

Technical Informative

Local Development Order (LDO) for B1 Uses

Somerset West
and Taunton

DRAFT

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1 Highway and Access Requirements

1.1 Introduction

- 1.1.1 Access to the site should be achievable via a route which is safe and appropriate for the increase in traffic and size of vehicle that the proposals will attract to protect the safety of those travelling to the site and the existing users of the road. Furthermore, the site itself should be laid out in such a way that vehicles do not have to stop or park on the public highway in a location that may result in the safety of other road users being compromised.
- 1.1.2 It is therefore necessary to check certain aspects of the proposals such as the standard of the existing access point and the route to the site from main roads as well as the provision of onsite parking and distance of the proposed building from the highway to determine if they are of a suitable standard to support the proposals via the LDO process or whether a further detailed check with the highway authority (SCC) is necessary. The Highways and Access section within the Technical Informative at the end of this document sets out the process for determining how approval for the proposals should be sought and what evidence is required to be submitted alongside an application.
- 1.1.3 The following assessment process determines:
- whether your proposals are suitable for approval via an application for compliance through this LDO
 - the level of further evidence required to be included with (or within) your Design and Access Statement submission, or
 - whether a planning application is required

1.2 Level 1 Assessment

- 1.2.1 If the Level 1 assessment set out in the table below confirms that no further assessment is required, then it is appropriate to submit the compliance application without further evidence to support the site in terms of access.

Table 1. Is further evidence required?

Parameter	No further assessment or evidence required	Step 2 assessment required
Proposals are for sole B1(a) use with a GFA less than 50m ² with an existing access	✓	
Proposals are for any combination of B1(a)/B1(b)/B1(c) uses off an existing access with a total GFA of less than 200m ²		✓
Proposals are for sole B1(b) or B1(c) use off an existing access with a total GFA of less than 200m ²		✓

- 1.2.2 If the Level 1 assessment suggests further assessment is required, then progress to the Level 2 assessment to determine if the proposals are suitable for approval via the compliance application route or whether you would be required to submit a planning application for the Site.

1.3 Level 2 Assessment

1.3.1 The table below sets out the parameters which would allow approval to be sought via application for compliance through this LDO. For each parameter in table 2, evidence should be provided in plan form to show that the requirement is met. All parameters in Table 2 should be checked and if any parameter suggests that the proposals are not eligible for consideration through the LDO process, then further advice should be sought from the LPA.

Table 2. Site eligibility and access evidence required

Parameter	Evidence of Required through D&A Statement	Is the site eligible for consideration through this LDO?
Route to Main Site Access – to ensure employees and service vehicles can access the site via a safe and appropriate route		
Main site access is located on a classified road (A, B or C)	✓	✓
Main site access is located on an unclassified road but within 100m of a classified road	✓	✓
Main site access is located on an unclassified road but within 100m of a site with existing consented industrial or commercial use	✓	✓
Main site access is located on an unclassified road, without access within 100m to a classified road or existing industrial/commercial site	X	X
Main site access - to ensure vehicles can enter/exit highway safely		
Existing access of standard set out in line with parameters detailed in Section 1.4 below	✓	✓
Existing access which does not meet standard set out under Section 1.4 below	X	X
A new access is required	X	X
Internal Layout – to ensure that site layout is appropriate for access to the proposals		
Proposed building frontage is within 50m of adopted highway	✓	✓
Servicing is possible from the highway or site can accommodate turning of the largest anticipated vehicle (large refuse truck as a minimum) such that vehicles can leave the site in forward gear.	✓	✓
Parking is provided in accordance with the standard set out in Section 1.5 below.	✓	✓
Layout does not meet one or more of the other requirements under internal layout heading	X	X

1.4 Main Access Specification

1.4.1 Main site access must meet the specification set out below:

- Visibility must be provided looking both directions out of the site in accordance with the requirements set out below. This must be achievable using only land within the client's control or highway verge/footway. Key parameters for showing visibility splays for this can be seen in figure 7.18 of Manual for Streets. For all speeds an 'x' distance of 2.4 metres is applicable. The 'y' lengths are listed below:
 - If the speed limit is 20mph, 25 metres visibility must be provided
 - If the speed limit is 30mph (indicated by speed limit signs or street lighting in a built-up area), 43 metres visibility must be provided
 - If the speed limit is 40mph, 90 metres visibility must be provided
 - If the speed limit is greater than 40mph and the access is onto a classified road, the 'y' distance should be provided in line with the length given for Stopping Sight Distance in Tables 2 and 3 ([DMRB](#))
- Minimum width of 6 metres over a length of 15 metres
- Surface water should not drain onto the public highway.
- Gradient of access should not exceed 1 in 10, for at least the first 15 metres from the edge of the adopted highway
- Access should be consolidated or surfaced for at least the first 15 metres, as measured from the edge of the adjoining carriageway, (not loose stone or gravel).
- Entrance gates should be hung to open inwards and should be set back a minimum distance of 5.0 metres from the carriageway edge.

