

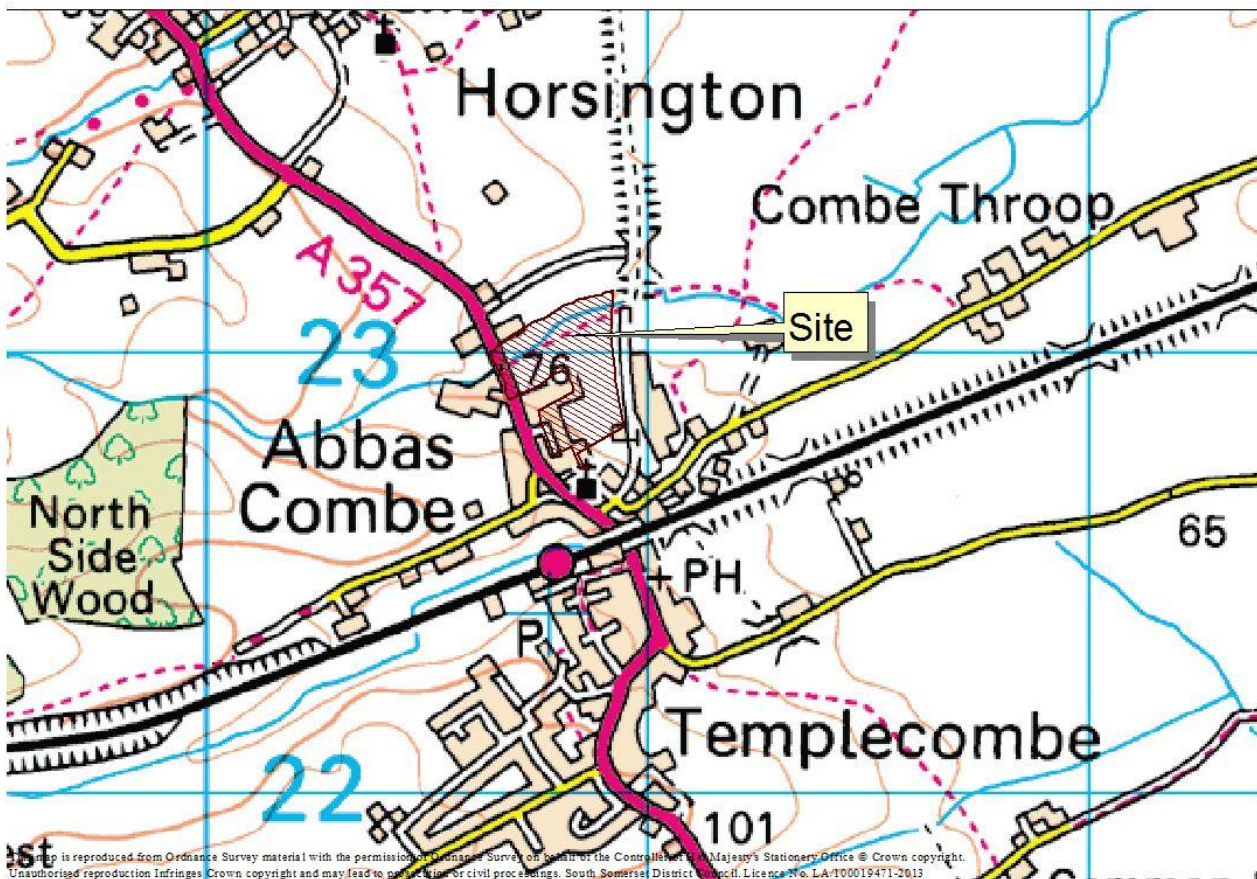
Officer Report On Planning Application: 16/04551/REM

