Somerset West and Taunton Council

Design Code for Small Scale Employment Space

Local Development Order for B1 uses

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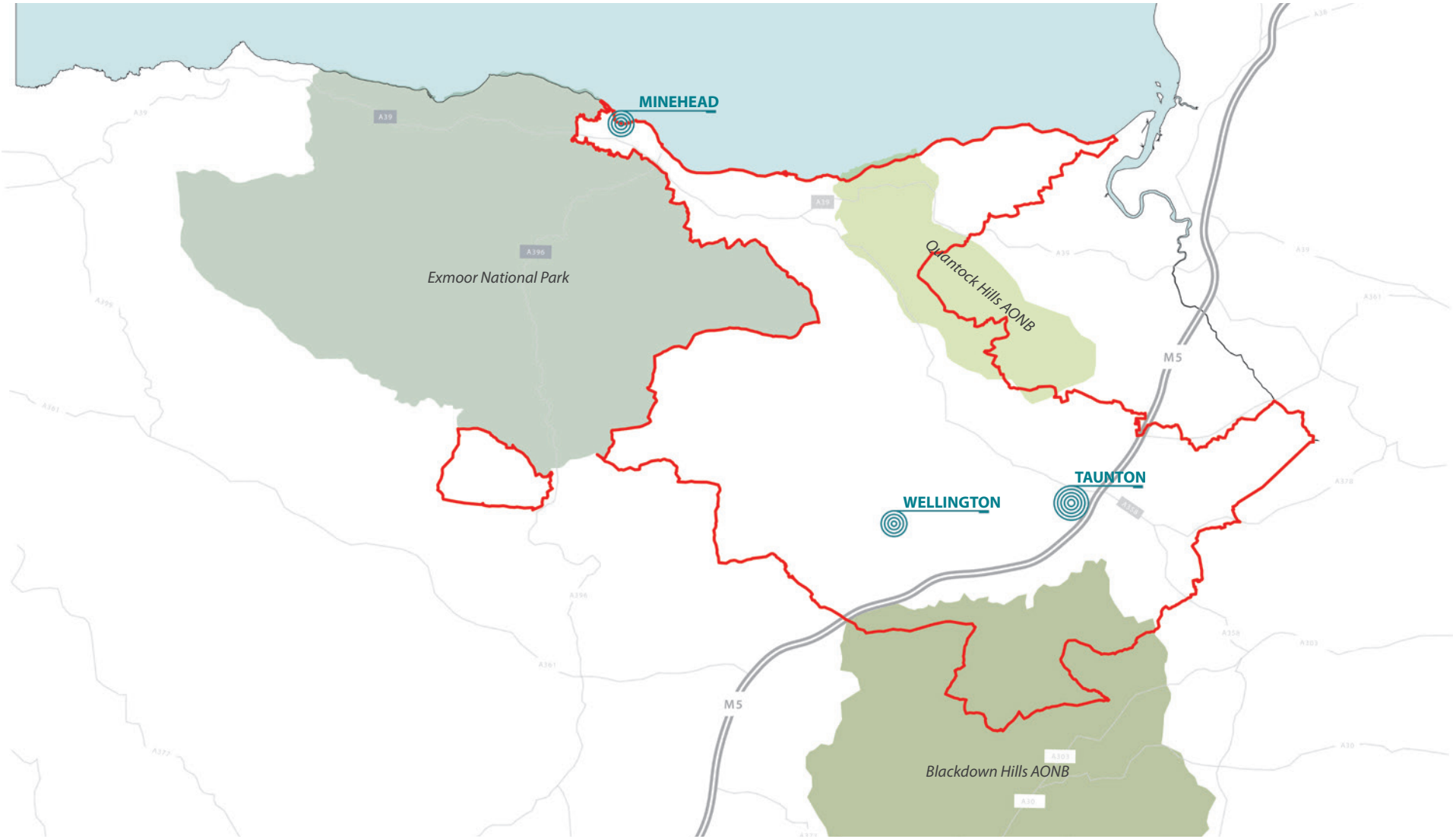
18036 - Issue: 04

[DRAFT]



Above: Site Plan of Somerset West and Taunton District

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Project:	Somerset West and Taunton Council Employment LDO | 18036	
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1.0 Introduction

1.1 Purpose

Introduction

The purpose of this LDO is to assist in the delivery of small scale office, research and light industrial space. Through the LDO the delivery of such employment space will be easier and faster. The LDO and accompanying Design Code will create a straightforward system for potential applicants to understand and interpret potential development opportunities.

The Design Code element sets out design parameters to be applied to any development. Its purpose is to ensure that a high and consistent standard of design is delivered, and to provide sustainable and stimulating working environments whilst at the same time enabling the diverse requirements of individual occupiers to be met.

Development must accord with all aspects of the Design Code in order to benefit from the permitted development rights confirmed by the LDO. This Design Code should be considered alongside the accompanying Local Development Order (LDO) which addresses planning and procedures in respect of the site.

What does this LDO cover?

The LDO permits the following uses:

Use Class	Definition	Limitations
B1 (a)	Offices - other than those within class A2.	**Up to** 50 sqm net
B1 (b)	Research and development of products or processes	**Up to** 200 sqm net
B1 (c)	Light Industry – use for any industrial process which can be carried out in a residential area without causing detriment to the amenity of that area.	**Up to** 200 sqm net

This does not prevent office floorspace being included as an ancillary use within Research and Light Industrial premises and providing it covers a floor space area of no more than 50 square metres.

The design guide will inform applicants of proposed building size allowances/restrictions which relates to individual plot parameters and site location.

The total site area including external areas, landscaping and access, must not exceed 1 hectare in size.

Why a Design Code

A Design Code is a proactive method of securing high quality new development, giving the developer clear guidance on delivering high quality light industrial space within the given context. The Design Code provides clear guidance to the developer and certainty to the community and local authority regarding the quality of the proposed development.

This Design Code is intended to be a benchmark and reference manual for a range of architectural, urban and landscape design issues that will inform the detailed design of the scheme. The Design Code responds to the LDO framework, identifying appropriate approaches for delivering small scale employment space within a range of contexts and locations across Somerset West and Taunton. The Design Code responds to national and local design policies by clearly setting out design principles that are appropriate to their context and provides the required small-scale industrial space whilst contributing positively to the site and landscape/townscape.

This Design Code sets out plot parameters for height, scale and massing, proximity to adjacent buildings (existing and proposed), corners and end plots, building materials, colour palettes, roofs, doors and windows and landscape works, all of which draw precedent from the local character of the district.

Sustainability Context

Underpinning this LDO is the need to encourage employment uses close to where people live. With this shift from a daily commuting pattern to working locally, the LDO hopes to have a positive impact on reducing traffic and associated issues across the District.

The following sustainable approaches are encouraged within any new employment unit and surrounding landscape works under this LDO:

- Low energy use
- High levels of insulation
- Appropriate levels of natural lighting
- Reuse of building materials where possible
- Use of building materials which can be recycled in the future
- Sustainable drainage systems
- Use of native plant species characteristic of the local landscape
- Retention of existing trees and hedgerows
- Measures to support biodiversity
- Appropriate waste management and recycling strategies
- Cycle storage to encourage sustainable travel
- Installation of bird and bat boxes or nesting provisions within new buildings








1.2 Can your Development be Considered?

The matrix on page 9 should be used to determine whether your proposed development can be considered through this LDO submission process.

The matrix will highlight:

1. Whether the site is eligible to be considered through this LDO, or whether you should instead operate through the standard planning application process.

2. Whether further information may be required to ensure that your site is eligible to be considered through this LDO.

Supporting Technical Information

To support your application, you are required to demonstrate that you have considered a range of technical matters including:

Highways and Access Requirements - To ensure your proposed development has safe and appropriate access and appropriate provision for vehicular/cycle parking.

Flood Risk Requirements – To ensure your proposed development would not be affected by future flooding or increase the chances of flooding elsewhere. Note that sites in a functional flood plain (flood zone 3b) will not be considered through this LDO.

Ecological Requirements – To manage the potential impact of your proposed development on local habitats.

Ground Contamination Requirements – To manage the potential impact of any contamination on your proposed development site.

Advice on what assessments are required to be undertaken, and when, is included in the Technical Informative within this document (appendix A)

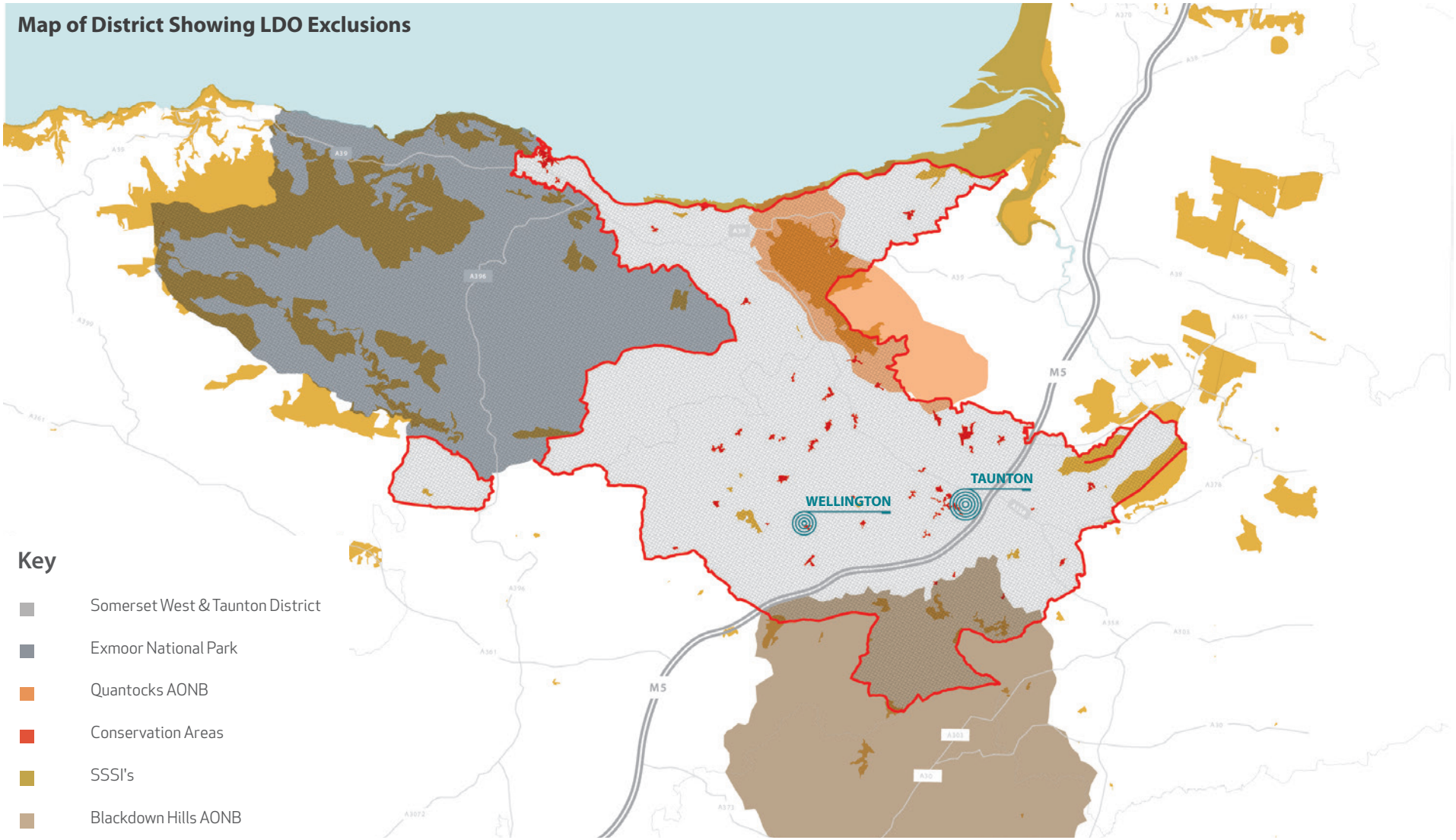
Please note that where Somerset West and Taunton judge there is insufficient information provided to make a decision, they may make request for further information on this basis.