1.5 Parking Specification

1.5.1 The parking provision for the new development should be as set out below. This should not compromise parking for the existing building:

Table 3. Extract from SCC Adopted Parking Strategy - Zones defined by Accessibility

Type	Town/Village Centres and Peripheries	Rural Areas
Cycle	1 per 50m ² of gross floor area	1 per 200m ² of floorspace
Vehicle	1 per 40m ² of gross floor area	1 per 30m ² of gross floor area
Disabled	1 of the vehicle spaces provided should be sized for disabled use	1 of the vehicle spaces provided should be sized for disabled use
Motorcycle	1 space	1 space

1.5.2 Parking bays should be sized as follows:

- Perpendicular - 2.4 x 5m
- Parallel - 2.4 x 6m
- Disabled – as above with a 1.2m buffer on the offside and rear of the space

- 1.5.3 Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

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2 Other Potential Technical Requirements

2.1 Introduction

- 2.1.1 For some sites technical information may be required to be supplied alongside your Design and Access Statement. The nature of this technical information depends on the individual circumstances of your site's location.
- 2.1.2 The information in this informative relates to:
- a) the circumstances when further information is needed to be submitted alongside your submission;
 - b) how to find out if your site is affected by such circumstances;
 - c) how to find what information should be submitted in such circumstances; and
 - d) clarifications on the interpretation on standing advice where relevant.

2.2 Flood Risk Assessment

- 2.2.1 It is possible to find out which Flood Zone your submission area sits in by using the Environment Agency's Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/>
- 2.2.2 A Flood Risk Assessment is required to support this submission if:
- a) your site is in an area within flood zone 1, but has critical drainage problems as notified by the Environment Agency; or
 - b) your site is in flood zone 2 or 3a; or
 - c) your site could be affected by sources of flooding other than rivers and the sea.
- 2.2.3 Advice can be found on what should be included within a Flood Risk Assessment is available through the Somerset West and Taunton Website. Standing advice for the production of an Flood Risk Assessment and examples of Flood Resilience Measures can also be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.
- The development uses included within this LDO are considered as 'less vulnerable' to flooding and is therefore appropriate for consideration through this process.
 - Development will provide less than 200m of new floorspace and be set within an overall site coverage of less than 1Ha (see drawing a site boundary guidance). This means proposed development through this LDO is minor in nature and therefore **will not require a sequential or exception test**.
 - **You do not need to submit your Flood Risk Assessment as a separate submission.** This information should be submitted alongside the rest of your Design and Access Statement.

2.3 Ecological Assessment

2.3.1 Development within this LDO has the potential to impact environmental designations and local habitats. To understand whether your proposal would qualify for the use of this LDO and whether further ecological information will be required to be submitted alongside your application, please follow the following two steps.

Step 1

2.3.2 Firstly, you must check the central government database for nearby environmental designations. To do this, simply:

1. Open Magic Maps, available from: <https://magic.defra.gov.uk>
2. Type in your postcode.
3. Tick the 'Designations' box on the 'Table of Contents' tab.
4. Tick the 'Land-Based Designations' subcategory box.
5. Click the information button on the toolbar and then click on your site.
6. Read the criteria for 'SSSI Impact Zones' to understand whether development is likely to impact any protected habitats (SSSI, SACs, SPAs and Ramsar Sites);
7. If your proposal fulfils any of the stated criteria or states "ALL APPLICATIONS", it is judged as likely to affect a protected designation or species. It therefore does not qualify for development through this LDO.
8. If your proposal does not fulfil any of the criteria, proceed to Step 2.

Step 2

2.3.3 There is potential for wildlife to be found in and around occupied properties and affected by works covered by this LDO. Please complete the table 1.

Are any of the following buildings or features present at your Site?	Yes	No
1. Veteran (historical or important) trees, cellars, ice houses, old mines and caves?		
2. Buildings with features suitable for bats , or large gardens in suburban and rural areas?		
3. Traditional timber-framed building (such as a barn)?		
4. Lakes, rivers and streams (on the land or nearby)?		
5. Heathland on, nearby or linked to the site (by similar habitat)?		
6. Meadows, grassland, parkland and pasture on the land or linked to the site (by similar habitat)?		
7. Ponds or slow-flowing water bodies (like ditches) on the site, or within 500m and linked by semi-natural habitat such as parks or heaths?		
8. Rough grassland and previously developed land (brownfield sites), on or next to the site?		
9. Woodland, scrub and hedgerows on, or next to the site?		
10. Coastal habitats?		

Table 1. Habitat Checklist

- 2.3.4 If you have answered yes to any criteria in table 1, there is an increased chance of protected species being present at your site. An ecology survey (extended stage 1 survey) will therefore be required to be undertaken and findings submitted alongside your Design Access Statement.
- 2.3.5 If evidence of habitation is found at your site during the ecological survey, you must also include a summary of acceptable mitigation measures alongside your Design and Access Statement.
- 2.3.6 Any ecology survey must be undertaken by a qualified ecologist at the appropriate time of year in accordance with Natural England Standing Advice, available from <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species>. The chosen ecologist will be able to advise on necessary avoidance, enhancement and mitigation measures.
- 2.3.7 To find a suitably qualified ecologist to complete a survey and suggest mitigation measures, you can search: <https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx>.
- 2.3.8 If species are discovered following the commencement of development must stop immediately and consult your chosen ecologist.

2.4 Ground Contamination Assessment

- 2.4.1 If there is a reason to believe contamination could be an issue, applicants should provide proportionate but sufficient site investigation information (a risk assessment) prepared by a competent person to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level.