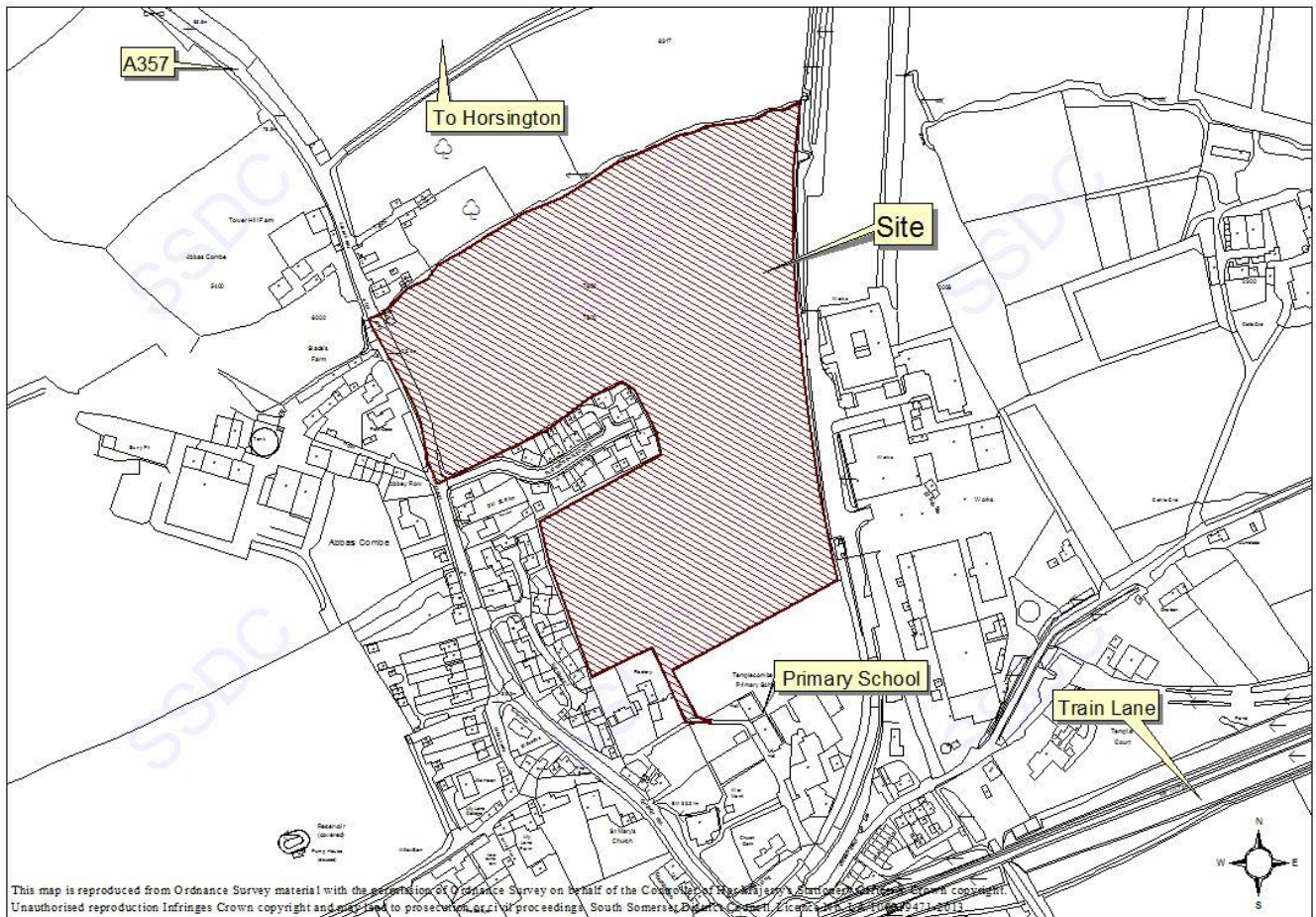
Proposal :	Application for the approval for the remaining reserved matters (appearance, landscaping, layout and scale) of outline planning approval 12/03277/OUT (Mixed use development comprising up to 75 dwellings, B1a, b and c employment, D1 multi purpose community building and associated development)
Site Address:	Land At Slades Hill, Templecombe.
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr W Wallace
Recommending Case Officer:	Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
Target date :	26th January 2017
Applicant :	Paul Drake
Agent: (no agent if blank)	Ian Jewson Planning, 1 Gas Ferry Road, Bristol BS1 6UN
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE

The application is referred to committee because of the significance of the proposal for Templecombe and to enable the issues raised to be debated.

