SCC Archaeology - No objections

Wessex Water - Notes the contents of the applicant's flood risk assessment. They confirm that there is sufficient capacity in the local sewer network for predicted foul flows from the development. They state that a proposed sewer diversion is not acceptable and suggests a condition to secure the agreement and implementation of a foul water drainage strategy.

They note that some customers in Sparkford have experienced sewer flooding. They suggest that these were caused by blockages, and the sewers have since been jetted. They state that they are continuing to monitor the situation.

They state that there must be no surface water connections to the foul sewer network and any historic connections must be abandoned.

They advise that there is sufficient capacity within the existing water supply network to serve the proposal, but that buildings above two storeys will require on-site boosted storage.

SCC Sustainable Drainage Officer - No objection to the proposal subject to a condition to secure the agreement and implementation of a sustainable surface water drainage scheme. She confirmed that she is happy for detailed design layouts and calculations to be included in the information provided to discharge her suggested condition.

SSDC Strategic Housing - Notes that 35% of the housing should be affordable and states that this equates to 17 of the 47 units proposed and suggests that of these 11 should be for social rent with the other 6 as intermediate affordable housing solutions. She states the property mix can be agreed with her department at a later date. She states that the minimum space standards should be adhered to and that the rented units should be available to anyone registered on Homefinder Somerset. She then provides a list of approved housing association partners for delivery of affordable units.

SSDC Policy Planner - Notes that development proposals should be decided in accordance with the development plan (consisting of the South Somerset Local Plan) unless material considerations indicate otherwise. He notes that the NPPF is an important material consideration. He notes that Sparkford itself

has a limited range of services and facilities (e.g. pub and village hall), and recognises that there are accessible services nearby e.g. the convenience store at the A303 roundabout within walking distance and the shop/post office, primary school, and doctor's surgery at Queen Camel are just over a mile away. He also notes employment opportunities at Cadbury Business Park, are around one mile away,

He notes that policy SS2 of the local plan indicates how proposal at 'Rural Settlements' such as Sparkford should be strictly controlled and limited. He states that in light of the current lack of a five-year housing land supply, the proposal would meet an identified housing need, including through the provision of 17 affordable dwellings consistent with policy HG3. He states that the proposed provision of employment land is also a benefit and in accordance with policy SS2.

After discussions with the applicant he agreed that, including the current proposal, dwellings built since 2011, and dwellings with planning permission but not yet built, Sparkford could grow by 117 dwellings since 2011, a 42% increase over the pre-existing housing stock of 276 dwellings. He states that this level of housing growth is more than would be expected through the local plan for a settlement at this tier in the hierarchy. He states that although no numeric guide is given in the policies of the plan, housing growth in 'Rural Settlements' should be consistent with the settlement strategy outlined in policy SS1, and commensurate with the scale and character of the settlement.

He notes that community engagement carried out by the applicant indicates general support for the principle of development, consistent with policy SS2.

He notes the substantial loss of employment land that the proposal represents, in conflict with policy EP3 of the local plan. He states that marketing information supplied with the application is limited and advises consultation with the SSDC Economic Development team. He suggests that under paragraph 51 of the NPPF the change of use from commercial buildings to residential can be justified provided there is an identified need for additional housing, and there are not strong economic reasons why such development would be inappropriate. He states that the lack of a five year housing land supply suggests an identified need for housing whilst complying with policy EP3 would address the economic reasons.

He notes that the proposed would be on previously developed land, as supported by policies SS7 and HG2 of the local plan.

He notes that the Council cannot demonstrate a five-year housing land supply and consequently the proposal should be considered in the context of the presumption in favour of sustainable development - granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicated that development should be restricted.

