

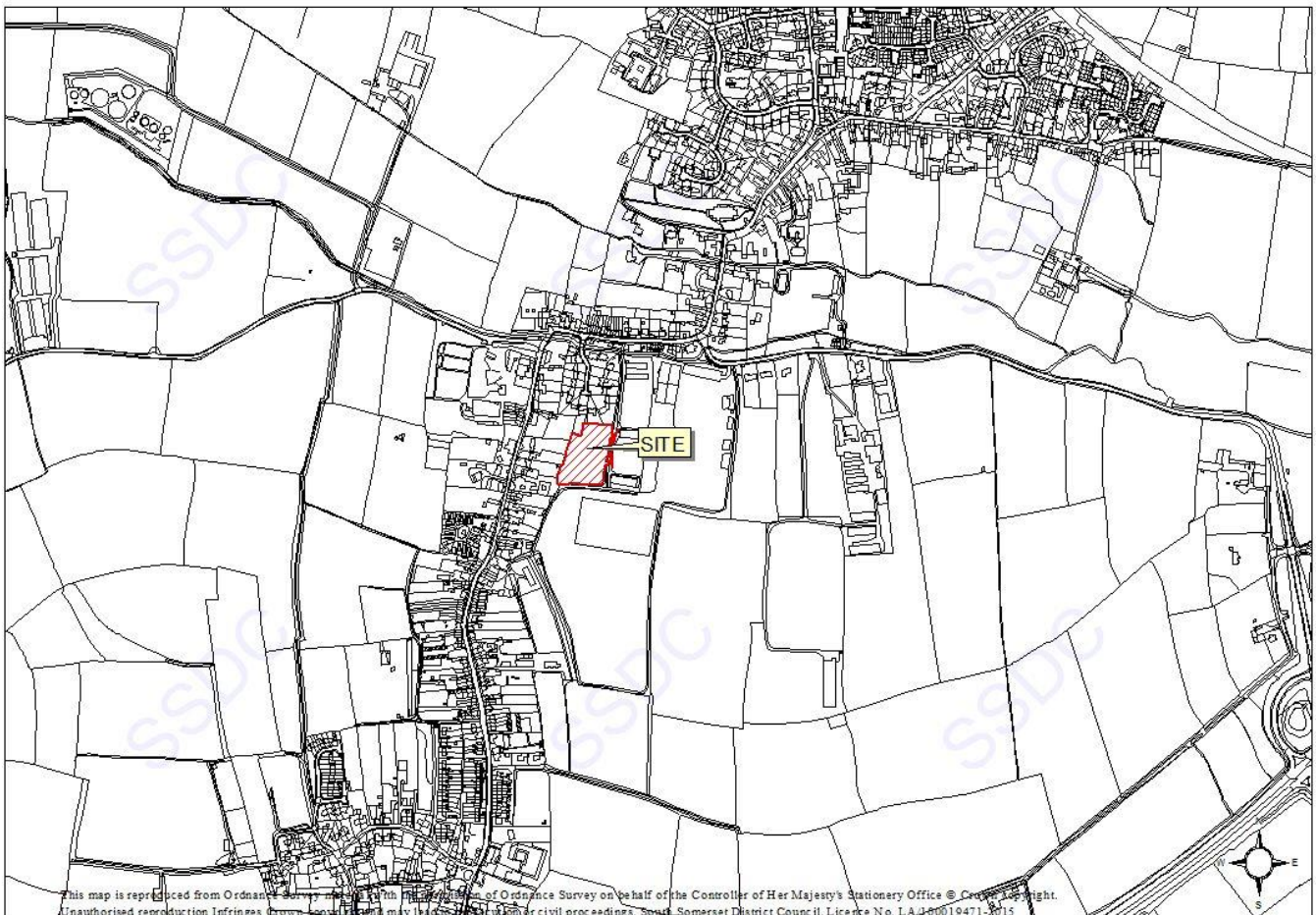
Officer Report On Planning Application: 16/04699/OUT