(Tables to be reworked into full flow diagram integrating technical informative where possible)

	Your proposal is eligible for consideration through this LDO	Check Technical Informative Section for further Details (informative to be integrated into Design Code body text to aid reader and this column removed)	A planning application is required
1. Process			
This is your first LDO submission at this address.	✓		
You have previously received an LDO certificate of conformity at this address.	×		✓
You intend to demolish buildings to enable the development of new buildings.	×		✓
You have completed the DAS proforma checklist.	✓		
2. Site Location			
Your site is located in Taunton.	×		✓
Your site is located in Wellington.	×		✓
Your site is located in a Conservation Area.	×		✓
Your site is within the curtilage of Listed Building	×		✓
Your site is located in an Area of Outstanding Natural Beauty or National Park.	×		✓
Your site is located within a character area identified within this Design Code.	✓	✓	
3. Site Size (see measurement guidance page - to be added)			
Less than 1 Hectare	✓	✓	
1 Hectare or More	×		✓
4. Flooding			
Any part of your site is in Flood Zone 1	✓	✓	
Any part of your site is in Flood Zone 2	✓	✓	
Any part of your site is in Flood Zone 3a	✓	✓	
Any part of your site is in Flood Zone 3b	×		✓

	Your proposal is eligible for consideration through this LDO	Check Technical Informative Section for further Details (informative to be integrated into Design Code body text to aid reader and this column removed)	A planning application is required
5. Access			
Your Site has vehicle access to an A or B class road (awaiting confirmation that SCC mapping to be added as available as an extra resource to assist applicants)	✓	✓	
Your Site is does not have an existing vehicular access from a classified road (A, B or C) and is not within 100 metres of a classified road or an existing industrial or commercial site.	×		✓
Your proposed building frontage is within 50 metres of the adopted highway.	✓	✓	
Your proposed building frontage is more that 50 metres from the adopted highway.	×		
Your development proposal includes light industrial uses and has an existing vehicular access has a width of at least 5 metres for a length of at least 15 metres.	✓	✓	
Your development proposal includes light industrial uses and does not have an existing vehicular access width of at least 5 metres for a length of at least 15 metres.	×		✓
6. Ecology			
Your development is not judged as likely to affect nearby environmental designations.	✓	✓	
Your proposed development is judged as likely to affect nearby environmental designations.	×	✓	✓
Your proposal site may affect any potential local habitats.	✓	✓	
7. Design			
Your proposal is in accordance with the design parameters of this LDO.	✓		
Your proposal is for development that differs in scale, design or materials to those proposed in this Design Code.	×		✓

1.2 Can your Development be Considered?



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1.3 How to Use the Design Code

How to use the Code

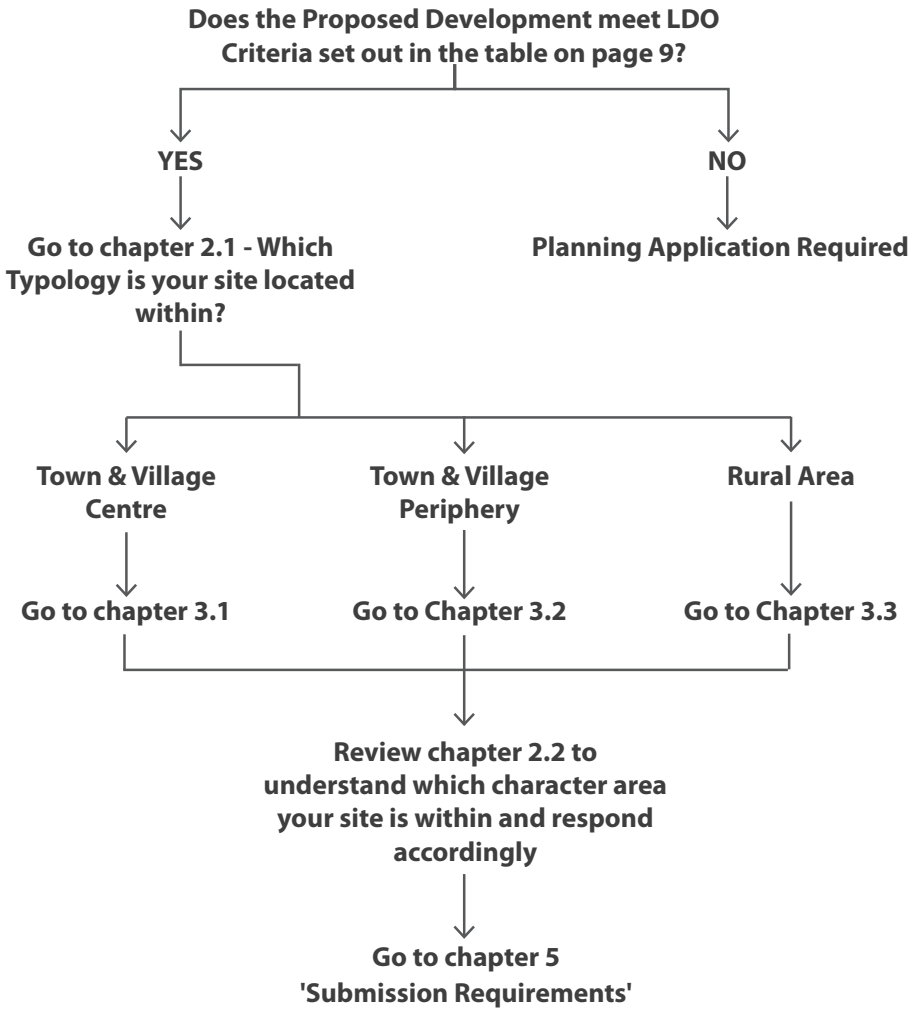
Please refer to the flow diagram opposite which illustrates how to use the Design Code.

The Code is divided into sections, starting with the site and context, before focusing in on blocks and buildings, edges (plot boundaries) and details. Within each section individual 'Codes' are highlighted, covering specific design requirements and parameters.

All designs submitted for the LDO must be compliant with:

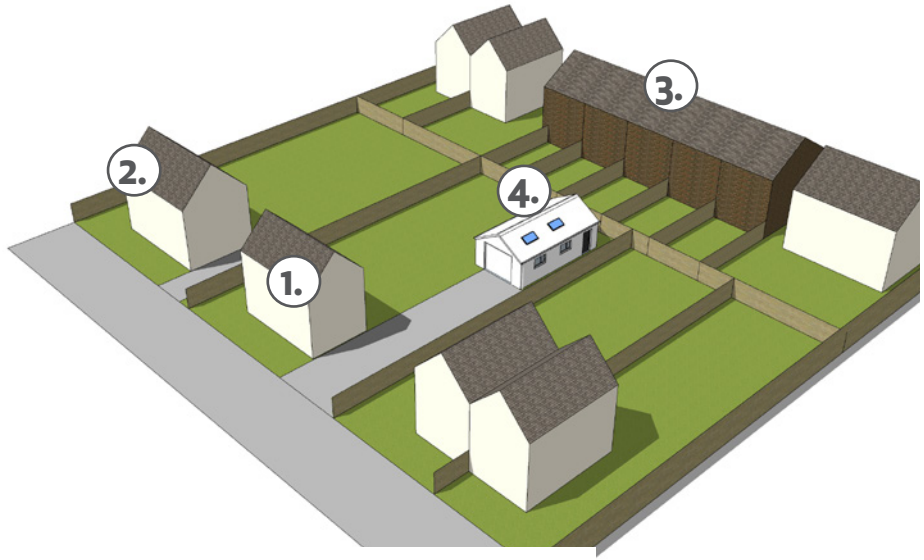
- **The LDO document**
- **The requirements set out within this Design Code**
- **The UK Building Regulation requirements in effect at the time of submission for approval**
- **Ecological legislation**

How to Use the Design Code Flow Diagram:



INCLUDE PLAN WHICH DETAILS LANGUAGE & DEFINITIONS

Block and Building Design Code Diagram:



1. Your dwelling

2. Neighbouring Properties

3. Neighbouring Properties

4. Proposed LDO Unit

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2.0 Understanding the Site

2.1 Site Location

Site Typologies

This Design Code covers a number of area Typologies which are seen throughout the district. The Code is divided into 3 sections, which covers each Typology: Town and Village Centres, Town and Village Peripheries and Rural Areas. Prospective applicants should use this guide to locate their site.

Any proposed site should be considered in relation to the appropriate section of this document. Each section will set out the simple parameters by which the proposed development should conform with.

The 3 Typologies are:

1. Town and Village Centres
2. Town & Village Peripheries
3. Rural Areas

Further information for each of these can be found in Section 3.0 of this report.

Above: Typology Diagram

Town & Village Centres

The site:

- Is bordered on all sides by neighbouring development
- Would have limited impact on wider landscape views due to proposed buildings being seen within the existing context
- Could be adjacent to but not within a Conservation Area

Town & Village Peripheries

The site:

- Is bordered on 2 or more sides by existing development
- Has views to the open countryside
- Could be adjacent to but not within a Conservation Area

Rural Areas

The site:

- Is an isolated cluster of buildings made up of a dwelling and existing agricultural buildings

OR

- Is an isolated dwelling or within a small group of isolated dwellings in the open countryside

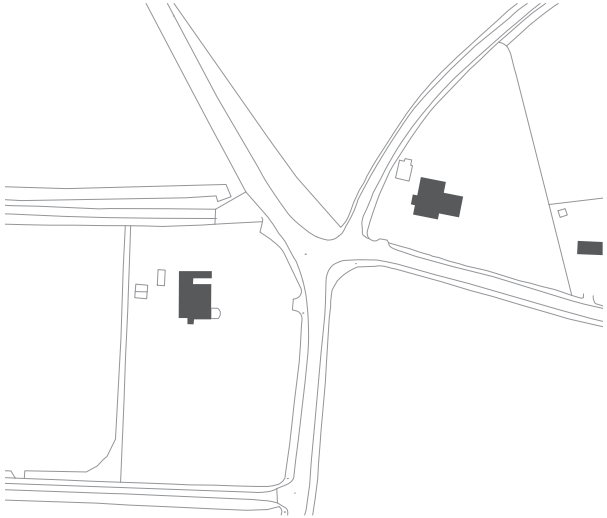
1.

Above: Town & Village Centre

2.

Above: Town & Village Periphery

3.



Above: Rural

2.2 Landscape Setting

Landscape Character Areas

Landscape Character Areas (each to include landscape / architectural / material / palette information)

1. Minehead Environs
2. Central West Somerset
3. Quantocks
4. Quantock Vale
5. Exmoor Fringes
6. Vale of Taunton Deane
7. Taunton (urban)
8. Clay Plateau (Churchinford)
9. Fivehead Vale
10. Sandstone Ridge

The proposed development should respond positively to the surrounding landscape (its setting) in order that any change does not adversely affect local character.

The Somerset West and Taunton Design Guide sets out principles for each Landscape Character Area. The relevant parameters for each area, relating to landscape, architectural design and materials are summarised below:

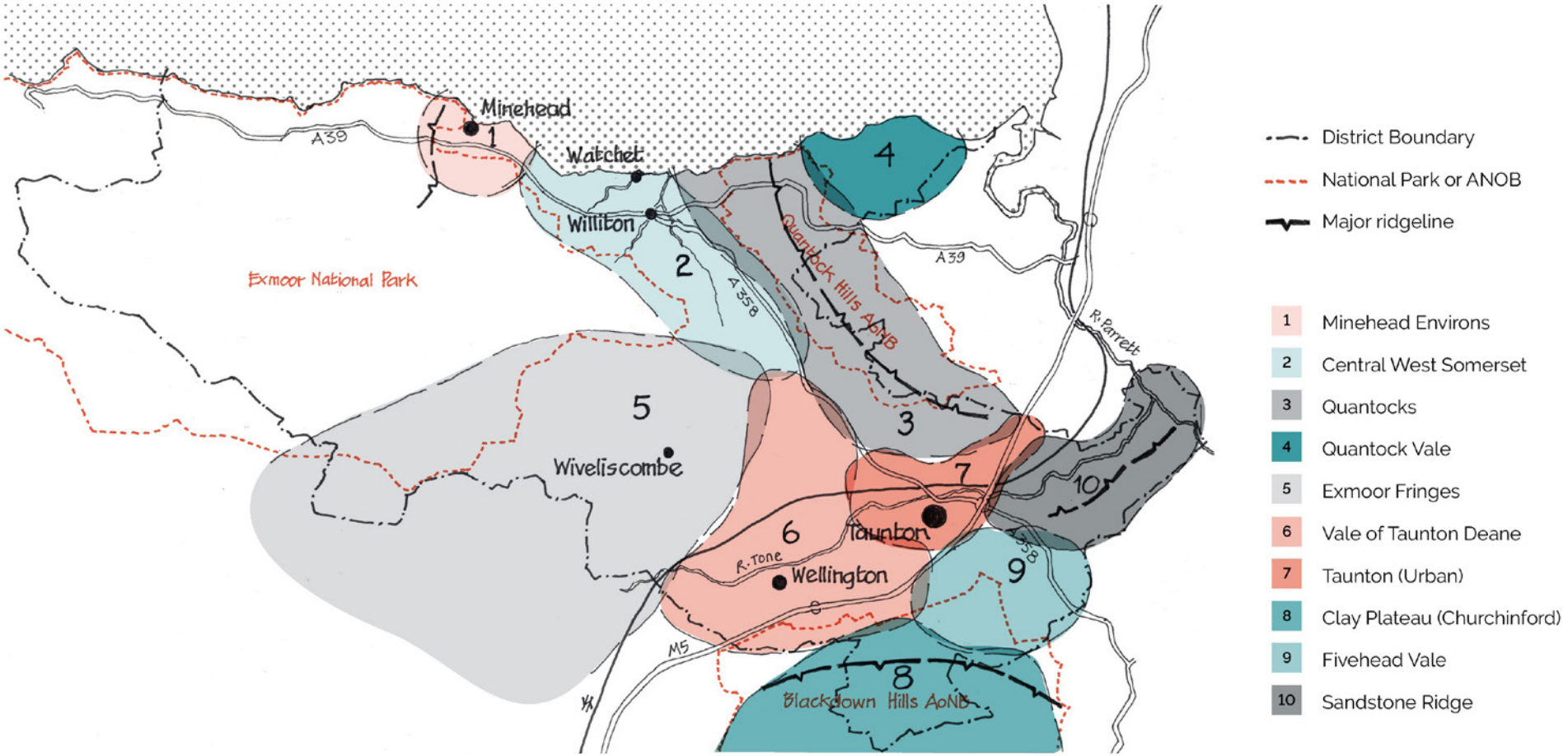
CO-ORDINATE WITH DESIGN SOMERSET WEST AND TAUNTON DESIGN GUIDE INFORMATION

Further Information can be found in the Somerset West and Taunton Design Guide.

