

## Appendix 1

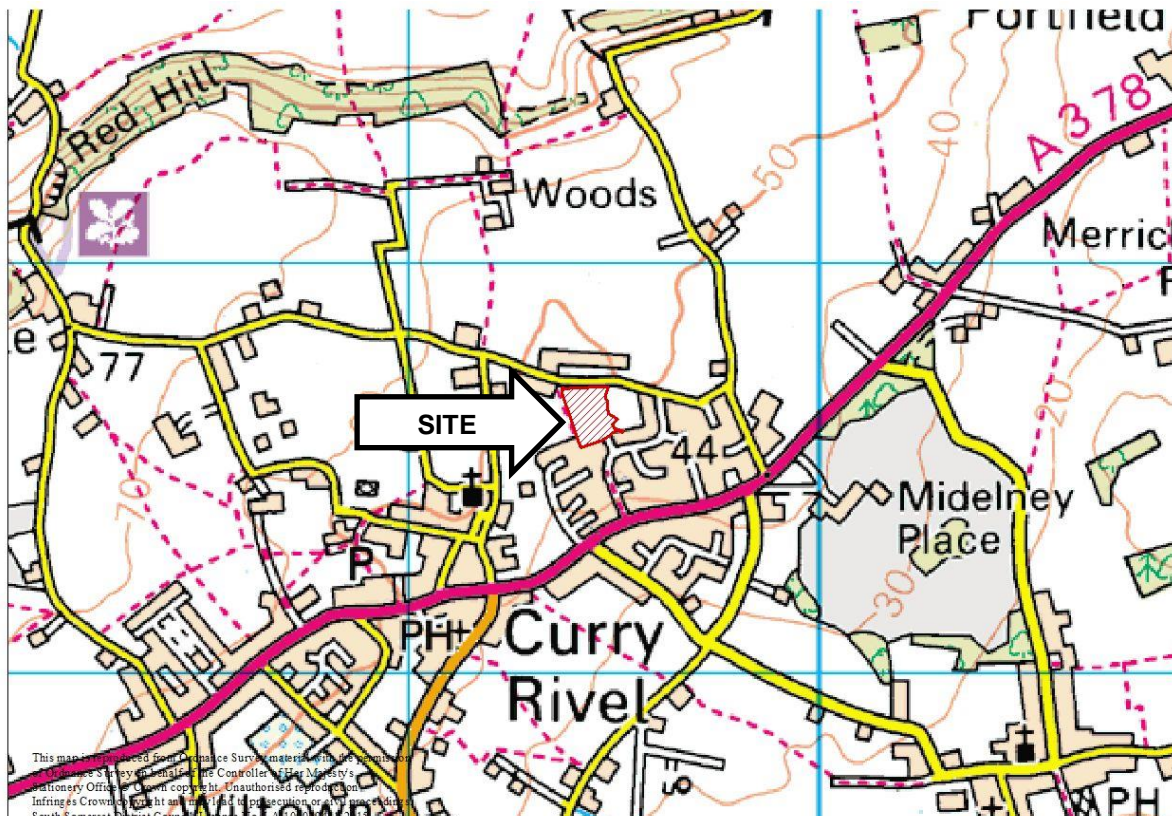
### Officer Report On Planning Application: 14/03154/FUL