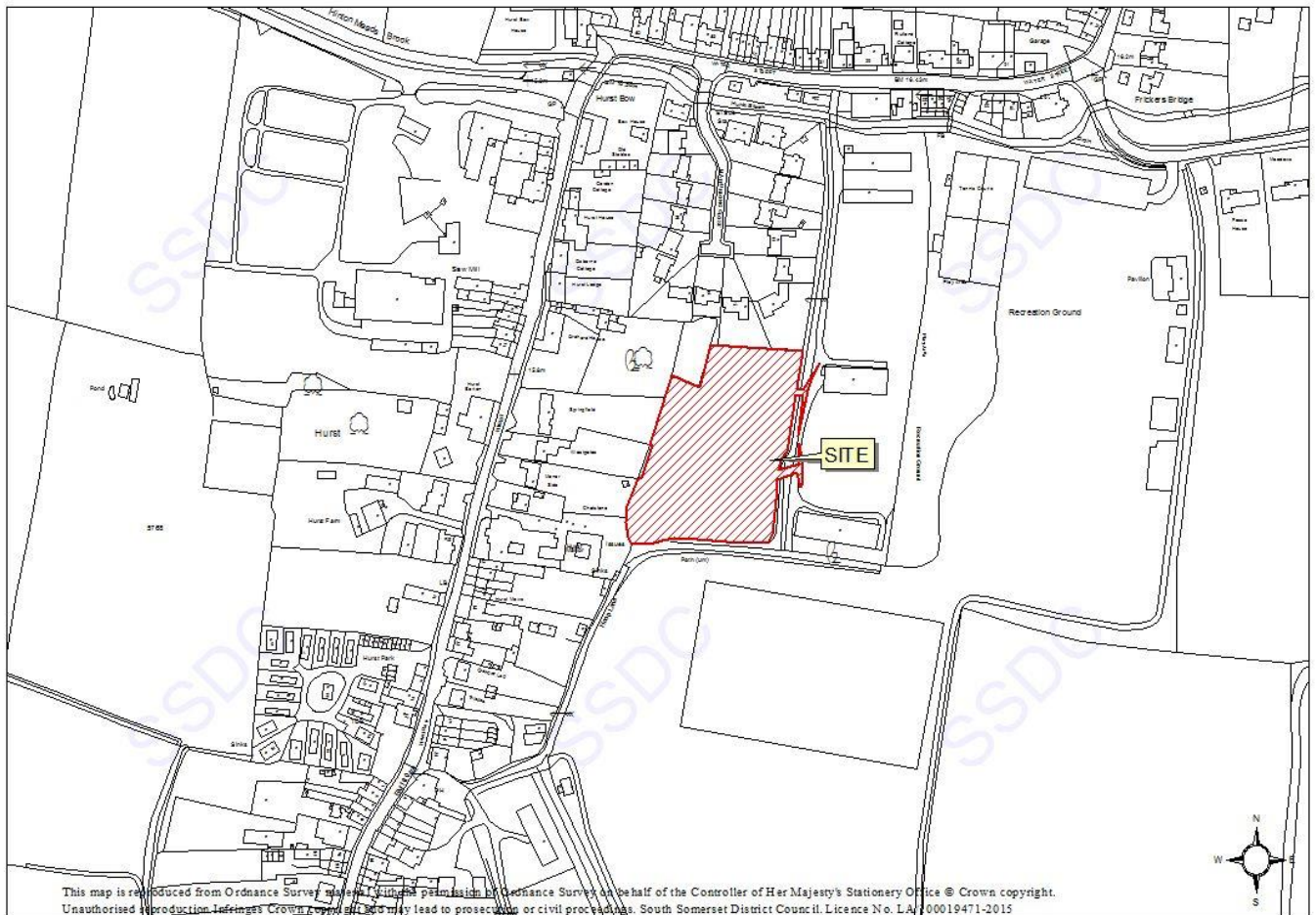
| | |
|---------------------------------------|--|
| Proposal: | Outline planning application for the erection of 12 No. dwellings (incorporating details of access) and associated works including drainage infrastructure and highway works |
| Site Address: | Land Adjoining Long Orchard Way, Martock. |
| Parish: | Martock |
| MARTOCK Ward (SSDC Members) | Cllr N Bloomfield Cllr G Middleton |
| Recommending Case Officer: | Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk |
| Target date: | 9th February 2017 |
| Applicant: | Blue Spruce Properties Ltd |
| Agent: (no agent if blank) | Mr Jeff Martin, Motivo, Alvington, Yeovil BA20 2FG |
| Application Type: | Major Dwlg 10 or more or site 0.5ha+ |

REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee at the request of the Ward Members to enable a full discussion of the concerns of local residents and the Parish Council.