SITE DESCRIPTION AND PROPOSAL





This 6.57 hectare site is location outside, but adjacent to existing settlement limits and is currently in agricultural use. It sits at the base of a shallow dip, with the land rising to the east, north and west. It is bounded by the school and church to the south, the Thales site to the east, existing residential development to the west and by agricultural land to the north. The nearest residential properties, in Blackmore Vale Close and The Hamlet, sit on raised ground relative to the development site, supported by a gabion wall.

Outline permission has been granted, at appeal for up to 75 houses, including 35% affordable employment space, open space, allotments, a cemetery extension, additional playing field for the school, a site for a community hall (or contribution towards off-site provision) and a new access from Slade Hill. This reserved matters application seeks detailed approval for:-

- 75 dwellings
- B1 of employment space;
- allotments;
- a on site POS;
- additional playing field for the school;

The application is supported by:-

- A Planning Statement;
- A Design and Access Statement
- A statement of community involvement;
- A Landscape and Ecological Management Plan
- A Landscape & Visual Impact Appraisal;

The applicant has provided amendments to address concerns raised in consultation. In particular the community hall site has been omitted as the PC have agreed to the off-site contribution and an access to the gabion wall has been provided for residents in The Hamlet and Blackmore Vale Close.

RELEVANT HISTORY

- 12/03277/OUT Outline permission granted at appeal for mixed use development comprising of up to 75 dwellings, retail unit, employment area, community building, area for potential school expansion, public open space, allotments together with new access
- 13/03116/OUT Outline application mixed use development comprising of up to 75 dwellings, retail unit, employment area, community building, area for potential school expansion, public open space, allotments together with new access. This application was submitted at the time of the appeal in relation to the above application. It was held in abeyance pending the outcome of the appeal and has been not been withdrawn even though the appeal has been allowed.

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.

South Somerset Local Plan 2006 - 2023

The following policies are considered relevant to this reserved matters application.

- SD1- Sustainable Development
- HG5 – Achieving a Mix of Market Housing
- TA5 – Transport Impact of New development
- TA6 – Parking Standards
- HW1 – Provision of open space, outdoor playing space, cultural and community facilities in new development
- EQ1 – Addressing Climate Change in South Somerset
- EQ2 – General development
- EQ4 – Biodiversity
- EQ5 – Green Infrastructure

National Planning Policy Framework

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

CONSULTATIONS

Templecombe Parish Council – initial comments as follows:

1. Not all the plans submitted are up to date

2. Junction to main road A357. The issues remain:-

i) Although the link through to the Thales site would require additional planning permission the road through the development and the subsequent junction with the A357 has the potential to carry a considerable volume of traffic. The current proposal is based on the surveys completed 3 years ago. Since then the village road layout has been changed and it is agreed that this has led to cars travelling even faster at this point as they accelerate away from the build outs. Recent monitoring consistently meets the criteria for speed monitoring equipment. When monitoring is in place it shows some traffic travelling in excess of 60 miles per hour. We therefore request that a new traffic survey be carried out and the results be taken into account before allowing the development to commence.

ii) Because of the pattern of traffic movements in the village particularly with school, buses or employees entering and leaving Thales there are times in the day when there is already traffic congestion in the village. The backup of traffic on the A357 whilst traffic is waiting to turn right has the potential to cause a complete breakdown of movement within the village, particularly if buses or heavy Lorries are stuck between the build outs.

iii) The visibility splay to the A357 will be hindered by the proposed 0.8m store wall. Should the proposed planting also be completed that will further block the visibility up the A357 especially given as the road slightly bends back away.

iv) It is noted that the development, of 75 houses and two industrial complexes, has only one vehicle escape route should a major problem occur within the large adjoining complex.