TO BE UPDATED IN LINE WITH DOCUMENT STYLE

Character Area Map extracted from Taunton and West Somerset Design Guide written by Richard Guise

Character areas



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3.0 Design Code

3.1 Proposed Developments in Town & Village Centres

Urban Design/Landscape Parameters

Access & Parking Requirements:

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements must comply with the requirements set out in Technical Informative section of this document (page 62-3). Please note, access requirements will differ dependent on proposed building use.
- The parking provision for the proposed employment unit should be as set out in the table below. This should not compromise parking for the existing building:

Type	Town and Village Centres
Cycle	1 per 250m2 of gross floor area
Vehicle	1 per 40m2 of gross floor area
Disabled	1 of the vehicles spaces provided should be sized for disabled use.
Motorcycle	1 space

Parking bays should be sized as follows:

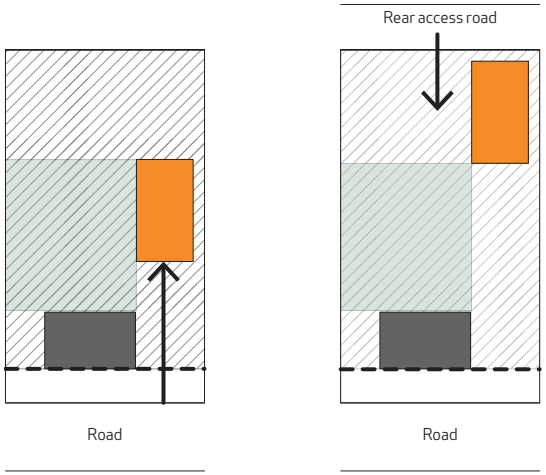
- Perpendicular - 2.4 x 5m
- Parallel - 2.4 x 6m
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

Where the building is located on the plot:

- No proposed building to protrude in front of existing dwelling building line
- Proposed building to be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m2 for office (B1a) and 200m2 for light industrial (B1 b and c)
- Remaining garden must not be less than 50m2
- The remaining garden must relate to the existing dwelling and its layout and living spaces – location of proposed building on the plot must not cause detriment to amenity of existing dwelling.

Landscape structure & Potential Visual Impact:

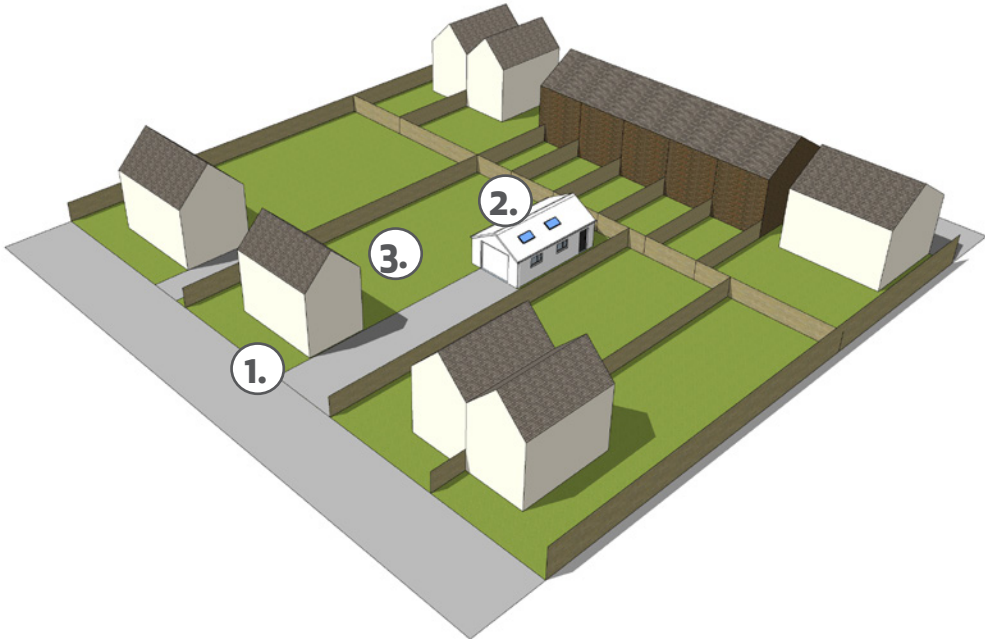
- Landscape proposals should be submitted that illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting.



Above: Proposed unit off existing access at the front & Rear

Key

- Proposed Unit
- Existing Dwelling
- ---- Building Line
- → Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden (50m2 minimum)



1. Existing Access
2. Proposed Unit set behind the building line
3. Usable amenity space which relates well to existing dwelling

Above: Axo showing proposed unit in a town or village centre setting

3.1 Proposed Developments in Town & Village Centres

Urban Design/Landscape Details

Surfacing Materials

Any new paving or surfacing material is to be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt

Boundary Treatment & details

- Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of native and non-native species that supports wildlife, including insects and birds.
- Tree planting should include native species (or varieties of native species)

EXAMPLE SPECIES/DETAILS TO BE INCLUDED

Refuse & Cycle Storage

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m2, minimum 2 spaces)
- External bin storage will be provided on plot at the rear of the proposed dwelling (unless provided internally). Bins must not be stored at the front of buildings, facing onto the street

External Lighting

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

Townscape/ Landscape Character Areas

Refer back to Somerset West and Taunton Design Guide Principles in Chapter 2.2







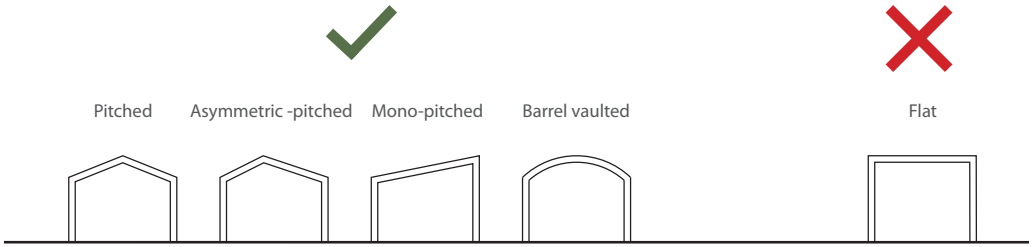


Above: Precedent images for details

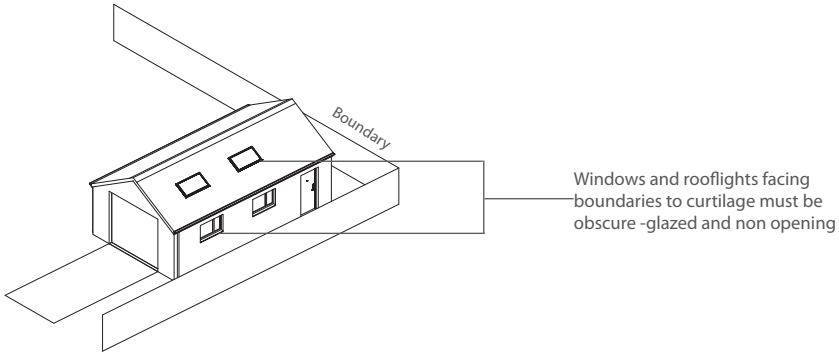
3.1 Proposed Developments in Town & Village Centres

Building Parameters

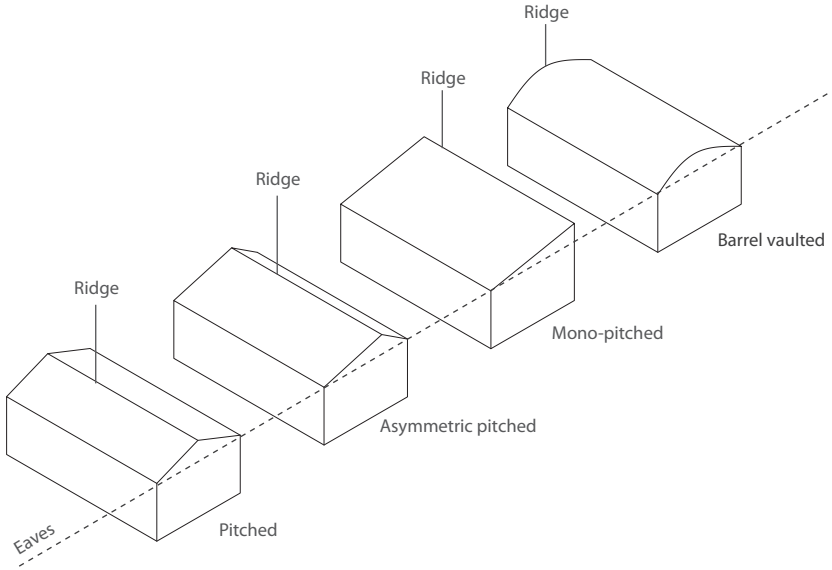
- Only single storey buildings are permitted
- Mezzanine structures are not permitted
- Flat roofs are not permitted
- Maximum ridge height of a building = 4 metres
- UNLESS within 2 metres of the boundary of the curtilage of the dwellinghouse where the maximum ridge height for any roof form = 2.5 metres
- Maximum eaves height for any roof form = 2.5 metres



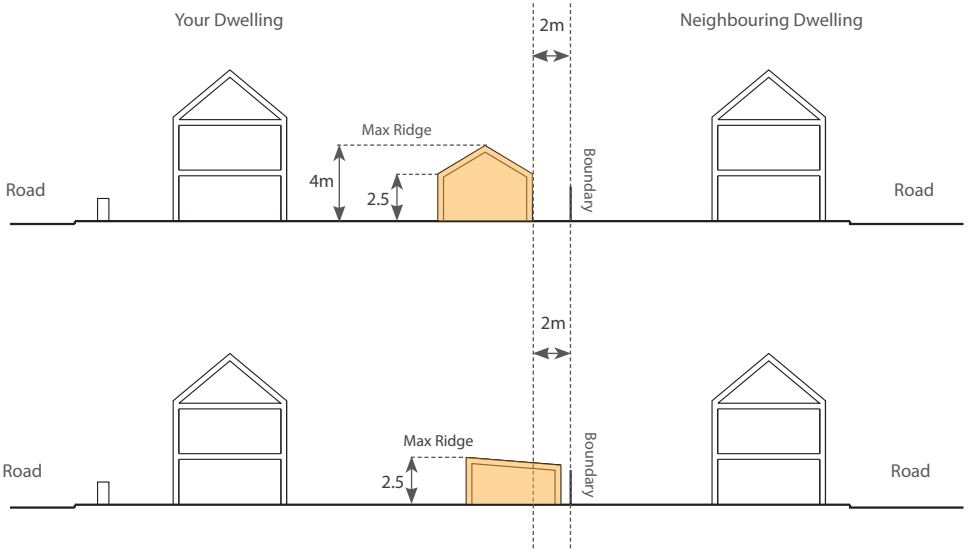
Above: Potential Roof Forms



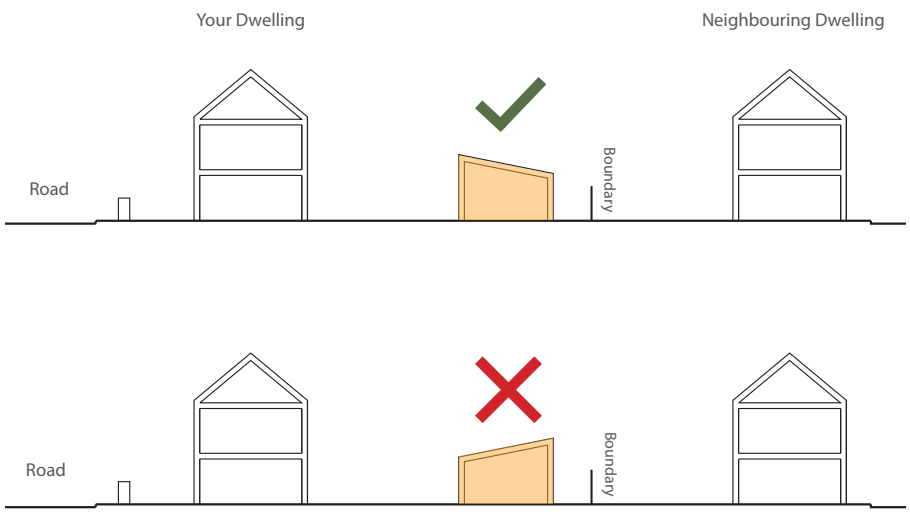
Above: Obscure Glazing requirement



Above: Roof Forms Explained



Above: Maximum Ridge and Eaves Heights



Above: Mono-pitched roof form requirement

3.1 Proposed Developments in Town & Village Centres

Building Elements

The building should appear subservient to the main dwelling and demonstrate its B1(c) function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

Wall Materials

Wall materials should be either:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

E.g.