SITE DESCRIPTION AND PROPOSAL





This map is reproduced from Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Somerset District Council. Licence No. LA/100019471-2015

The site is an open piece of land between the housing fronting onto Water Street and Hurst and the new housing development currently under construction south of Water Street ('Mertoch Leat'). The development fronting both Water Street and Hurst is within the conservation area, which forms the western edge of the site. The site is bounded to the north by the modern housing fronting onto Matfurlong Close. To the east is the new residential development of 35 dwellings under construction; the south boundary is defined by a footpath joining Hurst in the west with the recreation ground towards the east.

Outline permission is sought for the erection of 12 dwellinghouses.

HISTORY

No relevant recent planning history.

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and

proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

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

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS4 - District Wide Housing Provision
SS5 - Delivering New Housing Growth
SS6 - Infrastructure Delivery
HG3 - Provision of Affordable Housing
HG5 - Achieving a Mix of Market Housing
TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development
EQ4 - Biodiversity
EQ5 - Green Infrastructure

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

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

Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: *After consideration it was proposed and agreed to recommend refusal of this application on the following planning grounds:*

1. *That if approved, this application would bring the total number of new dwellings committed or approved in Martock since the start of the current planning period to 269 which is 39 above the allocation of 230 as set out in the Local Plan 2006-2028, and described in the Laver's Oak and Ringwell Hill appeal decisions as being a reasonable development over the Local Plan period.*

2. *That the development would have a detrimental impact on adjacent neighbours and to the visual and residential amenity in contravention of Policies ST5; ST6; EC3 and The National Planning Policy Framework Part 11 and 12.*
3. *That the development of 12 houses, in addition to the adjacent 35 incomplete houses at the Mertoeh Leat/Long Orchard development, will have a detrimental impact on access and parking for existing residents, exacerbate congestion and increase road safety concerns.*

In a previous comment, the Parish raised concerns about flood risk.

Highways Authority: The following points are discussed:

- measures relating to adoption of the road and the proposed bridge accessing the site;
- access to the site is at the southern end of the Mertoeh Leat development; although there is a further development (community building) still to be developed at this end of the site, it is not considered that there would be harmful traffic conflict
- the submitted Travel Plan details are broadly acceptable, but would need some improvement prior to submission of the detailed design

The HA raises no objection, subject to conditions, and securing a Travel Plan should be by way of a S106 Agreement.

SSDC Conservation Officer: *No objection has been raised. Generally..., the conservation area and listed building turn away from this land. The site appears not to be of any great significance to the conservation area, and there are no important views to or from the heritage assets, especially since we granted consent adjacent.*

So what is left is to get the density and layout so that it sits well with the adjoining development.

SSDC Landscape Officer: *Initial Comment: the site is bounded by residential form on 3 sides, to place it within a developed context. Whilst such a context would imply that additional housing could be accommodated with limited impact upon the immediate surrounds, I note that the site is bounded by the CA (conservation area) to the west, and has the curtilages of 2 listed buildings abutting that west boundary, to bring some sensitivity to the site.*

A notable characteristic of the CA through Hurst, is the frontage expression of the building line to the main street, and the predominant single-plot depth, beyond which is open land in most part. The development proposal before us specifically seeks consent for 23 houses, and offers an indicative, which includes 2.5 storey housing and short garden plots backing onto the CA, which will introduce a substantive change to the CA's setting. I regard this impact as adverse. Whilst I agree the potential for residential development can be achieved on this site, I consider the layout too dense overall, and the house arrangement adjacent the west boundary failing to acknowledge its CA setting, nor respecting the character of the conservation area. Consequently there is no landscape conservation support for the 23 house layout before us, and grounds for rejection of the application. However, amendment to the house numbers, and proposed layout, can offer a way forward, and you may wish to negotiate such with the agent.

This concern has been addressed by the applicant, and a revised layout showing 12 units submitted. The Landscape officer now accepts that 'development at a dilute level is feasible'.

SSDC Ecologist: *No objection, subject to conditions relating to water voles, slow worms, badgers and biodiversity enhancement.*

SSDC Environmental Protection: *Due to the presence of potentially contaminated materials on the adjacent site, which may have migrated onto this site, I would recommend that should the application*

be approved, it be subject to the following condition.