3. Position of employment land

Previous plans have shown employment land located on the right hand side. The current proposed layout reflects what was a quick change from retail land use at the point the application went to enquiry. The Council consider that the placement of an employment area towards the back of the estate is a poor decision. The number of visitors and "white van delivery drivers" will be a major hazzard to children and other walkers within the development. We suggest that all of the employment land be placed at the entry to the development so that the risk of accident is greatly reduced.

4. Provision of LEAP

The 106 agreement signed on 4.10.13 clearly indicated the provision of a LEAP. In previous applications this has been sited next to the 'playing' field. In this current proposal it is positioned in the 'village green' By definition a village green is a common area of grassland suitable for grazing - clearly this area does not meet that definition. In addition the proposed location of the LEAP is surrounded on 3 sides by road, one of the roads having the potential to link to Thales and therefore carry considerable traffic. Even under the current provision its position next to the employment land is inappropriate.

5. Provision of Youth Facilities

The 106 agreement signed on 4.10.13 clearly indicated the provision of a Youth Facilities on site but there is no area indicated on the current planning application for this provision.

6. Fencing of School Field.

The layout suggests the playing field to be a community area accessible to all and only secured by deer park fencing. However in the 106 agreement signed on 4.10.13 clearly indicated the provision of

this playing field to the County Council as a School Field. This will not be accessible to all, will need to be securely fenced and accessed from the school only.

7. Provision of Community facilities

The Parish Council have indicated repeatedly that rather than having provision of a building at the site of the Community Hall that they wish for a contribution.

8. Access to drainage

The existing villagers have considerable concern at the planned link to existing sewage. Given the issues with the current capacity within the village the proposed plans do not seem to address this.

9. Mix of social housing

Distribution of social housing is biased towards proximity to existing properties and not to the properties within the development - this is illustrated by the fact there is no social housing in the top right hand corner of the development which contains the highest value A and B houses. The development therefore seems to be creating subareas of more desirable development at the cost to the residents in Blackmore Vale Close.

10. Provision of trees

The provision of trees creates an extremely high barrier due to height differences along the properties on the right side of Blackmore Vale Close with potential loss of light - especially as this is south facing. There is also no indication of safeguarding of original walls from root damage along the Hamlet boundary wall part of which is listed and the Gabion walls surrounding Blackmore Vale Close.

11. Fencing

The line of 1.8m fencing extending at the back of Blackmore Vale Close will be disproportionately tall due to the height of the field compared to the existing properties adding an additional 1.5m to the height of the field in some locations.

There is no indication of any provision of protection fencing of the gabion wall around Blackmore Vale Close or the Hamlet - including the listed wall in the corner of the Hamlet and Blackmore Vale Close.

12. Lighting

The difference in height between existing properties and the application will result in considerable issues with any planned street lighting as this will be at first floor level at the Hamlet and the left hand side of Blackmore Vale Close.

*13. Protected Species - Slow worm *Anguis fragilis**

There are a number of colonies of slowworms in the Gabion walls around Blackmore Vale Close and The Hamlet - their proximity of these areas to construction shows no consideration for protection of this species in this location

14. Further requests for change by the developer

The proposed designs for the dwelling houses to be built are currently in, what the architect describes as "in keeping with the village environment and not a standard building block such as used by the major developers". We expect that should proposals be made by the developer for a change of property style, to save the developer money, be refused.

15. Interests of the villagers of Templecombe

The Parish Council expect to be kept up to date on the negotiations with the developer and that no "deals" be made that would put the developer in a better position than indicated by the current planning request. At the public meeting on 28th September the architect made many references to the previous planning application especially in relation to the Section 106 Agreement and we will not accept changes that would be at the cost of the village.