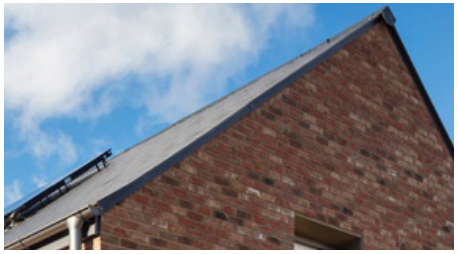
- If predominantly brick then a matching brick should be used for new building
- If predominantly local stone then matching stone should be used for new building
- If predominantly render then a similar tone of render should be used for new building
- The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary wall materials include:

- Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
- Profiled metal cladding in a natural, subdued colour detailed to a high standard





Roof Materials

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day.

Roof materials should be either:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

E.g.

- If slate then a matching slate should be used for new building
- If tile local tile then a matching tile should be used for new building
- The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard

Rooflights

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside.

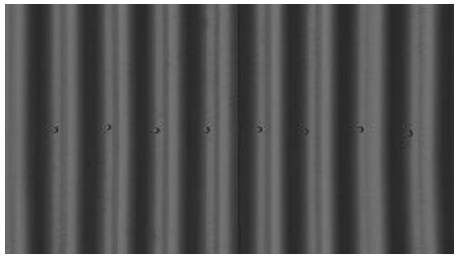
Windows and Doors

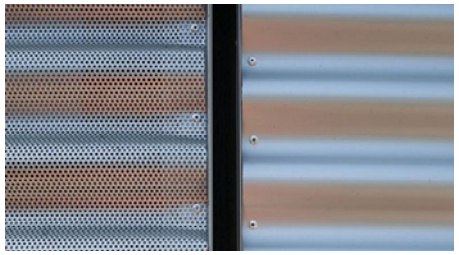
- Windows and doors should be simple, well-proportioned and suit the function of the building.
- Domestic proportioned openings should be avoided.
- Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
- Windows and doors should be recessed within the walls and not flush with the external face.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwellinghouse.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.

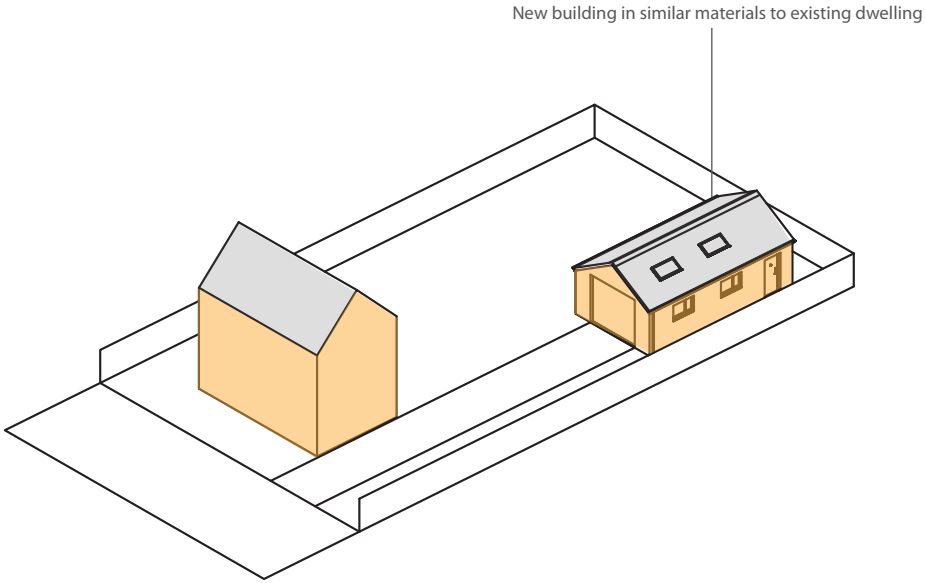




3.1 Proposed Developments in Town & Village Centres

Building Details

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.
- Where a cladding material is used on the walls a visible masonry 'plinth' may be used in which must be of a similar appearance to masonry used in the construction of the existing dwellinghouse, or of a complementary contemporary appearance to the cladding material above.
- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.
- Simple trim details should be used to produce uninterrupted eaves lines.
- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.
- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.
- Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm from the roof plane. Rooflights should match the colour of the roof finish.
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the 'host' dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- The ridge of a mono-pitched structure should not face the boundary of the curtilage of the dwellinghouse.
- The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building
- Any window (or rooflight) inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.

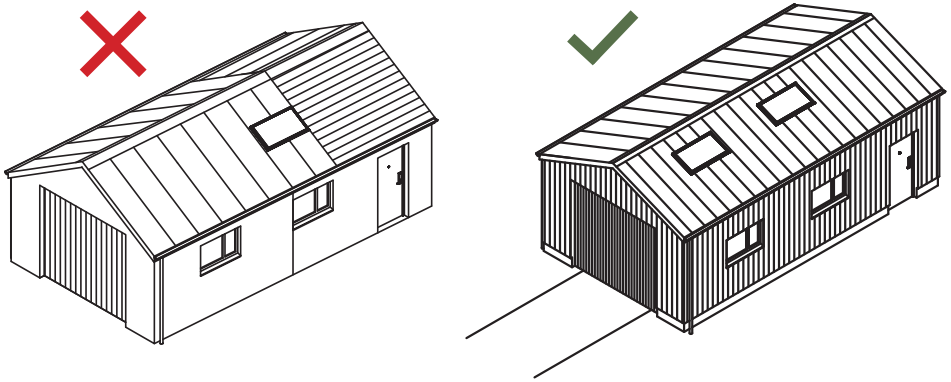


Above: Building materials should either:

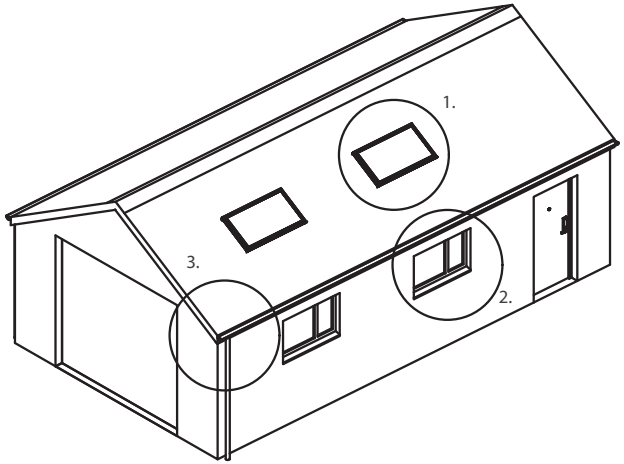
Be of a similar appearance to those used in the construction of the existing dwellinghouse

OR

Be of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

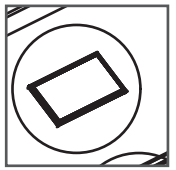


Above: Buildings should generally have one material for the walls and one material for the roof

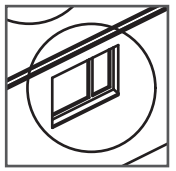


Above: Building Details

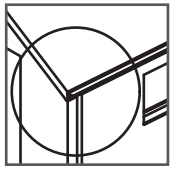
Below: Building Details



1. Text on rooflights



2. Text on openings



3. Text on rainwater and roof details

3.2 Proposed Developments in Town & Village Peripheries

Urban Design/Landscape Parameters

Access & Parking Requirements:

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements must comply with the requirements set out in Technical Informative section of this document (page 62-3). Please note, access requirements will differ dependent on proposed building use.
- The parking provision for the proposed employment unit should be as set out in the table below. This should not compromise parking for the existing building:

Type	Town and Village Centres
Cycle	1 per 250m2 of gross floor area
Vehicle	1 per 40m2 of gross floor area
Disabled	1 of the vehicles spaces provided should be sized for disabled use.
Motorcycle	1 space

Parking bays should be sized as follows:

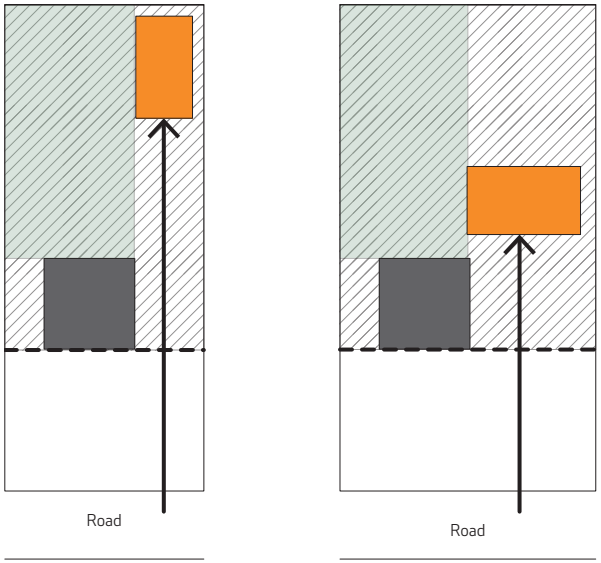
- Perpendicular - 2.4 x 5m
- Parallel - 2.4 x 6m
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

Where the building is located on the plot

- No proposed building to protrude in front of existing dwelling building line
- Proposed building to be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m2 for office (B1a) and 200m2 for light industrial (B1 b and c)
- The primary entrance to the proposed building to be no further than 15m from the edge of an existing dwelling/outbuilding
- Remaining garden must not be less than 50m2.
- The remaining garden must relate to the existing dwelling and its layout and living spaces – location of proposed building on the plot must not cause detriment to amenity of existing dwelling.

Landscape structure & Potential Visual Impact

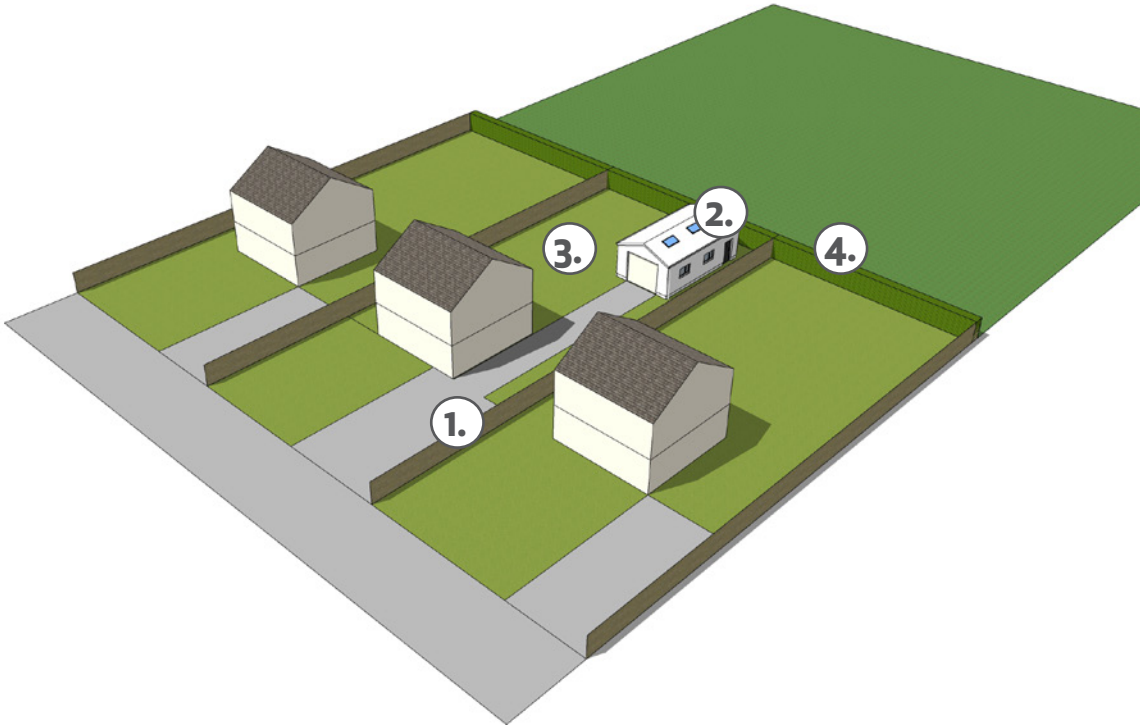
- Where the site lacks existing mature boundaries around the proposed new building the submission should include a strategy to illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting.
- New buildings not to protrude outside of the defined built up area/landscape features which define the edge of a town or village