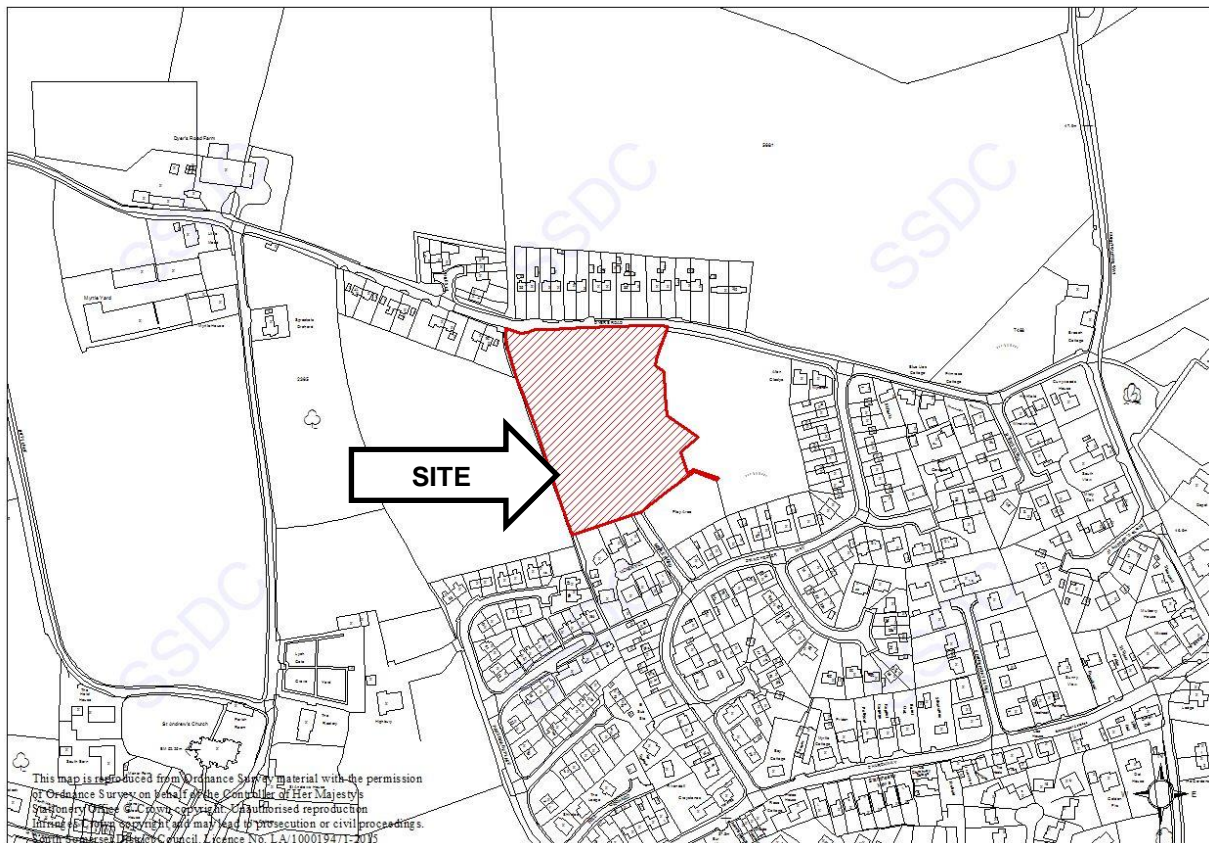
<b>Proposal :</b>	Residential development of 30 dwellings (GR:339480/125610)
<b>Site Address:</b>	Land North Of Stanchester Way, Curry Riviel.
<b>Parish:</b>	Curry Riviel
<b>CURRY RIVIEL Ward (SSDC Member)</b>	Cllr Terry Mounter
<b>Recommending Case Officer:</b>	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
<b>Target date :</b>	16th October 2014
<b>Applicant :</b>	Mr Richard Mead
<b>Agent:</b> <b>(no agent if blank)</b>	Mrs Lydia Grainger, WYG, Hawkridge House, Chelston Business Park, Wellington TA21 8YA
<b>Application Type :</b>	Major Dwlgs 10 or more or site 0.5ha+

#### REASON FOR REFERRAL

This application for 30 houses outside the settlement limits of Curry Riviel, as defined by the South Somerset Local Plan (2006) constitutes a significant departure from the policies of the adopted local plan. The application is therefore referred to committee to enable the issues raised to be debated and considered in light of both the saved policies of the 2006 Local Plan and the policies of the emerging 2028 Local Plan.

#### SITE DESCRIPTION AND PROPOSAL





The site is located towards the north of the village, on open land between Dyers Road in the north and the dwellings along Stanchester Way to the south (which fall within the development area). Open agricultural land borders the site to west and east, and the southern boundary is defined by the public play space and dwellings off Maple Road. The western boundary is defined by a public footpath. The land rises from south to north. The northern boundary is formed by Dyers Road, on the north side and partially on the south side of which are houses.

It is proposed to erect 30 dwellings of various sizes, with access to the highway network via Maple Road to the south (leading into Stanchester Way). The layout has been amended to provide additional open space around the expanded LEAP.

The application is supported by a Design and Access Statement, Statement of Community Involvement, Planning Statement, Landscape Assessment, Flood Risk Assessment, Ecological Impact Assessment, Transport Assessment and a Travel Plan Statement.