16. It is anticipated that a method of construction i.e. plans for controlling dust, mud and contractor parking will apply to the development in order to minimise disruption particularly if it effects the main road - A357.

In response to the revised scheme comment:-

- *The site plan supplied is not up to date. It shows the Old Rectory and not the new buildings that have been built on the site. No checks on proximity of the builds/overlooking etc have been made.*
- *The playing field is a school field and as such needs to be fenced off and shown clearly as not for public access.*
- *Have the allotments suitable drainage and a water supply*
- *Is there sufficient space for the LEAP in relation to the fence*

County Highway Authority – no objection subject to safeguarding conditions.

SSDC Open Spaces Officer – initially encouraged by the amount of Open Space but feel the overall design and layout could be altered to really maximise the potential for the new residents as well as the existing residents in Templecombe. In detail:-

“We would like see some of the Open Space brought into a more central location, creating more of a divide between the new development and the existing properties in Blackmore Vale Close. This central location would be ideal for the village green concept, however, with a few amendments. At the moment we are not considering any part of the village green as useable public open space as it is only run off for the LEAP, however if a larger village green was created, taking some POS from the area surrounding the attenuation feature, this would be a great focal point for the development, allowing room for a LEAP as well as more useable Open Space. There is great potential to create a community area here for the residents to enjoy and the design should include: hard surfaced pathways, quality tree/shrub planting, perimeter metal bow top fencing, seating and potentially lighting; with access gates for maintenance and pedestrians.

“We are happy with the large amount of open space surrounding the playing field, creating a multi-use area rather than limiting it to just a football pitch. Likewise, with the area surrounding the attenuation feature, although as previously mentioned this could be reduced. We haven’t included the attenuation pond itself in our useable open space calculation; however we would be keen to work with the developer to create landscaped areas here that can be enjoyed by the community.

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

“Finally, looking back at the plans included with the outline application for this development, there is the inclusion of a larger green entrance onto the site and we would be keen to see this included again, creating an appealing and softer connection with the existing properties on Slades Hill.”

Subsequently, in light of a request from the doctors, the PC confirmed their support for the siting of a new surgery at this site and reiterated their request for an off-site contribution towards local community halls.

Leisure Policy Co-ordinator – no objection to amended scheme.

SSDC Environmental Protect Unit – no objection subject to consideration of possible noise from proposed employment and imposition of construction management condition.

SSDC Landscape Architect – initially raised a number of concerns:-

“In most part the proposed layout is acceptable. However I am not persuaded by the positioning of the ‘village green’ which is islanded by roads on 3 sides, and sited alongside an employment area. This area should be integrated with the playing field area to the southeast corner of the site, to provide safer, flexible, and more user-friendly public space. This change could easily be achieved by swapping the space with units 62-64.

I have no particular issue with the layout of the housing, though I would suggest some fine-tuning in the positioning of the garages relative to the houses, plots 25-27, either shifting the garaging back, or the houses forward, to avoid the sight of cars parked to the fore of the house line, on what will be quite a prominent corner in the street scene.

“The three external works drawings indicate tree planting and hedgerows, but no detail is offered, contrary to the note on the drawing that reference is made to the detail design. I would suggest that once the final layout is agreed, planting details are forwarded. However, in the interim, I would advise re; tree species; (i) given the allergenic effects of birch pollen, SSDC now discourages the planting of birch within residential areas, and (ii) neither do we encourage the planting of Rowan (Sorbus) as it doesn’t fulfill its growth potential in local soils.

“I also note that rear garden planting is intended between the existing residential areas of Blackmore Vale Close and The Hamlet, and the proposed housing. Given the level differentials, I would advise that the tree species are selected with care, to filter intervisibility, yet to be of a scale that ensures that gardens are not cast in shade once the planting matures.