He concludes that *"...the changing production and distribution requirements with regards to the publishing business are acknowledged, as are the benefits of locating housing on previously developed land. The proposal is broadly consistent with policy SS2 subject to considering the impact upon the scale and character of Sparkford, but appears to lack information on marketing to justify such a large loss of employment land (policy EP3). As a key material consideration, paragraph 14 of the NPPF should be considered in making an overall judgement on the application."*

SSDC Community Health and Leisure Service - Requests contributions of £156,610 towards the provision of local facilities, £14,518 towards strategic facilities, £28,945 in commuted sums towards the maintenance of local facilities, and £2,001 as an administration fee. This equates to overall contribution of £4,299 per dwelling.

SSDC Climate Change Officer - Notes that planning statement makes no mention of policy EQ1, or detailed mention of orientation, renewable energy, or sustainable construction. He states that developments should maximise uncluttered roof space facing between SSW and SSE. He states that several of the proposed dwellings are not ideal from this standpoint. He states that it is evident that orientation has not been a determining factor in the design of this development and he therefore objects to the proposal as currently described.

SSDC Environmental protection Unit - Recommends the use of conditions to secure remedial measures for contaminated land, to ensure that all glazing for the proposed housing meets the

specifications of the submitted noise assessment, and to ensure an appropriate acoustic barrier is erected along the boundary of the site with the railway.

SSDC Tree Officer - Notes his involvement at an early stage in the process and concludes that the proposed layout appears to reflect his input very well. He states his only concern is the proposal for low stone walls with the root protection areas of Trees T5, T9, T10 and T11, which could be rather damaging. He suggests that this should be amended. He notes that there are generous indications of new tree plantings. He suggests the use of conditions to secure tree protection measures and a detailed planting scheme.

Natural England - No comments

Highways England - No objections

Police Crime Prevention Design Advisor - Initially raised concerns with the proposed layout. On the receipt of amended plans he confirmed that he is happy to remove his objection. He stated that he would review the fencing of the parking courts and any fenestration offered at gable ends, at the reserved matters stage of the process.

Environment Agency - Raises no objection to the scheme. They note the potential for contaminated land and advise consulting with SSDC Environmental Protection Unit department. They provide informative advice to the applicant in relation to waste management, sustainable construction and pollution prevention.

REPRESENTATIONS

Letters of objection were received from the occupiers of one neighbouring residential property and from one neighbouring business. Objections were received on the following grounds:

- A turning space should be provided for lorries using the objector's storage business, which shares an access with the site.
- The road for industrial and residential should be separate.
- There should be a buffer zone between residential and industrial areas as the objector's business involves early morning vehicle movements and disturbance.
- Adverse impact on the setting of nearby listed buildings.
- The scheme would exacerbate existing highway safety issues.
- The existing street lights on the high street are unattractive and should be replaced.
- The proposal could exacerbate existing drainage issues in the village.

CONSIDERATIONS

History and Principle of Development

The site is located outside of any development areas or directions of growth as defined by the local plan. As such, policy SS2 of the South Somerset Local Plan is of most relevance. However, as highlighted by the SSDC Planning Policy officer, elements of policy SS2 must be considered out of date, as SSDC cannot currently demonstrate a five year supply of housing land. It is noted that Sparkford is a broadly sustainable location, with basic facilities contained within the settlement. It has reasonably good transport links and is close to variety of other services and employment opportunities. The principle of some residential development within the village must therefore be considered acceptable, subject, of course, to full consideration of site specific impacts.

The current proposal is for a net gain of 45 dwellings, which is a significant expansion for a settlement the size of Sparkford and, taken with other recently approved or built development, is a significantly higher level of growth than was envisioned in the settlement hierarchy of the local plan.

The proposal also represents a significant reduction in employment land on site, which could be considered as an adverse impact. Policy EP3 of the local plan seeks to safeguard employment land such as the application site. The SSDC Economic Development Officer was consulted who confirmed

that she is satisfied that the site has been adequately marketed by a commercial agent, and that it has been demonstrated the premises are not suitable for continued use solely for employment purposes. She stated that a mixed use plan for the site is agreeable and she would not object to the application. As such it is considered that the loss of a significant portion of the existing employment land available on site is agreeable and accords with policy EP3 of the local plan. The Economic Development officer requests that a condition is imposed on any permission to ensure the proposed commercial buildings are brought forwards prior to the occupation of any of the residential properties. It is considered that to ensure that at least some employment land is retained a condition along these lines is reasonable.