## HISTORY

14/02263/EIASS - Screening opinion for erection of 30 dwellings and public open space - EIA not required

## 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 decisions must be

made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Saved policies of the South Somerset Local Plan (April 2006):

ST2 - Villages  
ST3 - Development Areas  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
ST7 - Public Space  
ST9 - Crime Prevention  
ST10 - Planning Obligations  
EC3 - Landscape Character  
EC8 - Protected Species  
EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological interest.  
EP1 - Pollution and Noise  
EP3 - Light Pollution  
EP6 - Demolition and Construction Sites  
EU4 - Water Services  
TP1 - New Development and Pedestrian Provision  
TP2 - Travel Plans  
TP3 - Cycle Parking  
TP4 - Safer Environments for New Developments and Existing Residential Areas  
TP5 - Public Transport  
HG7 - Affordable Housing - Site Targets and Thresholds  
HG8 - Affordable Housing - Commutation of Requirement  
CR2 - Provision of Outdoor Playing Space and Amenity Space in New Development  
CR3 - Off Site Provision  
CR4 - Provision of Amenity Open Space  
CR9 - Public Rights of Way and Recreation Routes  
CR10 - Public Rights of Way and Recreation Routes

**Emerging South Somerset Local Plan:**

Policy SS2 - Development in Rural Settlements

**National Planning Policy Framework (March 2012):**

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

**Planning Practice Guidance - Department of Communities and Local Government, 2014.**

**Policy-related Material Considerations:**

South Somerset Sustainable Community Strategy

Goal 1 - Safe and Inclusive

Goal 2 - Healthy and Active

Goal 3 - Healthy Environments

Goal 4 - Quality Public Services

Goal 5 - High Performance Local Economy

Goal 7 - Distinctiveness

Goal 8 - Quality Development

Goal 9 - Homes

Goal 10 - Energy

Goal 11 - Environment

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

**CONSULTATIONS**

**Curry Rivel Parish Council:** initially recommended refusal for the following reasons:-

*The width of the roads on the site with parked cars is considered to be insufficient to allow access for emergency vehicles and waste collection vehicles.*

*Approval of the proposed application would result in over-development of the site.*

*There has been flooding twice in the last three years in Stanchester Way and Parsonage Place, through Honeylands and down to Back Lane from the channel the attenuation tank will be feeding into. Flooding will be exacerbated .by the flow of water coming out of the attenuation tank into the channel which has not coped in recent years. There will be additional water because there will be the loss of the natural absorbency of the open ground of the field when developed. Calculations for the size of the tank were based on a flooding every 100 years and not on the local conditions.*

*There would also be a major increase in the density of traffic at the 'T' junction and on the local roads.*

*It is considered that this development would result in an unsustainable pressure on the provision of school places and medical services in the local Surgery.*

In relation to the amended scheme the following comments are offered:-

*Having examined the amended plans submitted in respect of this planning application, it would appear the only change is that the proposed parking area has been moved nearer to the Play Area which could prove to be a hazard. None of the concerns previously expressed by the Parish Council have been taken into consideration and the Parish Council strongly recommends refusal. For clarification these concerns are repeated, as follows. The width of the roads on the site with parked cars is considered to be insufficient to allow access for emergency vehicles and waste collection vehicles. Approval of the proposed application would result in*

*over-development of the site. There has been flooding twice in the last three years in Stanchester Way and Parsonage Place, through Honeylands and down to Back Lane from the channel the attenuation tank will be feeding into. Flooding will be exacerbated by the flow of water coming out of the attenuation tank into the channel which has not coped in recent years. There will be additional water because there will be the loss of the natural absorbency of the open ground of the field when developed. Calculations for the size of the tank were based on flooding every 100 years and not on the local conditions. There would also be a major increase in the density of traffic at the 'T' junction and on the local roads. It is considered that this development would result in an unsustainable pressure on the provision of school places and medical services in the local Surgery.*

**Highways Authority:** In a detailed consultation response, the following issues are examined:

- accident record;
- access arrangements: direct access from Maple Road, and also the two access points to the wider highway network: junctions of Stanchester Way/Church Way ;and Stanchester Way and Dyers Road;
- submitted modelling of traffic - indicating that minimal impact is expected at the junction of the A378 and Stanchester Way;
- anticipated traffic impact;
- parking provision;
- internal layout; and
- submitted travel plan

No objection is raised. Conditions are suggested in relation to parking, internal works to roads etc., driveway gradients, surface water drainage and a travel plan.