SSDC Climate Control Officer: Concerns are raised about the indicative layout: *I cannot offer any support for this application as currently presented because solar orientation and subsequent solar gain could be improved substantially within the constraints of the site.*

SSDC Planning Policy Officer: An up-to-date figure for housing land supply for Martock has been supplied. The following main points are made:

- The Council recognised in July 2016 that it did not have a five year housing land supply - it stood at 4 years and 2 months.
- Current Housing Numbers for Martock are - requirement for Martock - 230 dwellings; Completions – 77; Commitments (under construction and with planning permission) – 145. Total current supply = 222 dwellings. **(note: Earlier figures included 35 houses under includes 13/01500/OUT - Land off Lyndhurst Grove - which had permission in principle, subject to signing of the S106 Agreement. The application has now, however, been refused).** The total land supply is therefore 8 short of the target figure.
- The revised application stands at 12 dwellings. If these were added to the above total figure, this would increase the supply for the Plan Period thus far to 234, 1.7% over the target figure.
- Previous Inspector's decisions have focused upon the level at which a development results in an overprovision or undermines the settlement strategy to a degree which the development becomes unsustainable. Previous Inspectors have considered 32% to be an overprovision. 230 dwellings being a broad indication of the level of housing to be provided given that Martock is a less sustainable settlement than those higher up the settlement hierarchy.
- The Laver's Oak Inspector noted that in order for harm to occur, it would need to be of a scale that could potentially undermine the strategic intentions of the development plan.

No objection is raised.

SSDC Street Scene Services: A contribution towards improving existing open space in the village is sought, to be made available for the Parish Council. An amount of £3,028.88 is sought.

SSDC Strategic Housing: A 35% affordable housing contribution would be required. *35% equates to 4.2 units and we would normally round up to the nearest whole number. However I will agree in this instance to accept 4 affordable units.*

As I am sure you are aware Policy requires 35% affordable housing split 80:20 rent: intermediate product.

This new split is evidenced in the Mendip, Sedgemoor, South Somerset and Taunton Deane Strategic Housing Market Assessment (October 2016). We will in this instance split the units 3:1 in favour of social rent.

SSDC Sports Arts and Leisure: Contributions required towards local facilities, strategic facilities, together with commuted maintenance sums:

- local facilities: £32,579,
- strategic facilities £3,707
- commuted maintenance £10,743

Including fees, a net contribution of £47,499 is sought (£3,958 per dwelling).

County Archaeologist: No objection.

Lead Local Flood Authority (County): *The development indicates an increase in impermeable areas that will generate an increase in surface water runoff. This has the potential to increase flood risk to the adjacent properties or the highway if not adequately controlled.*

The applicant has provided an outline drainage strategy within the submitted flood risk assessment. This includes a proposal to capture and store surface water runoff in underground geocellular storage tanks adjacent to Bower Hinton Brook, Bower Hinton Brook is a Viewed Rhyne and is under the jurisdiction of the Internal Drainage Board, the LLFA would have concerns that storage at this close proximity to the rhyne would not be acceptable to the IDB and the applicant has not put forward any alternative location for the storage tanks.

In principle the LLFA has no objection to the proposed development, as submitted, subject to approval being given by the Internal Drainage Board [and a] drainage condition being applied. Subject to condition.

Environment Agency: No objection.

Wessex Water: General advice for the developer on the drainage requirements of the site, and the presence of services on or near the site.

County Education: No comment received.

Internal Drainage Board: No objection.

Natural England: No objection.

Somerset Waste Partnership: Concerns raised about the detailed design and accessibility of collection points and design of highways to accommodate collection vehicles. No comment received in response to the amended design for a reduced number of dwellings.

Police Liaison Officer: No comments.

REPRESENTATIONS

Representations have been received from 13 local residents. Objections are raised covering the following main concerns:

- over-development in the context of housing provision for Martock, where there is no local need for housing and new development would encourage out-commuting; the number of houses now exceeds the target figure in the local plan unacceptably
- the ratio of open market house types does not meet local needs or comply with policy
- development will exacerbate flood risk and existing flooding issues in the area
- additional traffic would cause highway safety harm - both vehicular and pedestrian traffic; existing highways are narrow and heavily parked with residents' vehicles
- adequate parking off-street is questioned
- the proposal compounds the impact of the development under construction
- the site is greenfield land, and agricultural potential as well as wildlife benefits will be lost; an important open space would be lost
- the proposal will harm local wildlife and protected species
- the development fails to respect the character of the setting and will harm the setting of the conservation area

- the development will harm the residential amenity of existing occupants of adjacent development
- light pollution will increase
- there are concerns about adequacy of infrastructure
- existing trees could be harmed by the development
- design details are questioned (mix of house types, appearance, etc)

A letter has also been received from Somerset Wildlife Trust, endorsing the recommendations of the submitted ecological report.