The proposal does represent the re-use of brownfield land, which must be taken as a positive of the scheme in accordance with policies SS7 and HG2 of the South Somerset Local Plan.

Accordingly, it is considered that the principle of the proposed development is acceptable in accordance with the aims and objectives of the NPPF and policies SD1, SS1, SS2, SS5, SS7, EP3 and HG2 of the South Somerset Local Plan.

Highways

Local concern has been raised in regard to the proposed access arrangements, and the lack of turning on site being provided for a nearby business. However, the highway authority have been consulted and considered the scheme in detail. They have raised no objections subject to the imposition of various conditions on any permission issued. Highways England has also been consulted and raised no objections. As such, it would be unreasonable to raise an objection on highway safety grounds.

Visual Amenity

The site contains a grade II listed building, and is close to a variety of other listed buildings. As such, the SSDC conservation officer was consulted as to the impact of the scheme on visual amenity. He suggested that two existing dwellings should be retained and a small adjustment made to the garage to the existing listed building. Otherwise he raised no objections to the principle of development or the proposed layout. The applicant has amended the plans to retain the two dwellings and to adjust the garage in line with the conservation officer's comments. The SSDC landscape architect was also consulted as to the impacts of the scheme on the wider landscape, and raised no objections. As such, notwithstanding local concerns, the impact of the scheme on the character of the area and the setting of the listed buildings is considered to be acceptable. Subject to further details at the reserved matters stage, it is considered that the proposal would have no adverse impact on visual amenity in compliance with policies EQ2 and EQ3 of the local plan.

Residential Amenity

It is considered that the proposed scheme is unlikely to have any significant impact on the residential amenity of adjoining occupiers by way of overlooking, overshadowing, or overbearing.

The site is located close to a railway line and a number of commercial uses, as well as retaining part of the site itself in commercial use. A neighbour has raised a concern that there should be a buffer between residential and commercial uses. As such, the SSDC Environmental Protection Unit was consulted as to the likely living conditions of any future occupiers. They raised no objections in this regard subject to conditions to ensure that all glazing for the proposed housing meets the specifications of the submitted noise assessment, and to ensure an appropriate acoustic barrier is erected along the boundary of the site with the railway.

Therefore the proposal is considered to have no significant adverse impact on residential amenity, and to secure an appropriate standard of amenity for future occupiers of the development in compliance with policy EQ2 of the local plan and the aims and provisions of the NPPF.

Flood Risk and Drainage

The parish council and a local occupier have raised objections to the scheme on the grounds that the proposal could exacerbate existing surface water and foul drainage issues in Sparkford. Wessex Water,

the Environment Agency, and the SCC Sustainable Drainage Officer were consulted in this regard. None of these consultees raised objections to the scheme in regard to drainage matters, all being content that the scheme could achieve an appropriate drainage scheme subject to conditions on any permission granted. Whilst the scheme may not improve the drainage system for existing residents of Sparkford, it has been adequately demonstrated that it will make the situation no worse. As such, it would be unreasonable to refuse the application in relation to drainage matters.

Ecology

The SSDC Ecologist was consulted as to the impact of the scheme on protected species. He stated that he is satisfied with the submitted ecological appraisal that now includes results of emergence bat surveys. He noted that apart from the farm house which is being retained, the bat survey results were negative. He noted that the NPPF expects development to deliver biodiversity enhancements, and recommends the use of a condition to that effect. He also recommends the use of an informative endorsing the recommendations in section 4 of the ecological appraisal.