Above: Proposed unit off existing access

Key

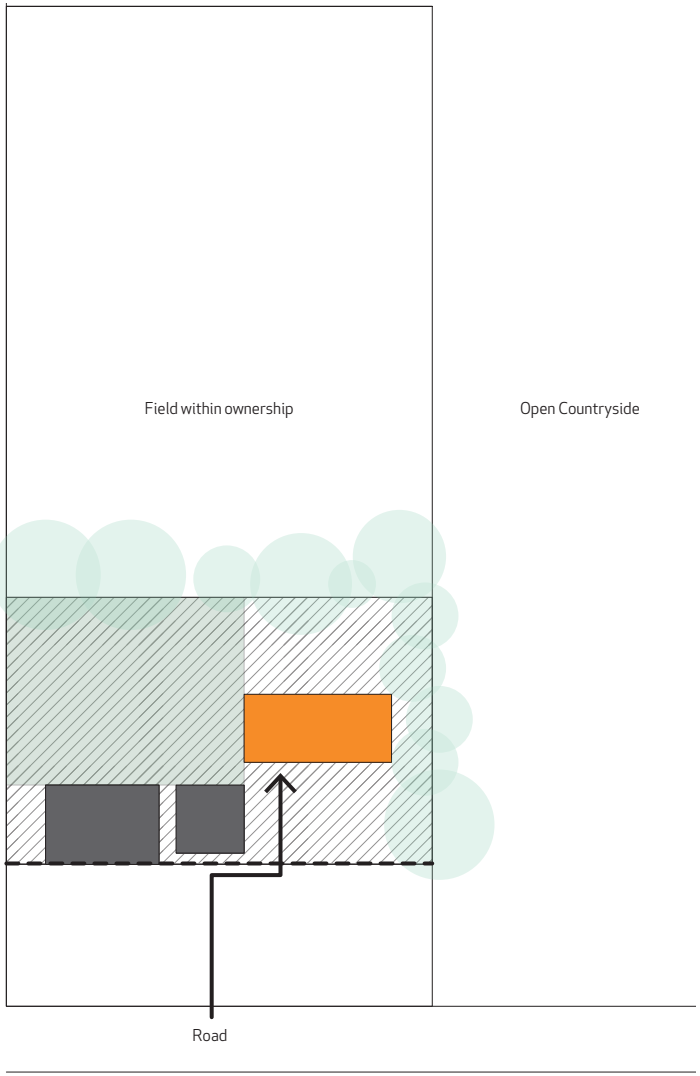
- Proposed Unit
- Existing Dwelling
- ---- Building Line
- → Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden (50m2 minimum)



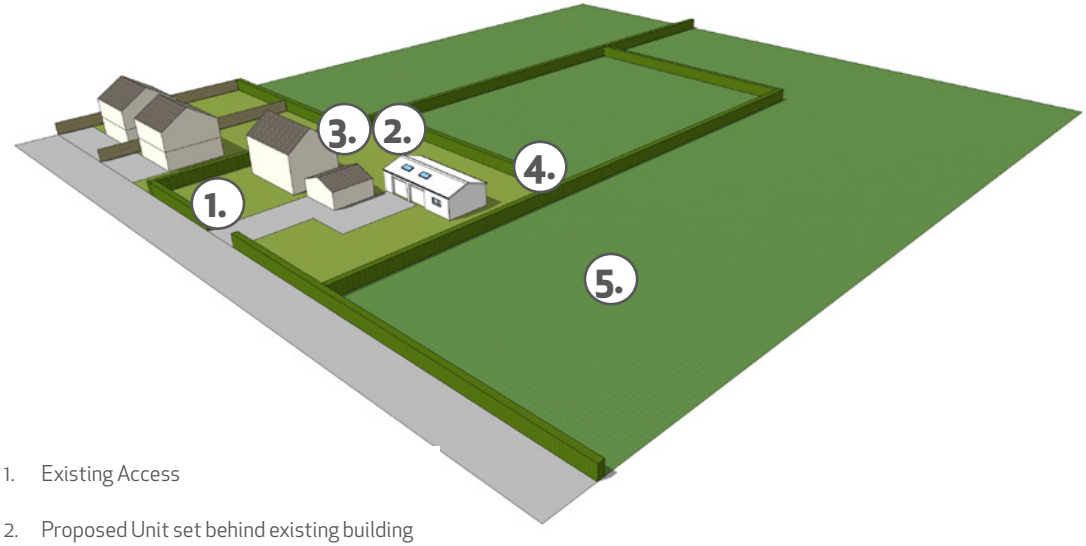
1. Existing Access
2. Proposed Unit set behind existing building line
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary

Above: Axo showing proposed unit in a town or village periphery setting

3.2 Proposed Developments in Town & Village Peripheries



Above: Proposed unit off existing access



1. Existing Access
2. Proposed Unit set behind existing building line
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary
5. Open Countryside

Above: Axo showing proposed unit in a town or village periphery setting

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3.2 Proposed Developments in Town & Village Peripheries

Urban Design/Landscape Details

Surfacing Materials

Any new paving or surfacing material is to be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt

Boundary Treatment & details

- Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of native and non-native species that supports wildlife, including insects and birds.
- Tree planting should include native species (or varieties of native species)

EXAMPLE SPECIES/DETAILS TO BE INCLUDED

Refuse & Cycle Storage

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m2, minimum 2 spaces)
- External bin storage will be provided on plot at the rear of the proposed dwelling (unless provided internally). Bins must not be stored at the front of buildings, facing onto the street

External Lighting

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

Townscape/ Landscape Character Areas

Refer back to Somerset West and Taunton Design Guide Principles in Chapter 2.2







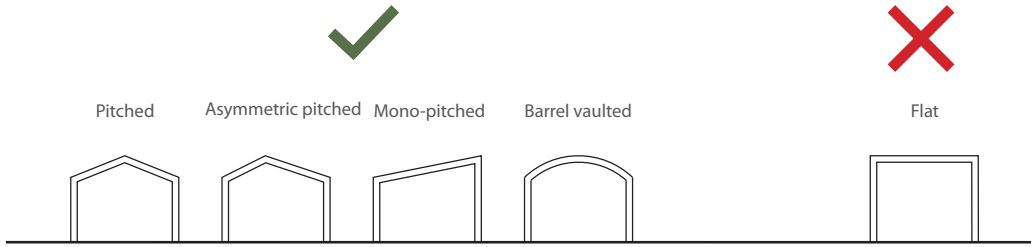


Above: Precedent images for details

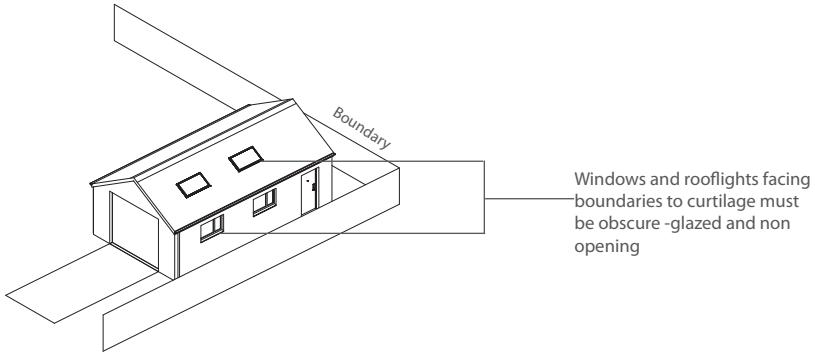
3.2 Proposed Developments in Town & Village Peripheries

Building Parameters

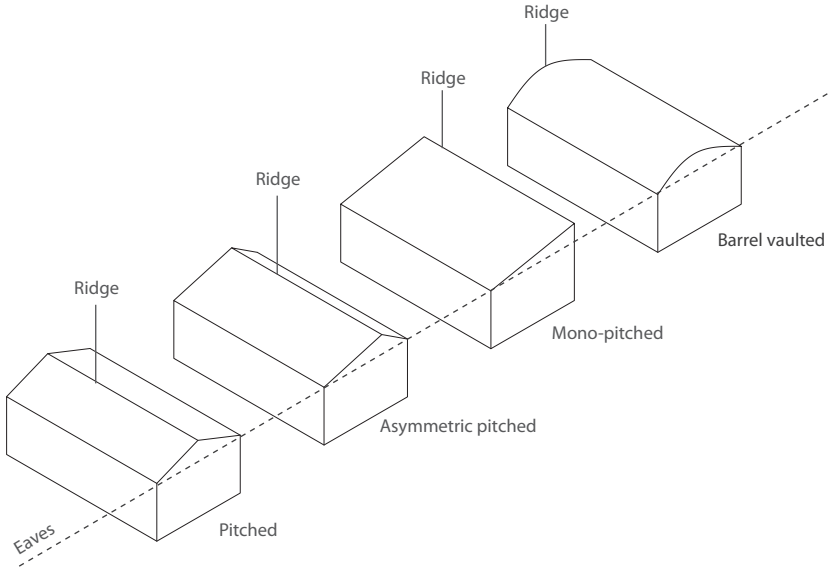
- Only single storey buildings are permitted
- Mezzanine structures are not permitted
- Flat roofs are not permitted
- Maximum ridge height of a building = 4 metres
- UNLESS within 2 metres of the boundary of the curtilage of the dwellinghouse where the maximum ridge height for any roof form = 2.5 metres
- Maximum eaves height for any roof form = 3 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the 'host' dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- The ridge of a mono-pitched structure should not face the boundary of the curtilage of the dwellinghouse.
- The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building
- Any window (or rooflight) inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.



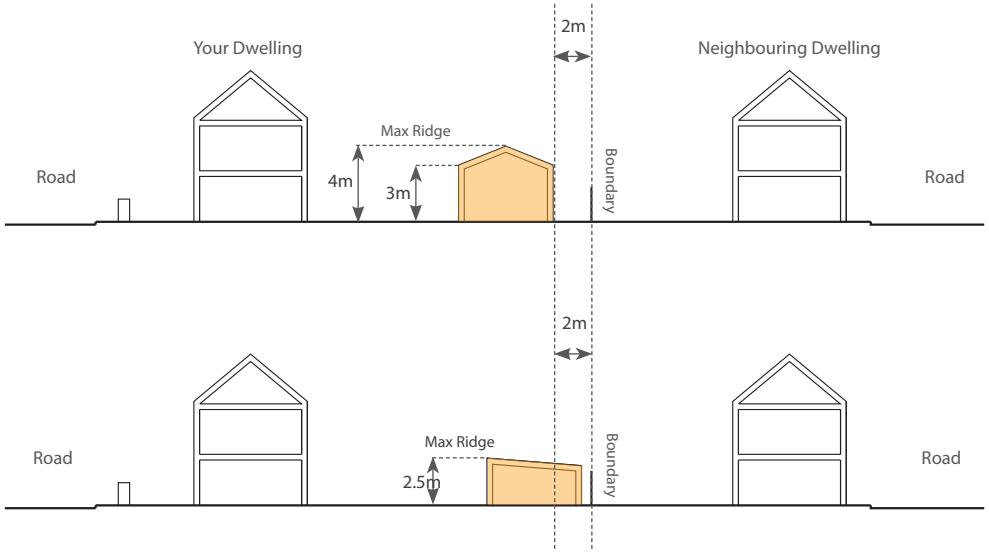
Above: Potential Roof Forms



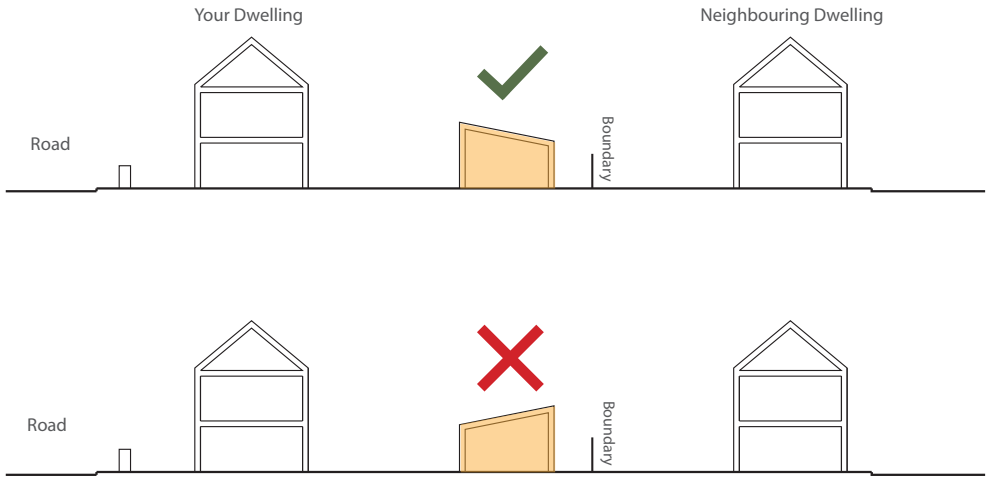
Above: Obscure Glazing requirement



Above: Roof Forms Explained



Above: Maximum Ridge and Eaves Heights



Above: Mono-pitched roof form requirement

3.2 Proposed Developments in Town & Village Peripheries

Building Elements

The building should appear subservient to the main dwelling and demonstrate its B1(c) function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

Wall Materials

Wall materials should be either:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

E.g.