**SSDC Landscape Officer:** No objection subject to the implementation of the submitted landscape details:-

*it is noted that the proposal lays between two estate developments, and offers some integration of the two. Whilst the land is currently agricultural, the predominant character is that of the residential surround, such that this proposal lays within a developed context. The site is well contained, as is noted by the submitted landscape appraisal, which states;*

*(a) The site is in an area which is both physically and visually well-contained within the landscape by existing housing to the north, south and east, and enclosed by mature hedge and orchards to the west;*

*(b) Local public views of the site from adjacent roads will be in keeping with the local landscape character of the adjoining residential developments.*

*(c) The limited middle-distance views of the site from the west, north and north-east will experience little significant change and any views of the new housing will integrate with the surrounding urban area.*

*I broadly concur with this evaluation, and raise no landscape objection to the proposal.*

**SSDC Policy Officer:** No objection:

*The proposal is adjacent to the development area at Curry Rivel, identified as a village in 'saved' Policy ST2 of the adopted Local Plan 1991 - 2011. Being located outside the*

*development area, the proposal is contrary to 'saved' Policy ST3. However, the policy framework provided by the extant Local Plan (1991 - 2011) is time-expired and becoming increasingly out-of-date, with certain policies not in accordance with the NPPF. Contrary to the applicants' Planning Statement, the Council does consider it has a five-year supply of housing land, plus the appropriate buffer (of 20%). Nevertheless, with or without a five-year housing land supply, it is important to judge an application on its merits, taking account of the impacts and benefits that the scheme provides. In this context the application must be considered in light of the 'saved policies' in the adopted Local Plan, the National Planning Policy Framework, and the emerging Local Plan (eLP).*

*Although saved Policy ST3 in the extant Local Plan has sustainability aspects which are in line with the general thrust of the NPPF, it is considered to be overly restrictive particularly in light of paragraphs 54 and 55 of the NPPF which aim to facilitate appropriate housing in rural areas to meet local needs. The presumption in favour of sustainable development as set out in the NPPF paragraph 14 is also an important material consideration.*

*Curry Rivel has a relatively good range of services and facilities, including a primary school, local shops, petrol station, and a relatively good bus service. Policy SS2 in the eLP (afforded "substantial weight" in the recent appeal decision APP/R3325/A/14/2217950) strictly controls and limits development that should be permitted at Rural Settlements, such as Curry Rivel, to that which provides employment opportunities, and/or creates or enhances community facilities, and/or meets identified housing need. The applicant includes evidence highlighting housing need in the settlement, and the proposal for 10 affordable dwellings will help address this need.*

*Overall, the proposal is contrary to saved Policy ST3 in the adopted Local Plan but this policy is in a time-expired plan, and is not fully consistent with the NPPF. The proposal is broadly consistent with emerging Policy SS2. Therefore, I do not raise a planning policy objection, subject to there being no significant adverse impacts raised by other consultees that would significantly and demonstrably outweigh the benefits of additional housing (including affordable housing) at Curry Rivel.*

**SSDC Environmental Protection Unit:** No observations.

**SSDC Community, Health and Leisure:** No objection. Contributions required for on-site and off-site play space, youth facilities, changing rooms, community halls and district-wide facilities: £5,081 per dwelling.

**SSDC Ecologist:** No objection. Two conditions proposed in relation to protection of reptiles on site, and enhancement of biodiversity.

**SSDC Strategic Housing Officer:** No objection, subject to the appropriate provision of affordable housing at 35% of total (to be secure by agreement).

**SSDC Climate Change Officer:** General comments are offered on the development for the information of the applicant. Because of the orientation of buildings, the application is not supported.

**County Archaeologist:** No objection, subject to a condition requiring pre-commencement evaluation of the site.

**County Rights of Way:** Attention is drawn to the public footpath along the western boundary. No objection is raised.

**Wessex Water:** No objection:-

*There is sufficient current available capacity within the existing local foul sewerage network to accommodate predicted foul flows only from proposed development. There is an existing 150mm public foul sewer which crosses the site on the western boundary. There must be no building within 3 metres of this sewer and no tree planting within 6 metres. Subject to application and engineering agreement it may be possible to divert this sewer.*

*Surface water is proposed to discharge via SuDs and local watercourse which will require the approval of your Authority.*

*The water supply network will require modelling to assess the impact of the additional demand upon the existing network. Off site reinforcement may be required and the applicant should contact this office for further information.*

**Environment Agency:** No objection, subject to conditions.

**County Education Officer:** The increase in residential numbers would equate to 6 additional school places, which are anticipated to be available within the existing school accommodation. No contribution for additional capacity is required.