“I note the intent to utilise render on approx one-third of the new residential build. Within the village core, render tends to be more occasional, its pale tones supplemented by some painted brickwork. To better correspond to local character, I would advise the amount of render finish is reduced to circa 20%.”

In response to the amended scheme confirms this to be acceptable but notes:-

Landscape details are now submitted. In most part, the detail is fine, though I note that our earlier advice re; tree species; i.e; (i) given the allergenic effects of birch pollen, SSDC now discourages the planting of birch within residential areas, and (ii) neither do we encourage the planting of Rowan (Sorbus) as it doesn’t fulfill its growth potential in local soils, was not conveyed to the designer, and I would advise the removal of those species, additionally tree species Sorbus ‘Joseph Rock’ which is susceptible to fireblight. Replace with tree species already within the schedule, to thus reduce the tree planting palette for greater visual cohesion.

SSDC Ecologist – notes the requirement of condition 13 of the outline permission to agree ecological mitigation and raises no objection, suggests an informative with regard to slow worms.

SSDC Climate change officer – suggests some plots would benefit from re-orientation to maximize the potential of PV installation.

SSDC Housing Officer – notes the requirements of the S106 agreement with regard to affordable housing. Raises a concern that one of the houses identified as affordable may not meet SSDC standards. Suggests that this be changed to “a 3 bed parlour house instead of a 4 bed house but as I previous stated it needs to be a true 3 bed without a study as the size of the study is not adequate for a bedroom but could still be counted as a bedroom for benefit purposes and have a separate dining room downstairs.”

SCC Archaeologist – no objection.

SSC as Lead Local Flood Authority – initially concerned by the lack of information. In response to additional details confirmed no objection subject to agreeing full technical details through discharge of outline condition

SCC Rights of Way – no objection but note the existing right of way across the site which will have to be diverted or maintained free of obstruction.

Police Crime Prevention Design Advisor – suggests consideration be given to the detail of the community hall and the parking for the employment units to ensure anti-social behavior is minimised.

Somerset Waste Partnership – no objection but initially raised concerns about position of collection points and maneuverability for refuse vehicles.

REPRESENTATIONS

11 representations were received to the first notifications:-

- Proposed houses too close to existing properties in The Hamlet and Blackmore Vale Close;
- Overlooking and loss of privacy;
- Loss of views/outlook;
- Loss of light/light pollution;
- Impact on wildlife (bats, birds, deer, rabbits,
- Noise and disturbance;
- increased flood risk;
- highways safety issues at Slades Hill access, including on street parking
- impact of proposed industrial units on properties in Blackmore Vale Close;
- impact of construction in gabion wall;
- access to the gabion wall for maintenance
- development too large for Templecombe;
- loss of greenfield site and provision of commuters housing;
- questions over provision of planning obligations and previous appeal decision;
- does Thales have an interest in the development
- playing field and cemetery extension not needed
- the site would make a good location for a new doctor's surgery.

6 further representations have been received to the amended scheme raising the following additional issues:-

- there are arches in the retaining wall behind The Hamlet; what is to become of these?
- Lack of services and facilities in the village;
- Position of social housing
- Impact on protected tree to south

CONSIDERATIONS

Principle of Development

The grant of outline permission has established the principle of the development of this site, together with the level of development and the access arrangements from Slades Hill. It would not be appropriate to revisit these fundamental issues at this reserved matters stage. The key considerations are therefore the reserved matters i.e. layout, scale, appearance and landscaping.

Layout

The proposal for 75 dwellings and employment provision on this substantial site is considered to be an appropriate level/density of development that would provide generous public and private space for future occupiers as well as allotments. The playing field for the school and allotments would be to the benefit of the wider community. The density is considered appropriate for this edge of village location.

In terms of the detailed layout the county highway authority raises no objection on highways safety grounds or to the highways layout and the properties are all provided with parking in accordance with the County's parking standards.