- If predominantly brick then a matching brick should be used for new building
- If predominantly local stone then matching stone should be used for new building
- If predominantly render then a similar tone of render should be used for new building
- The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary wall materials include:

- Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
- Profiled metal cladding in a natural, subdued colour detailed to a high standard








Roof Materials

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day.

Roof materials should be either:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

E.g.

- If slate then a matching slate should be used for new building
- If tile local tile then a matching tile should be used for new building
- The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard

Rooflights

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside.

Windows and Doors

- Windows and doors should be simple, well-proportioned and suit the function of the building.
- Domestic proportioned openings should be avoided.
- Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
- Windows and doors should be recessed within the walls and not flush with the external face.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwellinghouse.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.



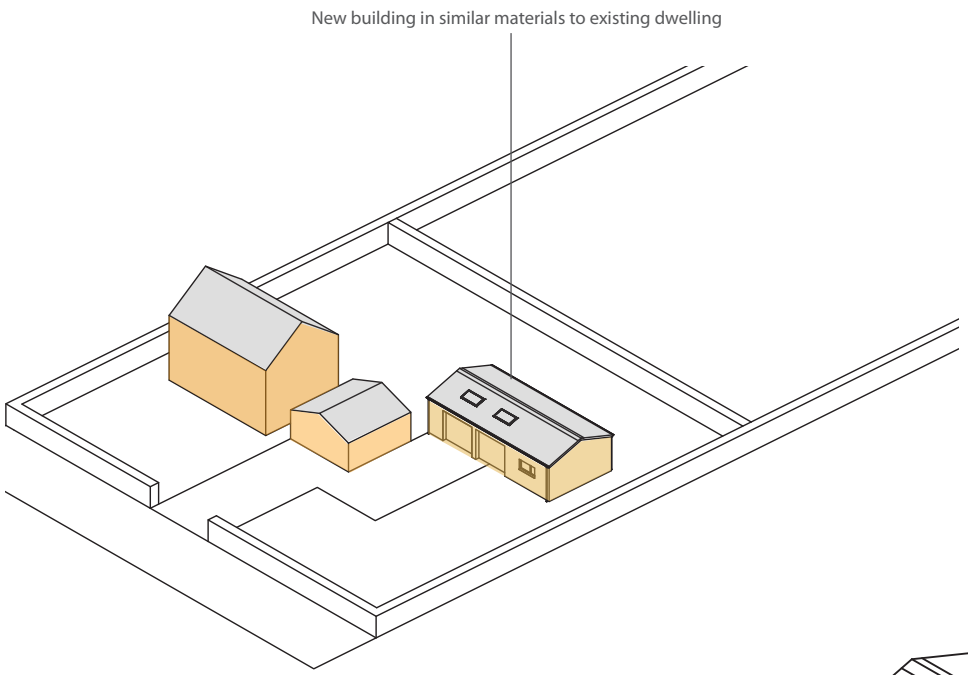





3.2 Proposed Developments in Town & Village Peripheries

Building Details

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.
- Where a cladding material is used on the walls a visible masonry 'plinth' may be used in which must be of a similar appearance to masonry used in the construction of the existing dwellinghouse, or of a complementary contemporary appearance to the cladding material above.
- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.
- Simple trim details should be used to produce uninterrupted eaves lines.
- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.
- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.
- Rooflights should be used sparingly and purposefully and be set flush within the roof plane. Rooflights should match the colour of the roof finish.

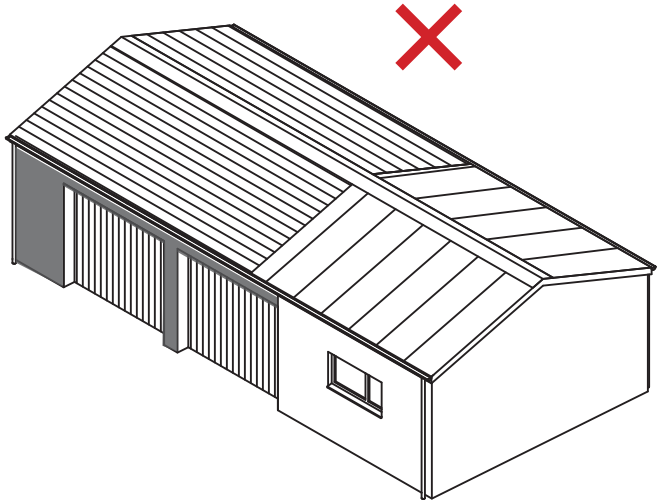


Above: Building materials should either:

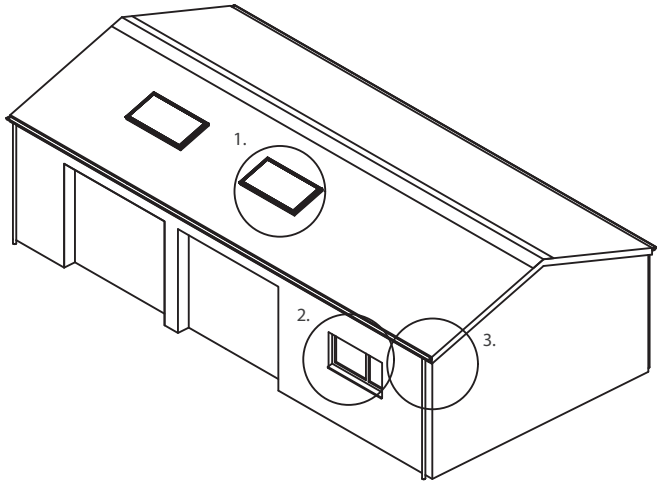
Be of a similar appearance to those used in the construction of the existing dwellinghouse

OR

Be of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

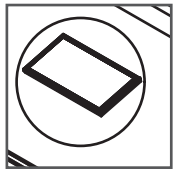


Above: Buildings should generally have one material for the walls and one material for the roof

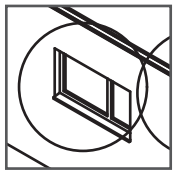


Above: Building Details

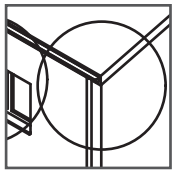
Below: Building Details



1. Text on rooflights



2. Text on openings



3. Text on rainwater and roof details

3.3 Proposed Development in Rural Areas

Urban Design/Landscape Parameters

Access & Parking Requirements:

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements must comply with the requirements set out in Technical Informative section of this document (page 62-3). Please note, access requirements will differ dependent on proposed building use.
- The parking provision for the proposed employment unit should be as set out in the table below. This should not compromise parking for the existing building:

Type	Town and Village Centres
Cycle	1 per 250m2 of gross floor area
Vehicle	1 per 40m2 of gross floor area
Disabled	1 of the vehicles spaces provided should be sized for disabled use.
Motorcycle	1 space

Parking bays should be sized as follows:

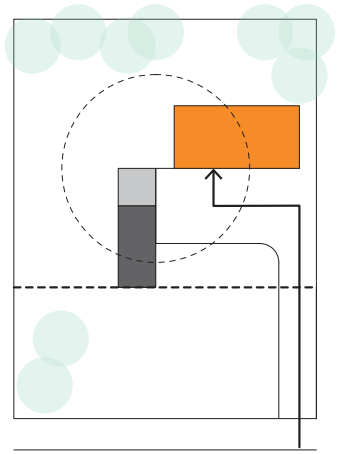
- Perpendicular - 2.4 x 5m
- Parallel - 2.4 x 6m
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

Where the building is located on the plot

- Proposed building to be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m2 for office (B1a) and 200m2 for light industrial (B1 b and c)
- The primary entrance to the proposed building to be no further than 15m from the edge of an existing dwelling/outbuilding
- Remaining garden must not be less than 50m2.
- The remaining garden must relate to the existing dwelling and its layout and living spaces – location of proposed building on the plot must not cause detriment to amenity of existing dwelling.
- Where existing farm buildings already protrude in front of the main dwelling building line, no proposed building shall protrude in front of these.
- Proposed buildings not to obscure main dwelling's principal elevation
- Where possible, proposed buildings should aim to create a courtyard feel as is common within rural development, whilst utilising existing access areas/ areas of w

Landscape structure & Potential Visual Impact

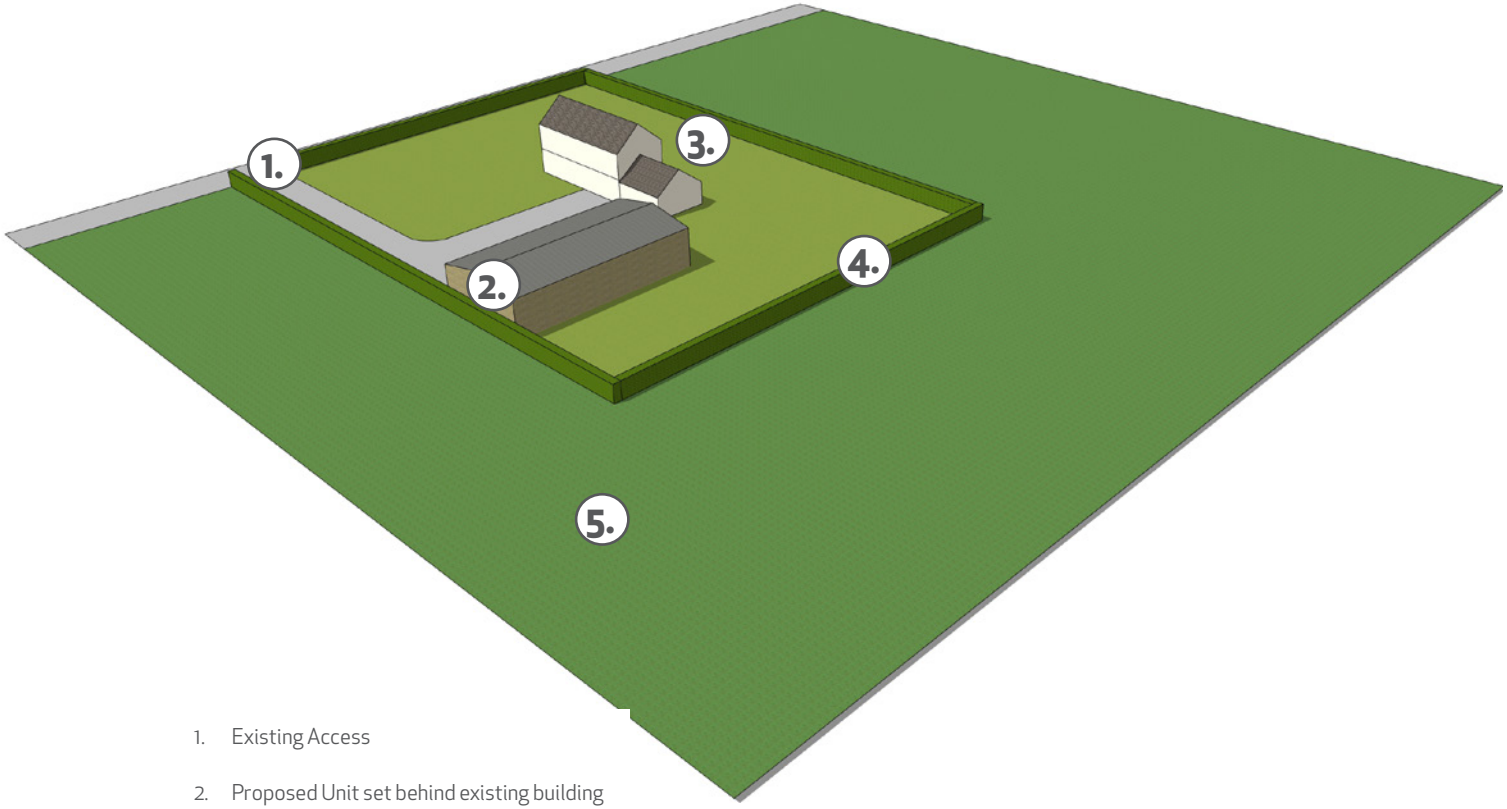
- Where the site lacks existing mature boundaries around the proposed new building the submission should include a strategy to illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting.
- New buildings not to protrude outside of the defined built up area/landscape features i.e. existing hedgerows or tree belts.