Contributions

Policy HG3 of the local plan requires that 35% of the housing provided on site. However, the applicant has referred to the guidance on 'vacant building credit' contained within the national Planning Practice Guidance (PPG). The guidance indicates that a credit, against potential affordable housing contributions, should be given for all vacant floor area to be brought back into use, or demolished and replaced by a new building. In this case, the amount of vacant floor area to be demolished is significantly greater than the area of new build residential. As such, according to the methodology indicated in the PPG, the credit offered should be 100% of the normal affordable housing contribution. As such, no affordable housing contribution can be sought in this case.

The SSDC Community Health and Leisure Service has requests contributions of £156,610 towards the provision of local facilities, £14,518 towards strategic facilities, £28,945 in commuted sums towards the maintenance of local facilities, and £2,001 as an administration fee. This equates to overall contribution of £4,299 per dwelling. The applicant has indicated that they would be willing to enter into a s.106 agreement with the council to secure such a contribution.

Other Matters

The SSDC Climate Change officer raised an objection to the proposal as the scheme has not been designed with solar orientation in mind. Whilst this may be true, there are several other conflicting constraints on the layout of the scheme, which must be taken into account. The lack of priority given to solar orientation is not considered to outweigh the other constraints on design, in particular the setting of listed buildings.

The SSDC Tree Officer was consulted. He noted his involvement at an early stage in the process and concludes that the proposed layout appears to reflect his input very well. He did raise a concern with proposal for low stone walls within the root protection areas of Trees T5, T9, T10 and T11, which he considered could be rather damaging. It is considered that this small matter could be satisfactorily addressed at the reserved matters stage. He notes that there are generous indications of new tree plantings, and suggested the use of conditions to secure tree protection measures and a detailed planting scheme. Such conditions are considered to be reasonable.

The SSDC Environmental Protection Unit has suggested the use of a condition to secure remedial measures in relation to possible contaminated land. Given the former industrial use of the site, the imposition of such a condition is considered to be reasonable.

The police initially raised concerns with the proposed layout of the site in relation to security issues. However, on the receipt of amended plans they confirmed that they are happy to remove their objection. They stated that they would review the fencing of the parking courts and any fenestration offered at gable ends, at the reserved matters stage of the process.

A local concern was raised that the existing street lights on the High Street are unattractive and should

be replaced. Whilst this may be true, it is not a matter that should constrain the currently proposed development.

Conclusion

Accordingly the proposal is considered to be acceptable in this location, and to cause no significant adverse impact on the character of the area, the setting of the nearby listed building, highway safety, drainage and flood risk, protected species, or residential amenity.

RECOMMENDATION

That application reference 16/00725/OUT be approved subject to:-

- a) The prior completion of a section 106 agreement or unilateral undertaking (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:-
 - 1) Secure a contribution of £4,299 per dwelling towards the increased demand for outdoor playing space, sport and recreation facilities to the satisfaction of the Assistant Director (Wellbeing).
 - 2) Secure the submission and implementation of an appropriate travel plan to the satisfaction of the County Highway Authority.
- b) The following conditions:

Justification

01. The principle of residential development is considered acceptable, as the benefits of the proposal are considered to outweigh the adverse impacts on the settlement hierarchy of the local plan and the loss of employment land. The proposed development of the site would respect the character of the area, with no demonstrable harm to the setting of the nearby listed building, highway safety, flood risk and drainage, protected species, or residential amenity. As such the proposal complies with local plan policies SD1, SS1, SS2, SS5, SS7, TA5, TA6, HG2, HG3, EQ2, EQ3, EQ4, HW1 and EP3, and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 3411/150E, 3411/151B, and 3411/152A received 14 April 2016.
Reason: For the avoidance of doubt and in the interests of proper planning.
02. Details of the appearance and landscaping (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.
03. 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.
04. Prior to the commencement of development, details of measures for the benefit of wildlife (e.g. bat and bird boxes, wildflower sowing and management) shall be submitted to and approved in

writing by the Local Planning Authority. The approved scheme 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 NPPF and Local Plan Policy EQ4.