CONSIDERATIONS

Housing Numbers: Policy Considerations

Martock is identified as a Rural Centre in the Local Plan, a settlement 'with a local service role where provision for development will be made that meets local housing need, extends local services and supports economic activity appropriate to the scale of the settlement' (Policy SS1 of the Local Plan). Policy SS5 sets out figures for each of the settlements aimed at achieving the overall housing numbers required during the Plan period. The aspirational figure (this is not a maximum) for Martock/Bower Hinton is 230 dwellings.

To date, a total of 222 dwellings have been approved in this period, of which 77 have been completed. The current proposal for 12 dwellings would increase this total to 234, taking it 1.7% over the minimum figure in Policy SS5. This small increase is not considered to undermine the strategic intentions of the Local Plan.

Five-Year Supply of Housing Land

It is accepted that the Council currently cannot demonstrate an adequate housing land supply. Under such circumstances, policies regulating the supply of housing must carry reduced weight, being regarded by the NPPF as being 'out-of-date'. Contributions towards the overall supply must carry additional weight in assessment of planning applications for this reason.

Principle of Development

The provision of 12 additional dwellings as a contribution towards the Council's statutory 5-year land supply carries significant weight. The scale of over-provision represented by the 4 dwellinghouses is not of such great significance as to undermine the intentions of the Local Plan. The balance, therefore, is considered to fall in favour of the development, situated as it is within a sustainable location with good access to services and facilities, adjacent to the defined development area and surrounded by other development, where the Local Plan advises a 'permissive' approach to small-scale development in Rural Centres. The additional residents will afford support to existing services, enhancing the potential sustainability of the settlement.

It is noted from the Laver's Oak Application Appeal Inspector's comments (para 31) that the rate of delivery of housing in the first 9 years of the Plan has fallen short of the 10.5 dwellings p.a. being aimed at (the rate was 8.5 p.a.). A small increase in the overall level of permissions is therefore considered positive, and probably necessary to correct this effect.

It is not, therefore, considered that there is a principle objection to the erection of 12 houses in this location.

Visual Impact: Impact on Conservation Area

The site is open land bordered by development on three sides. Its relationship to the conservation area is important, having some impact on the setting of that area, and its established character. The initial proposal for 23 houses showed that at this density unacceptable harm to the setting would be likely to result. On the basis of a reduction in numbers, it is now considered that the applicant has demonstrated that a scheme can be devised that will minimise this impact, and adequately respect the established character of the conservation area.

Given the location of this pocket of land, the erection of 12 dwellings, as shown by the revised indicative layout, would complement the existing character of the edge of the settlement without harming the established character. It is not considered that the development would appear incongruous, or that it would present landscape harm that would warrant refusal.

Flood Risk

The site largely falls within Flood Zone 1 (area of little or no flood risk), although the areas immediately adjacent to the rhynes along the southern and eastern boundaries are within Flood Zone 3. The area for development (the bulk of the site) as set out in the submitted indicative plan is suitable for development (in accordance with Government guidance) subject to the normal appropriate surface water disposal measures being implemented. The land within 9m of the rhynes is excluded from development, as required by the Drainage Board. The relevant statutory consultees (Environment Agency, Lead Local Flood Authority (County) and the Somerset Drainage Board) are satisfied that development can be achieved on the site without unacceptable harmful impacts.

Whilst the concerns of local residents are noted, the professional assessment of the scheme as expressed by the statutory consultees indicates that a development of the site is possible without harmfully increasing flood risk, or placing residents at risk of flooding. It is not considered that a refusal of the proposal on flood-risk grounds can be sustained.

Highway Safety and Parking

The Highways Authority raises no objection to the proposal. It is considered that an adequate access to the site can safely be obtained via the development to the east of the site (currently under construction). The development is at a low density, and a layout can be achieved providing parking in accordance with the County's Parking Strategy.

In terms of the County's own guidance on Travel Plans as well as Policy TA4 of the Local Plan, a development of 12 dwellings requires a 'measures only' travel plan. It is considered reasonable to require this by condition, rather than S106 Agreement.

Affordable Housing

The development would make provision for the full 35% contribution towards affordable housing (i.e. 4 units in this case) to be secured by a S106 Agreement.

Impact on Ecology

The comments of the Wildlife Trust are noted. The Ecologist is satisfied that the ecological considerations presented by the site can be adequately protected by condition.