Above: Proposed unit off existing access

Key

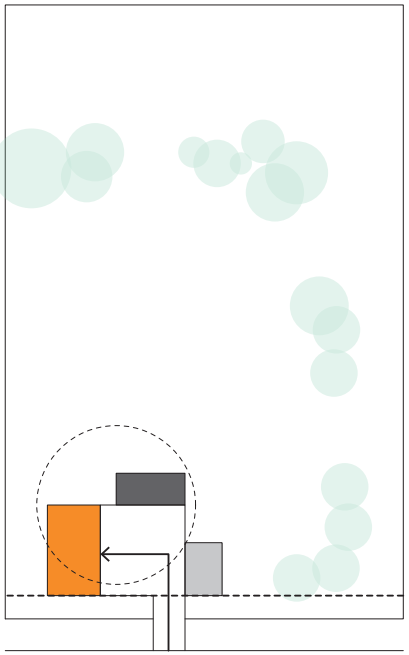
- Proposed Unit
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden
- 15m offset



1. Existing Access
2. Proposed Unit set behind existing building line, creating a courtyard feel
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary
5. Open Countryside

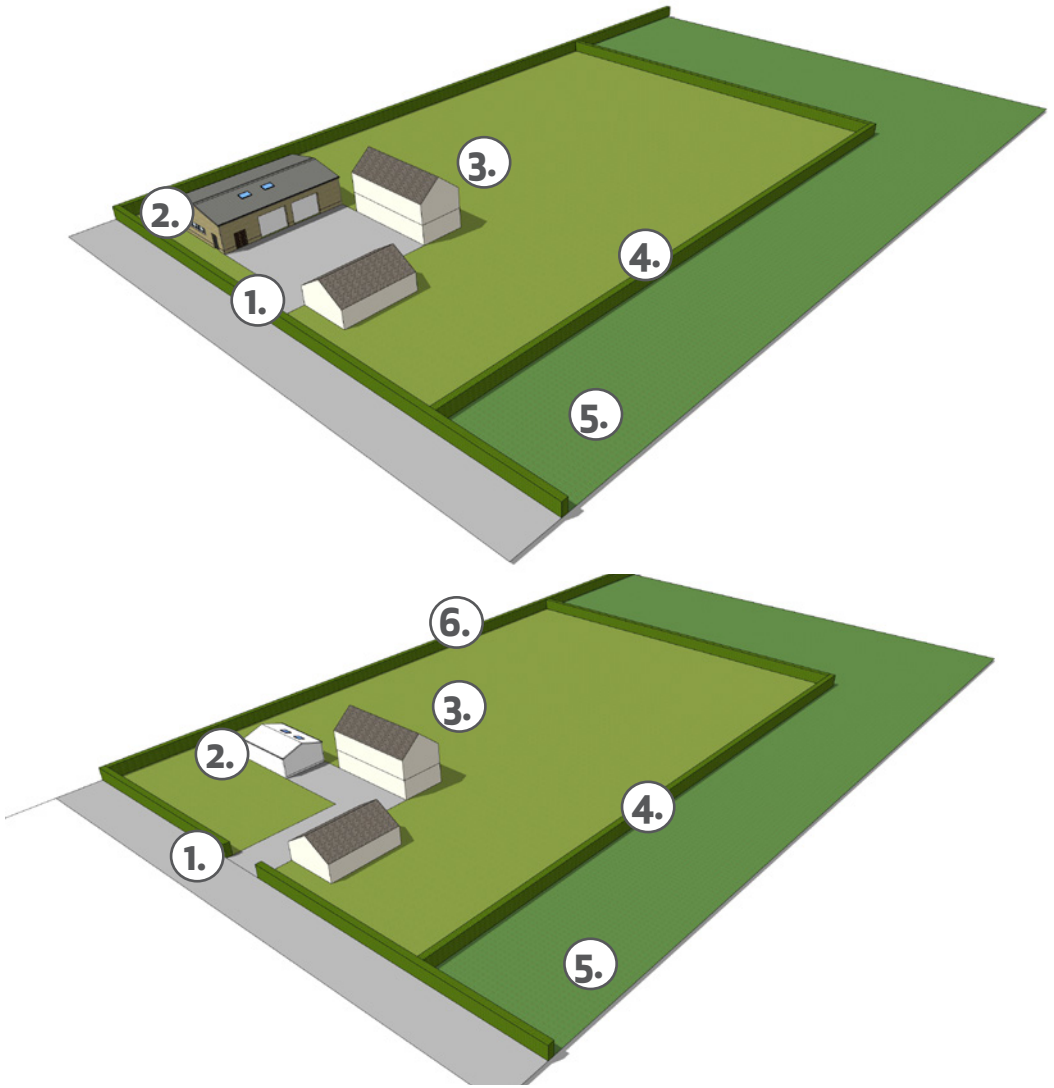
Above: Axo showing proposed unit in a rural residential setting

3.3 Proposed Development in Rural Areas

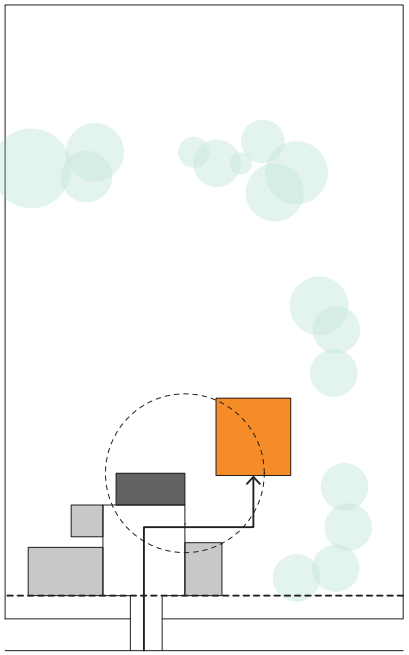


Above: Proposed unit off existing access

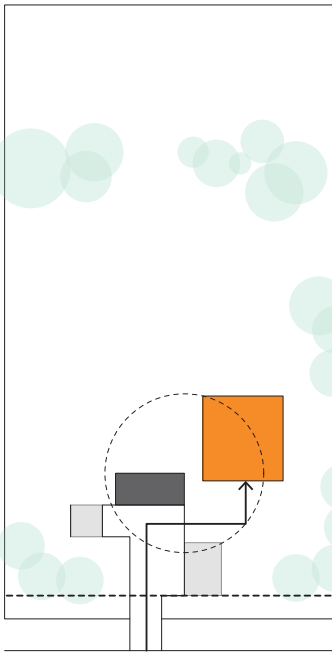
1. Existing Access
2. Proposed Unit set behind existing building line, creating a courtyard feel
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary
5. Open Countryside



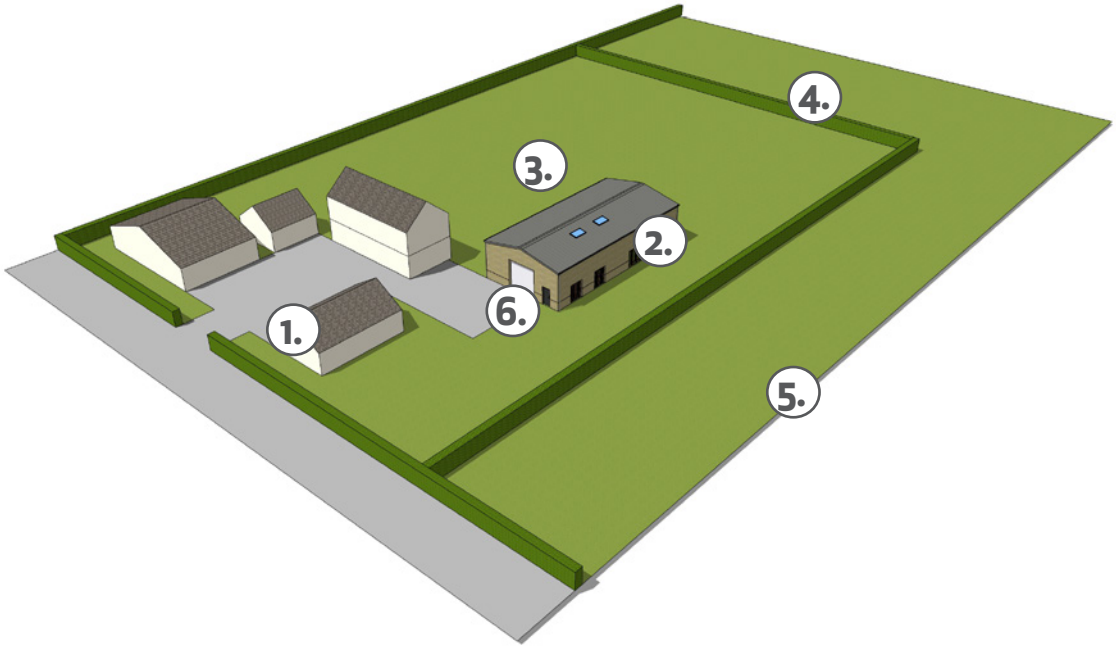
Above: Axo showing proposed unit in a rural residential setting



Above: Proposed unit off existing access



Above: Proposed unit off existing access



Above: Axo showing proposed unit in a rural agricultural setting

Key

- Proposed Unit
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden
- 15m offset

1. Existing Access
2. Proposed Unit set behind existing building line, subservient to existing dwelling
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary
5. Open Countryside
6. New 'courtyard' created, utilising existing access and minimising additional hardstanding

3.3 Proposed Development in Rural Areas

Urban Design/Landscape Details

Surfacing Materials

Any new paving or surfacing material is to be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt

Boundary Treatment & details

- Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of native and non-native species that supports wildlife, including insects and birds.
- Tree planting should include native species (or varieties of native species)

EXAMPLE SPECIES/DETAILS TO BE INCLUDED

Refuse & Cycle Storage

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m2, minimum 2 spaces)
- External bin storage will be provided on plot at the rear of the proposed dwelling (unless provided internally). Bins must not be stored at the front of buildings, facing onto the street

External Lighting

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread).
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

Townscape/ Landscape Character Areas

Refer back to Somerset West and Taunton Design Guide Principles in Chapter 2.2








Above: Precedent images for details

3.3 Proposed Development in Rural Areas

Building Parameters

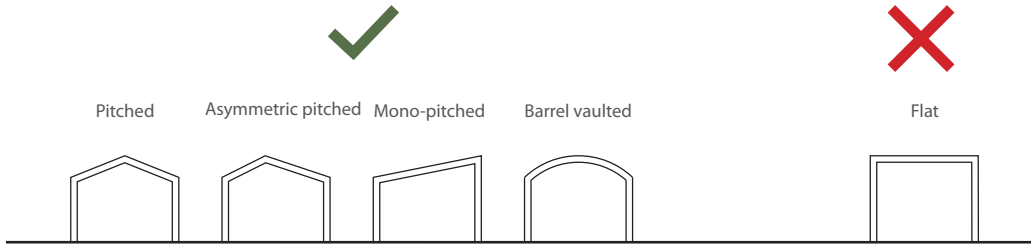
- Flat roofs are not permitted
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the 'host' dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- Mezzanine structures are permitted but their area shall be included as part of the permitted overall area.
- Any window inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.

Ridge

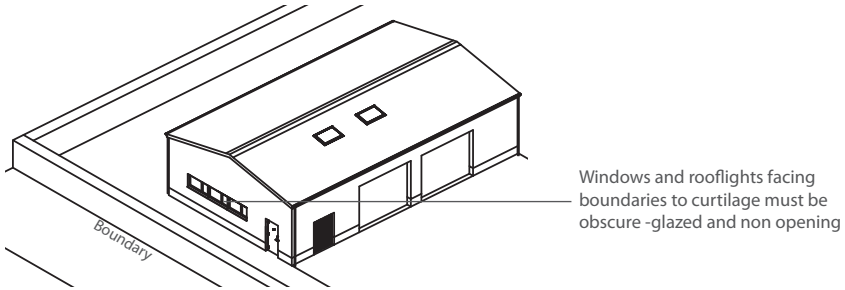
- Maximum ridge height of a building = 5.5 metres
- UNLESS within 10 metres of the boundary of the curtilage of the dwellinghouse where the maximum ridge height for any roof form = 5 metres
- The ridge of mono-pitch structure should not face the boundary of the curtilage of the dwellinghouse.