05. The development hereby permitted shall not begin until a scheme to deal with contamination of land, controlled waters and/or ground gas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:

A. A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175 : 2011 Investigation of Potentially Contaminated Sites - Code of Practice.

B. A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice. The report should include a detailed quantitative human health and environmental risk assessment.

C. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation should be stated, such as site contaminant levels or a risk management action, and how this will be validated. Any on going monitoring should also be outlined.

D. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.

E. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

06. Prior to the occupation of the dwellings hereby approved, glazing for the residential units that meets the specifications stated in the Noise Assessment dated 29th Jan 2016 shall be installed and thereafter retained.

Reason: To protect the amenity of future residents in accordance with the aims and provisions of the NPPF.

07. Prior to the occupation of the dwellings hereby approved, a 2m high solid acoustic barrier shall be constructed along the railway boundary of the site as recommended in the Noise Assessment dated 29th Jan 2016. Once erected the barrier shall thereafter be retained and maintained in perpetuity.

Reason: To protect the amenity of future residents in accordance with the aims and provisions of the NPPF.

08. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post

development is attenuated on site and discharged at a rate no greater than greenfield runoff rates. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 30% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

09. The development shall not be commenced until 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
- the 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.

10. Prior to commencement of this planning permission, site vegetation clearance, demolition of existing structures, ground-works, heavy-machinery entering site or the on-site storage of materials, an Arboricultural Method Statement and a Tree Protection Plan shall be prepared in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and these details shall be submitted to the Council. On approval of the tree protection details by the Council in-writing, a site-meeting between the appointed building/groundwork contractors, the appointed supervising Arboricultural Consultant and the Council's Tree Officer (Phil Poulton: 01935 462670 or 07968 428026) shall be arranged at a mutually convenient time. The locations and suitability of the tree protection measures (specifically the fencing & signage) shall be inspected by the Council's Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall be implemented in their entirety for the duration of the construction of the development and the protective fencing may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

11. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping.
Such a scheme shall include individual species, size at the time of planting, whether container-grown, cell-grown, root-balled or bare-rooted and the approximate date of planting. The installation details regarding the construction of tree pits, staking, tying, strimmer-guarding and mulching shall also be included in the scheme.

All planting comprised in the approved details of landscaping shall be carried out in the next planting and season following the commencement of any aspect of the development hereby approved; and any trees or plants which within a period of ten years from the completion of the development die, are removed or become in the opinion of the Council, seriously damaged or diseased, they 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.

Reason: To secure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

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

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Method of ensuring construction vehicles leaving the site do not emit dust or deposit mud, slurry or other debris on the highway.
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

13. The proposed estate roads, footways, footpaths, tactile paving, cycleways, 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. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

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

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

15. The development hereby permitted shall not be brought into use until that part of the service road that provides access to it has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

16. 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 and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

17. In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

18. Prior to the commencement of the development hereby approved, a scheme of phasing for the development shall be submitted to an approved in writing with the local planning authority. Once agreed, the development shall be carried out strictly in accordance with the agreed scheme of phasing.

Reason: To ensure a balanced mix use of the site and that an appropriate level of employment land is retained in accordance with policies EP3 and SD1 of the South Somerset Local Plan.

Informatives:

01. The applicant should be aware of the SSDC Ecologist's endorsement of the recommendations in section 4 of the submitted ecology report.
02. The applicant should be aware of the Environment Agency's comments in relation contaminated land, waste management, sustainable construction, and pollution prevention, dated 17 March 2016, and available to view on the South Somerset District Council website.
03. In relation to condition 18 the applicant should be aware that an appropriate scheme of phasing will ensure that the commercial development hereby approved is built and made available for commercial use prior to the completion of the significant majority of approved residential units.