It is considered that there would be sufficient separation between the proposed house houses and existing properties and it is not considered that any existing resident would be unduly impacted in terms if of privacy. The proposed layout provides for adequate amenity in terms of garden size, parking etc., for future occupiers of the development with a satisfactory degree of separation between the houses and the proposed employment units. A maintenance strip has been provided around Blackmore Vale Close and to the rear of The Hamlet so that residents can access the gabion wall for maintenance purposes.

The concerns about the position of the employment land are noted. However this use is limited to B1 (light industrial uses) which by definition are considered acceptable in close proximity to residential properties. It is not considered reasonable to object to this aspect of the proposal.

On this basis the layout of development is considered to comply with policies TA5 and EQ2.

Scale of Development

The proposal is for 75 dwellings. This is compliant with the outline permission and is considered a reasonable level of development for site of this size in this location. The scheme provides for an appropriate balance of built form and open space. In terms of the scale of the built form most properties are 2-storey with some bungalows which is considered appropriate for the location and compliant with policy EQ2.

Appearance

The detailing and the materials mix have been amended to reflect the number concerns including the comments of the landscape architect. The properties are of an appropriate design and detailing, which, subject to agreement of the detailed materials by condition, are considered to be compliant with policy EQ2.

The school have requested that the playing field be fenced off for security reasons. Subject to agreeing the detail and position of the fencing by condition this is considered reasonable.

Landscaping

Following amendments to the detailed landscaping scheme the landscape architect has no objection to the proposed planting scheme. On this basis this aspect of the proposal complies with policy EQ2.

Other Issues

Highways safety

The fundamental highways issue in terms of the access to the site and any wider highways impacts where addressed at the outline stage and, given that there are no identifiable changes in circumstance,

should not now be re-considered. As noted above the proposed lay out is considered acceptable by the highway authority, subject to conditions, and meets parking and safety requirements. As such this aspect of the proposal complies with policies EQ2, TA5 and TA6.

Ecology

At outline stage detailed ecological mitigation measures were proposed and agreed. These are now subject to a condition on the outline permission. Accordingly, notwithstanding on-going local concerns about possible wildlife impacts, particularly on the proposal is considered to comply with policy EQ4. As suggested by the Council's ecologist an informative regarding slow worms is suggested.

Drainage

It is not considered that there is any reason why this site cannot adequately be drained. It slopes away from existing development and an attenuated system is proposed that would discharge at the greenfield rate to the existing water course where all current run-off currently goes. This is considered reasonable and the LLFA accepts that the technical detail of the drainage system can appropriately be agreed through the discharge of the outline drainage condition. This would comply with policy EQ1.

Local Concerns

There remains some local concern about the principle of the development of this site, the access arrangements and the wider traffic implications on the wider road network. These were weighed in the balance at the outline stage and not considered to justify withholding permission. It would not now be appropriate to seek to revisit these issues.

The comments about the accuracy of the plans are noted. These relate to the omission of the two new houses with the grounds of the Old Rectory to the south. The presence of these new houses is noted however it is not considered that their relationship with the proposed houses would be unduly detrimental.

The planning obligations were agreed at outline stage and cannot now be revisited. The applicant has amended the scheme to take on board the comments from the various consultees with an interest and the scheme provides for 35% affordable housing and on site POS in accordance with the S106 agreement. It is not considered that this provision or its layout is objectionable. The perceived lack of need for the cemetery extension and school playing field are noted however these are accepted benefits of this scheme under policy SS2 and it is not suggested that they now be set aside.

The suggestion that the site could provide a new doctors surgery is noted and has been raised with the application who is willing discuss this possibility with the surgery. However at this stage the inclusion of a surgery (a D1 use) would not comply with the outline permission. Its inclusion would necessitate a new application for either outline for full planning permission which is not an option reasonably open to the applicant at this stage. Nevertheless it is a possibility that all parties are willing to explore in the future.