Comments of Waste Partnership

The concerns raised are proposed to be drawn to the attention of the applicant for appropriate

changes to the design at the reserved matters stage. They are not considered to be reasons for refusal at this stage.

Climate Change Officer Concerns

The concerns raised relate to the indicative layout, which is not a final form of development being sought. It is not considered that this concern would represent a reason for refusal of the application.

Contributions Towards Leisure Facilities and Open Space

These would fall under the new Community Infrastructure Levy (CIL) requirements coming into effect from 3 April.

Parish Council Concerns

The concerns have largely been addressed above. However the following additional comment is made:

- the housing figures quoted by the Parish Council are out-of-date, particularly given the recent final refusal of the Lyndhurst Grove application, which has removed 35 dwellings from the total
- the percentage increase over the Local Plan figure for housing in the Local Plan period is not considered to be so significant as to justify refusal of development on this infill site surrounded by other development
- the submitted layout is indicative only, but shows an adequate spacing between buildings that would avoid demonstrable amenity harm from overlooking or overbearing
- it is considered that a detailed design at this low density could be achieved that would respect the setting of the conservation area, and the general character of the setting
- the Highway Authority raises no objection on highway safety or parking grounds, and it is not considered that the application could be refused on this basis.

Letters of Representation

The comments of local residents have been carefully considered and the concerns largely dealt with above. The following additional comments are made:

- the type and design of houses is a matter to be finalised at the second (reserved matters) stage of the process - this application only seeks to establish the principle of the number of dwellings, and the means of access
- the Highway Authority raises no objection on highway safety or parking grounds, and it is not considered that the application could be refused on this basis
- adequate measures can be taken to mitigate the impact ecology and wildlife, as assessed by the Council's Ecologist
- light pollution is not a major concern given that the site is surrounded on three sides by development; however, the detailed design can take account of external lighting to minimise the nocturnal impact
- engineering infrastructure is capable of ad hoc expansion by service providers as need evolves, and is not considered a reason to refuse the application; a similar approach is relevant in the case of essential services such as medical/gp facilities
- protection of trees can be adequately dealt with during the detailed design (reserved matters) stage

Conclusion

The proposed development would exceed the numbers of approved dwellings being sought in the

Local Plan during the plan period (2006 - 2028) by 4 (1.7%). This is not considered harmful to the intentions of the Local Plan strategy to the degree that would justify a refusal of permission, especially against the backdrop of the current shortfall in the 5-year housing land supply. The proposal would result in the development of much-needed additional housing in the context of a sustainable settlement.

The site for development falls within Flood Zone 1, and whilst the concerns of local residents about localised flood issues are noted, it is not considered that the development poses risks that would justify a refusal, especially given the endorsement of the scheme by statutory consultees.

It is considered the impacts on the setting can be adequately mitigated in the detailed design, which does not form part of this application, but which is to be determined at the second, reserved-matters stage. Mitigation measures to deal with issues of ecology, residential amenity and provision of contributions can all be secured.

The scheme would see the site coming forward in line with the economic role of sustainable development and the Government's aim of boosting significantly the supply of housing. It is accordingly recommended for approval.

S.106 AGREEMENT

If the decision can be issued before 3 April 2017, it should be subject to the prior signing of a S106 Agreement to secure contributions towards leisure and recreation facilities. Affordable housing would have to be secured by S106 Agreement in any event.

RECOMMENDATION

Grant permission subject to:

01. The prior completion of a S.106 agreement to the satisfaction of the Council's Solicitor to secure:
 - (a) If determined prior to 3 April 2017 a financial contribution of £47,499 towards off-site recreational infrastructure to include amounts for:
 - local facilities: £32,579,
 - strategic facilities £3,707
 - commuted maintenance £10,743
 - relevant service fee
 - (b) If determined prior to 3 April 2017 a financial contribution of £3,028.88 towards improving existing public open space in the village
 - (b) The provision of 35% of the dwellinghouses as affordable housing to the satisfaction of the Strategic Housing Manager

02. and the following conditions:

01. The proposal makes provision for an additional twelve dwellings within a Rural Centre that would contribute towards the enhancement of the sustainability of the settlement. The development respects the character and appearance of the setting without causing harm to highway safety, residential amenity, ecology and wildlife. Notwithstanding local concerns, it is not considered that

demonstrable flood risk would result from the proposal. In these respects the proposal is considered represent sustainable development that accords with the aims and objectives of the NPPF and the relevant policies of the South Somerset Local Plan, including Policies SD1, SS1, SS5, SS6, HG3, TA5, TA6, EQ1, EQ2, EQ3 and EQ4.