**NHS:** No comment received.

**Police Liaison:** No comment received.

**Somerset Waste Partnership:** No comment received.

## **REPRESENTATIONS**

At the time of writing, 110 letters had been received in response to the application, including one letter of support.

The following is a summary of the issues raised:

- there is no need for housing in this locality
- greenfield land should not be used before brownfield land elsewhere in the village
- the scale of development is inappropriate in this countryside setting
- there are few local facilities, resulting in the promotion of a commuter settlement
- the scale, density, design and appearance of the development is out of character with the existing settlement
- the slope of the site and scale of development will exacerbate surface water runoff issues and localised flooding
- flooding of rivers will result from the development
- traffic flows will increase, resulting in congestion, parking and highway safety issues
- there will be a loss of agricultural land, not only on the site of the development, but in isolating land to the east of the site
- there will be a loss of natural habitat for wildlife
- there are concerns about the adequacy of local sewers and the water supply

- there are inadequate schools and medical facilities
- the proposal represents unsustainable development
- there are safety concerns for children using the play area, and in relation to the attenuation pond
- on-going maintenance (e.g. the attenuation pond) raises concerns
- the development of the site is likely to result in further development on adjacent land
- there will be noise and disturbance during construction, and as a result of the additional dwellings and traffic
- local property values will be affected by the development

## **CONSIDERATIONS**

### **Principle**

It is accepted that the site is outside the settlement boundary as defined by policy ST3 of the 2006 plan, however it is considered that this policy, in setting an arbitrary boundary to beyond which development is unacceptable in principle, is not consistent with the national Planning policy Framework's strong support for sustainable development. Both the 2006 local plan and the emerging local plan identify Curry Rivel as a sustainable location, that is, in principle, appropriate for modest development.

Whilst ST3 of the 2006 Plan only supports development within the settlement boundary policy SS2 of the emerging local plan does not require proposals to be within Rural Settlements, and supports developments of up to 50 dwellings where they are commensurate with the size of, an well related to, the settlement and bring forward benefits that would sustain the community.

As noted by the policy officer the fact that the Council can demonstrate a 5 year housing land supply is not fundamental to the consideration of an application on the edge of a settlement such as Curry Rivel. In this instance it is not considered that an additional 30 dwellings would be unsustainable or out of scale with a settlement the size of Curry Rivel. The scheme would contribute additional housing towards the Councils identified need, along with much needed affordable housing and sports, arts and leisure contributions with additional on-site open and play space. On this basis the proposal is considered to fall within the ambit of policy SS2. This policy has been accorded significant weight by recent inspectors and it is consider reasonable to apply it to this application.

On this basis the key issues are considered to be:-

- Landscape and Visual Impact
- Highways Impacts
- Drainage
- Residential Amenity

### **Landscape and Visual Impact**

Whilst local concerns are noted, this site lies between two estate developments, and the Council's landscape architect considers that the predominant character is that of the residential surround. He is therefore of the view that this proposal would be seen within a developed context and as such the landscape impact would not be so severe as to warrant refusal.

Notwithstanding local concerns, no evidence has been advanced to demonstrate that the



applicant's assessment is either inaccurate or based on a misunderstanding. Nor has the Council's landscape architect's advice been refuted by an alternative professional appraisal. Accordingly subject to the implementation of the submitted landscaping scheme it is considered that the proposal complies with policy ST5 and EC3 in terms of its landscape impact.

With regard to visual amenity the design and detailing of the houses is considered appropriate to the context and subject to the agreement of the detail, which could be achieved by condition, the proposal is considered to comply with policies ST5 and ST6.

### **Highways Impacts**

The County highway authority have assessed then the applicant's supporting information in light of their records and requirements. They are satisfied that the layout and parking provision within the development is acceptable. The proposed access arrangements via Maple Road and Stanchester Way are considered safe and that there is adequate capacity in the local highway network to accommodate traffic generated by the development.