To date Thales have not formally been party to the application. It was originally thought that a new access to their site could be provided thereby removing most of their HGV traffic from the village centre, however this was not achievable due to levels difference and their own on-site constraints.

A number issues are identified that can reasonably be addressed by conditions e.g. construction management, and external lighting, or by other legislation, e.g. the longstanding footpath diversion which the County Council are dealing with under the Highways act. Additionally some non-planning comments are made with regard to property values and views which cannot be afforded weight in the balance.

Conclusion

It is acknowledged that this proposal continues to generate some local opposition, nevertheless it has to be accepted that this application seeks simply to agree the detail of a scheme that has already been granted outline permission. The proposal is bound by the parameters and obligations agreed at that outline stage. In this respect the proposal sits within the accepted quantum of development and provides for the agreed obligations.

In terms of the 'reserved matters', scale, layout, appearance and landscaping the proposal is considered acceptable and compliant with the policies of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

RECOMMENDATION

That these reserved matters be approved subject to the following conditions.

Justification

The proposal is of a satisfactory layout, appearance, scale and landscaping that would have no adverse impacts on visual or residential amenity, ecology, flood risk, highways safety, heritage assets or landscape character. As such the proposal complies with the policies of the South Somerset Local Plan 2006-2028.

CONDITIONS

01. Except as required by other conditions attached to this approval, the development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans:-

INSERT

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

02. Prior to the construction of each dwelling hereby approved particulars of following shall be submitted to and approved in writing by the Local Planning Authority;
 - a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - c. details of all hardstanding and boundaries
 - d. details of the rainwater goods and eaves and fascia details and treatment.

Such details shall be generally in accordance with the material schedule submitted in support of the application. Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

03. All planting, seeding or turfing comprised in the Landscaping Proposals as shown on drawing numbers 800/01A; 800-02A and 800-03A shall be carried out in the first planting and seeding

seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 give written approval to any variation.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

04. Prior to the commencement of the dwellings hereby approved details of measures for the enhancement of biodiversity, which shall include the provision of bat, swallow and swift boxes and a time scale for delivery of all such measures, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance in accordance with policy EQ4 of the South Somerset local Plan 2006-2028.

05. Prior to the occupation of any dwelling a scheme of external lighting shall be submitted to and approved in writing by the local planning authority. Once approved such scheme shall be fully implemented in accordance with the submitted details and not altered without the prior written agreement of the local planning authority.

Reason: To safeguard the character of the locality in accordance with policy EQ2 of the South Somerset local Plan 2006-2028.

06. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5.0m from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

07. Provision shall be made within each plot for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before any occupation and thereafter maintained at all times.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

08. The proposed estate roads, footways, footpaths, tactile paving, 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 areas, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

09. 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 highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

10. Unless agreed otherwise in writing by the local planning authority no dwelling hereby permitted shall be occupied until such time as fencing has been erected around the school playing field in accordance with details to have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character of the locality in accordance with policy EQ2 of the South Somerset local Plan 2006-2028.

Informatives

1. Slow worms have been observed in the vicinity of the site and are likely to be present around the edges. Unless a reptile specific survey indicates absence, then mitigation measures for this species will need to be included in respect of condition 13 of the outline consent (ref. 12/03277/OUT).
2. The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. Please ensure that an advisory note is attached requesting that the developer contact the Highway Authority to progress this agreement well in advance of commencement of development.
3. A Condition Survey of the existing public highway should be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
4. The applicant should be aware that it is likely that the internal layout of the site will result in the laying out of a private street, and as such, under Sections 219 to 225 of the Highway Act 1980, will be subject to the Advance Payment Code (APC). Given the constraints of the existing access, it will not be possible to construct an estate road to a standard suitable for adoption. Therefore, in order to qualify for an exemption under the APC, the road should be built and maintained to a level that the Highway Authority considers will be of sufficient integrity to ensure that it does not deteriorate to such a condition as to warrant the use of the powers under the Private Streetworks Code.