SUBJECT TO THE FOLLOWING:

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

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

02. Application for approval of the appearance, landscaping, layout and scale of the development, referred to in this permission as the reserved matters, shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

03. All reserved matters referred to in Condition 2 above shall be submitted in the form of one application to show a comprehensive and coherent scheme with respect to design, layout, plot boundaries, internal ground floor levels, materials, and landscaping.

Reason: To ensure that the development of the site is dealt with in a comprehensive manner to protect the character and appearance of the local setting and to secure a high quality development in accordance with the NPPF and policies SD1, EQ2 and EQ3 of the South Somerset Local Plan, 2006.

04. In respect of the access and site boundary, the development hereby permitted shall be carried out in accordance with the following approved plan: the drawing ref. 3699/PL/001 Rev C.

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

05. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with the NPPF and Policy EQ7 of the South Somerset Local Plan.

06. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation, management and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Internal Drainage Board. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details, and the agreed surface water

drainage scheme shall be permanently managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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).

07. No works (including creation of any new access) shall commence until a further detailed survey and impact assessment for water voles has been submitted to and approved in writing by the Local Planning Authority. Unless the survey concludes negligible risk of harm to water voles, a Mitigation Plan detailing measures for the avoidance of harm, mitigation and compensation, shall be submitted to and approved in writing by the Local Planning Authority. The approved Mitigation Plan shall be implemented in complete accordance with its contents, unless otherwise agreed in writing by the local planning authority.

Reason: To protect legally protected species of recognised nature conservation importance in accordance with Policy EQ4 of the South Somerset Local Plan and to ensure compliance with the Wildlife and Countryside Act 1981.

08. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a survey to determine presence/absence of slow worms, plus if present, 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 and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

09. No development shall take place, including any ground works, until a badger survey has been undertaken by a suitably qualified ecological consultant, and if present, mitigation proposals appropriate to the findings of the survey, have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved mitigation proposals, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species and to ensure compliance with the Wildlife and Countryside Act 1981, and The Protection of Badgers Act 1992.

10. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus 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 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 the NPPF and Policy TA5 of the South Somerset Local Plan.

11. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, 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 and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety and amenity, and to accord with the NPPF and Policies TA5 and EQ2 of the South Somerset Local Plan.

12. The applicant shall ensure that all construction vehicles leaving the site during construction works are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to commencement and thereafter maintained until construction works on the site are complete.

Reason: In the interests of highway safety and to accord with the NPPF and Policy TA5 of the South Somerset Local Plan.

13. Provision shall be made within the site 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 the site first comes into use and thereafter maintained at all times.

Reason: In the interests of highway safety and to accord with the NPPF and Policy TA5 of the South Somerset Local Plan.

14. Prior to the commencement of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should 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 policy TA4 of the South Somerset Local Plan.

15. The development hereby permitted shall comprise no more than 12 dwellinghouses.

Reason: To determine the scope of the permission on the basis that the number of dwellings applied for constitutes sustainable development, in accordance with the aims of the NPPF and Policy SD1 of the South Somerset Local Plan.

Informatives:

01. The applicant's attention is drawn to the advice of the Environment Agency set out in their letter of 8 December 2016, which can be viewed on the Council's website, and a copy of which was sent to the applicant's agent.
02. The applicant's attention is drawn to the comments of the Axe Brue and Parrett Internal Drainage Boards' email letter of 21 February 2017, which can be viewed on the Council's website, and which sets out the Boards' requirements in relation to Condition 5, in particular:

An assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - ii. provide a management and maintenance plan for the lifetime of the development.
 03. The applicant is advised that any obstruction within 9m of a watercourse and the introduction of additional flow into a watercourse requires Land Drainage Consent from the Axe Brue Drainage Board, a minimum of 2 months prior to the commencement of construction works.
 04. The reserved matters application shall include full details of proposals for the incorporation of features within the design and layout to enable the enhancement of biodiversity on the site in accordance with the aims of the National Planning Policy Framework.
 05. The details submitted with the reserved matters application should include design and siting of all external lighting, including street lighting, to take account of local concerns about light pollution at the same time as the Highways Authority's requirement for street lighting.
-