Whilst local concerns are noted it is not considered that there is any evidence to reasonably dispute the applicant's evidence or the recommendation of the highways authority. As such it is not considered that the highways impacts of the development could reasonably be argued to be 'severe'. Accordingly it is considered that the proposal complies with policies ST5 and TP4 of the 2006 local plan and the requirements of the NPPF and as such, a reason for refusal based on highways impacts would not be sustained.

### **Drainage**

There are clearly local concerns about the drainage of the site. Nevertheless neither the council's engineers, the Environment Agency nor Wessex Water support such concerns. The developer proposes an attenuated sustainable drainage solution that is supported by all the Council's technical consultees. Whilst local comments are noted no evidence has been produced to demonstrate that the proposed drainage strategy would not work or that it would increase the risk of flooding elsewhere.

Accordingly it is not considered that a drainage reason for refusal could be sustained and this aspect of the proposal; complies with saved policy EU4 of the 2006 Local Plan and the requirements of the NPPF.

### **Residential Amenity**

It is considered that the proposal provides for adequate private and public amenity space for future residents in the form of private gardens and on site public open space, including and expanded LEAP with buffering to the requirements of the Council's sports development officers.

The proposed layout shows adequate space between the proposed houses and existing properties and it is not considered that the amenity of existing residents would be in any compromised in terms of overlooking, loss of privacy, over shadowing or loss of light.

Accordingly, in amenity terms, the proposal complies with saved policy ST6 of the 2006 Local Plan.

## Other Issues

The proposal has stimulated a high degree of local interest, with a large number of representations being made. These letters have been carefully considered, and the issues raised weighed against the submitted detail, the comments of consultees and current planning policy and the following comments are offered:-

- **Principle of Development and Policy Issues:** These have been fully dealt with in the body of the report. Taking into consideration all relevant material considerations, the proposed development is considered to represent sustainable development for purposes of the NPPF and the current and emerging Local Plans.
- **Flood Risk:** The EA raises no objection to the proposal. Whilst it is acknowledged that surface water runoff is an issue, this can adequately be handled by way of appropriate surface water drainage management, proposed as a condition of approval.
- **Traffic and Highway Safety:** The Highways Authority is satisfied that the proposal would not impact negatively on the safe operation of the highway network. No highways objection has been raised, and although local perceptions are noted, it is not considered that highway safety, traffic or parking concerns could be sustained as a reason for refusal of the proposal.
- **Loss of Agricultural Land:** it is not considered that the loss of c.1.5 hectare of agricultural land in this location would be so detrimental to the supply of the best and most versatile land that planning permission could be refused.
- **On-going Management:** Adequate management of open spaces and the attenuation pond (including safe operation) will be dealt with by a management company, details of which can be secured by condition.
- **Ecology:** There are no wildlife or ecological constraints that would indicate a refusal of this application. Biodiversity is an issue flagged up by the SSDC Ecologist, and can be dealt with by condition, along with concern about possible presence of reptiles.
- **Adequacy of Services:** Wessex Water has raised no objection, and is satisfied that both sewer and water services can be provided. The County Education Officer is of the view that there is adequate existing capacity to accommodate the estimated 6 additional places likely to be generated by the development, and no contributions for additional space are sought. No other infrastructure provider has objected to the proposal.
- **Noise/Disturbance:** Disruption caused by development is normal and temporary, and does not constitute a valid planning reason for refusal. Whilst it is accepted that new development will bring raised activity levels to the area, these are subject to the normal noise pollution and other environmental health controls.
- **Future Possible Development:** This is not a planning consideration - the current application has to be considered on its merits, on the basis of the submitted detail.
- **Property Values:** Perceived impact of development on property values is not a planning consideration.

Finally whilst the comments of the Climate Change Officer are noted, there is no policy or legal requirement to seek optimal orientation of every single building in a housing scheme. Given the space constraints, as well as the topographical and other layout considerations, it is not considered that any reason related to climate change issues has been presented that would warrant a refusal of this application.

## **EIA Regulations**

The site was subject to a screening exercise prior to submission of the application (14/02263/EIASS) which concluded that an EIA is not required for the development.

## **S.106 Agreement**

A S106 Agreement will be required to secure:

- 35% affordable housing to the satisfaction of the Strategic Housing Manager
- contributions for provision of leisure and recreation facilities at a rate of £5,081 per dwelling to the Satisfaction of Assistant Director (Wellbeing)
- transfer of area of open space to ownership of SSDC, together with the provision of appropriate fencing
- monitoring fee

as required by saved policies ST5, ST10, HG7, CR2 and CR3 of the South Somerset Local Plan.

## **Conclusion**

Notwithstanding local concerns it is considered that the proposed development would be commensurate with the scale of Curry Rivel and would help sustain the village. The scheme would be at an appropriate density which could be developed in such a way as to safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. As such the proposal represents an appropriate extension to the village that would increase the general sustainability of the settlement. Provision can be made for the appropriate drainage of the site and contributions have been secured towards the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development, as well as a proportion of affordable housing. It is not considered that any material planning issues have been raised that would reasonably sustain the refusal of this application.

## **RECOMMENDATION**

That application reference 14/03154/OUT be approved 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 that:-
  - (1) At least 35% of the dwellings are delivered as affordable housing to the satisfaction of the Council's Strategic Housing Manager.
  - (2) A contribution of £5,081 per dwelling is provided for to mitigate the impact of the development on sports, arts and leisure facilities to the satisfaction of the Assistant Director (Wellbeing).
  - (3) The area of open space is transferred to the ownership of SSDC, together with the provision of appropriate fencing

(4) Provision is made for a monitoring fee based on 20% of the application fee

and

b) the following conditions

### **Justification**

The proposed development is of an appropriate density which can be developed in such a way as to safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. The proposal represents an appropriate extension to the village that would increase the general sustainability of the settlement. Provision can be made for the appropriate drainage of the site and contributions have been secured towards the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development, as well as a proportion of affordable housing. As such the proposal complies with saved policies ST5, ST5, ST6, TP1, TP2, TP4, HG& CR2, CR3, CR4, ST10 and EU4 of the South Somerset Local Plan 2006 and the provisions of the NPPF and .

### **CONDITIONS**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans, as amended and received on 9 October 2014: the drawings ref. 0492, serial numbers 101 – 110; and numbers 200 – 213 (house plans).

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

03. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to slow worms has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan/method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection of legally protected species to accord with Policy EC8 of the South Somerset Local plan, and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), and for the conservation of 'priority species' in accordance with the NPPF.

04. No development hereby permitted shall be commenced unless details of measures for the enhancement of biodiversity have been 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 protection of legally protected species to accord with Policy EC8 of the South Somerset Local plan, and to ensure compliance with the Wildlife and

Countryside Act 1981 (as amended), and for the conservation of 'priority species' in accordance with the NPPF.

05. The submitted landscape plan ref. 584-04E shall be fully implemented in accordance with a phasing plan which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development on site.. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority 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 safeguard the character and appearance of the area and to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan, 2006, and the NPPF.

06. The area allocated for parking on the submitted plan, Drawing No. 0492-102, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

08. 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 to accord with Policy ST5 of the South Somerset Local Plan 2006.

09. 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 to accord with Policy ST5 of the South Somerset Local Plan 2006.

10. No development shall commence until a surface water drainage scheme for the site, based on the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall

subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

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

Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

12. No development hereby approved shall be carried out until particulars of following have been 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 design, 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

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 the aims of the saved policies ST5 and ST6 of the South Somerset Local Plan, 2006.

13. The development hereby permitted shall not commence unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction operation hours, construction vehicular routes to and from site, construction delivery hours, car parking for contractors and specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. Once approved the development shall be carried out in accordance with the approved Construction Management Plan.

Reason: To safeguard the amenities of the locality in accordance with accord with Policy EP6 of the South Somerset Local Plan.

14. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work that involves evaluation (through geophysical survey, if appropriate and trial trenching) followed by appropriate mitigation (involving excavation in appropriate areas). This work must be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interests of protecting any archaeological remains on the site in accordance with the aims of the NPPF and Saved Policy EH12 of the South Somerset Local Plan, 2006.

15. The development hereby permitted shall not be commenced unless a scheme for the provision and management of the communal areas, including the proposed retention pond, has been submitted to and agreed in writing by the local planning authority. Such approved details shall be fully implemented and permanently maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above measures are required to ensure the satisfactory maintenance of this shared area in the interests of good development and visual amenity to accord with Policy ST6 of the South Somerset Local Plan 2006.

16. The new development shall not be commenced until a detailed Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan Statement as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan Statement that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In the interests of sustainable development and to accord with the aims of the NPPF and policies ST5 and ST6 of the South Somerset Local Plan, 2006.

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