Eaves

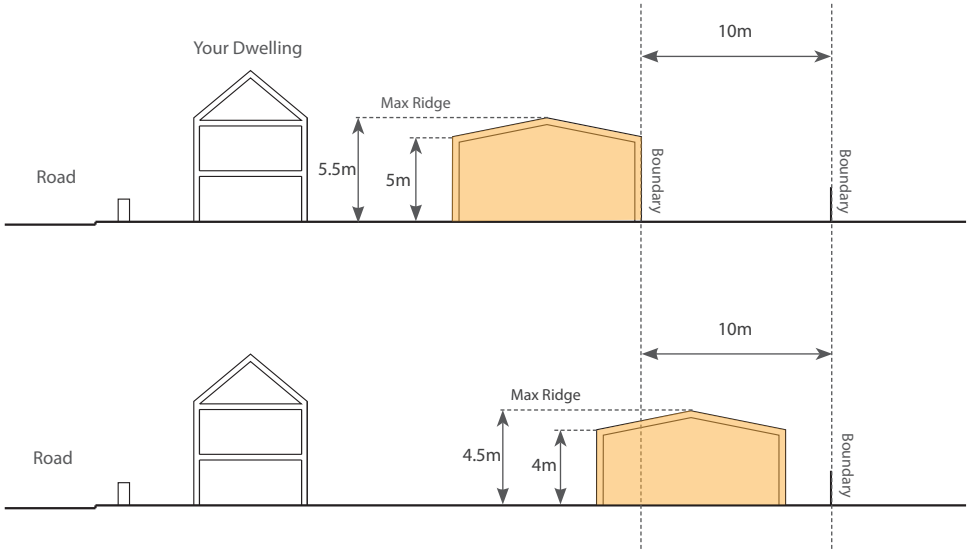
- Maximum eaves height for any roof form = 4.5 metres
- UNLESS within 10 metres of the boundary of the curtilage of the dwellinghouse where the maximum eaves height for any roof form = 4 metres
- The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building



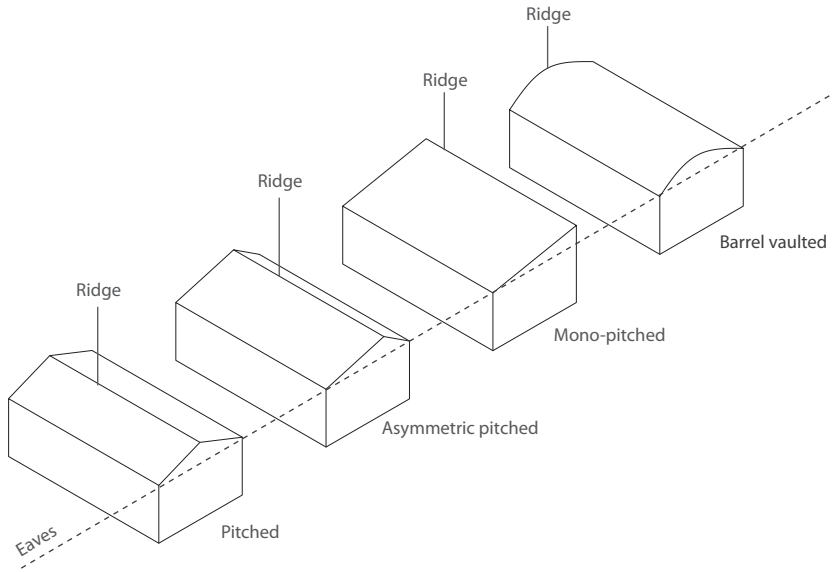
Above: Potential Roof Forms



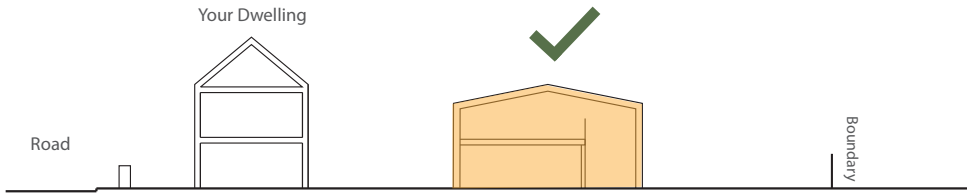
Above: Obscure Glazing requirement



Above: Maximum Ridge and Eaves Heights



Above: Roof Forms Explained



Above: Mezzanine permitted as part of total floor area

Note: If a neighbouring dwelling is within 10m of the proposed new building then the maximum ridge and eaves height must adhere to the building parameters set out in section 3.1

3.3 Proposed Development in Rural Areas

Building Elements

The building should appear subservient to the main dwelling and demonstrate its B1(c) function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

Wall Materials

Wall materials should be either:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

E.g.

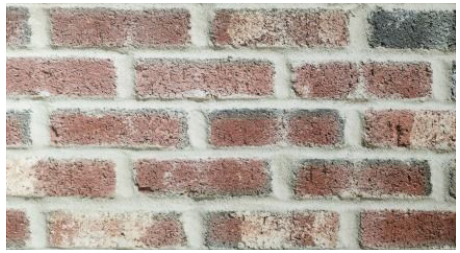
- If predominantly brick then a matching brick should be used for new building
- If predominantly local stone then matching stone should be used for new building
- If predominantly render then a similar tone of render should be used for new building
- The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary wall materials include:

- Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
- Profiled metal cladding in a natural, subdued colour detailed to a high standard



Roof Materials

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day.

Roof materials should be either:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

E.g.

- If slate then a matching slate should be used for new building
- If tile local tile then a matching tile should be used for new building
- The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard

Rooflights

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside.

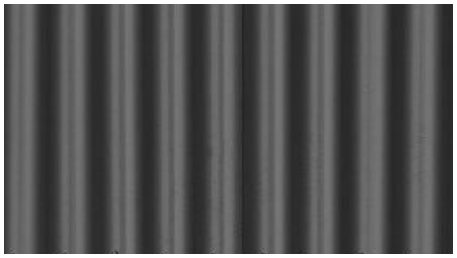
Windows and Doors

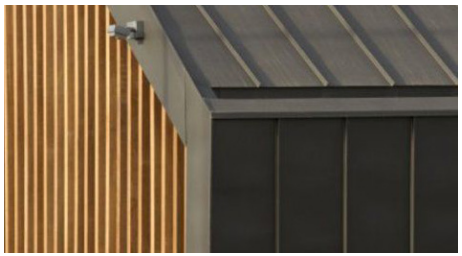
- Windows and doors should be simple, well-proportioned and suit the function of the building.
- Domestic proportioned openings should be avoided.
- Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
- Windows and doors should be recessed within the walls and not flush with the external face.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwellinghouse.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.

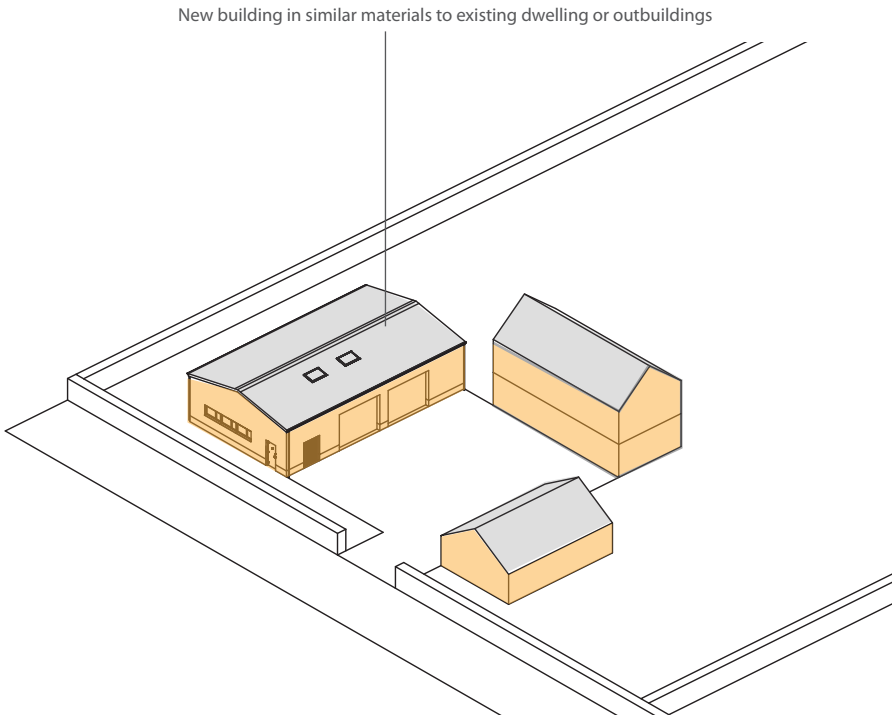




3.3 Proposed Development in Rural Areas

Building Details

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.
- Where a cladding material is used on the walls a visible masonry 'plinth' may be used in which must be of a similar appearance to masonry used in the construction of the existing dwellinghouse, or of a complementary contemporary appearance to the cladding material above.
- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.
- Simple trim details should be used to produce uninterrupted eaves lines.
- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.
- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.
- Rooflights should be used sparingly and purposefully and be set flush within the roof plane. Rooflights should match the colour of the roof finish.

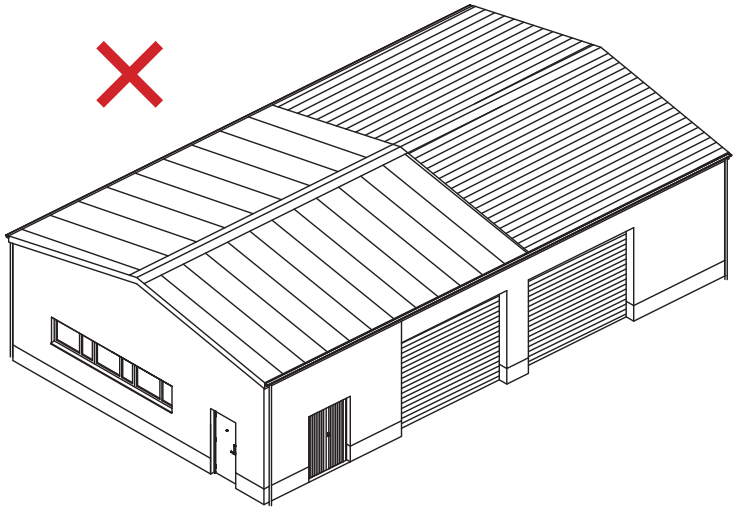


Above: Building materials should either:

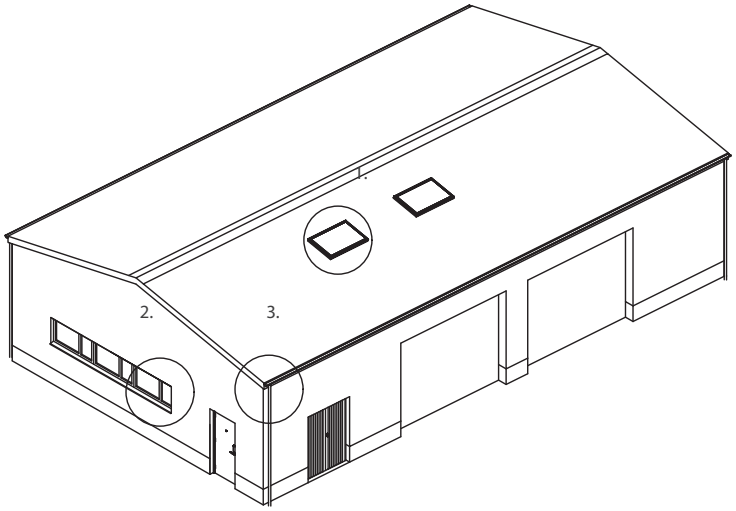
Be of a similar appearance to those used in the construction of the existing dwellinghouse or outbuildings

OR

Be of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

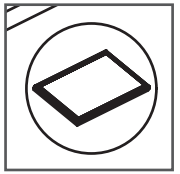


Above: Buildings should generally have one material for the walls and one material for the roof



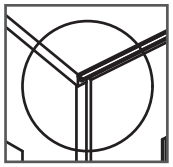
Above: Building Details

Below: Building Details



1. Text on rooflights

2. Text on openings



3. Text on rainwater and roof details

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4.0 Submission Requirements

4.1 DAS Pro Forma

A design and access statement is a short report to explain and justify your proposal and gives you an opportunity to demonstrate your commitment to achieving good design and ensuring accessibility.

The supporting Design and Access Statement shall include the following information;

a) Site Location Plan / Existing Site Plan (1:1250 @ A4)

b) Proposed Site Plan

The drawing should show the layout of your proposed development in relation to other buildings and open spaces on the site.

Explain and justify the proposed layout.

c) Proposed Building Plan

This drawing should show the amount of floor space proposed and the uses which will be undertaken within the building

Explain and justify the amount of your proposal and how this amount relates to the site's surroundings.

d) Proposed Elevations

These drawings should show the scale of the proposed building, i.e. it's height, width and length in relation to its surroundings.

Detailed measurements will be required including volume, height, width, length and distance to boundaries

e) Landscaping (Plan and Details)

Landscaping is the way in which the site is enhanced or protected through hard and soft landscaping.

A schedule of planting and proposed hard landscaping materials to be used is recommended.

Please also explain how the implemented landscaping scheme will be maintained.

For smaller developments where there is to be no change to the existing landscaping please confirm this.

f) Materials Plan

Appearance is the visual impression the proposed development makes, including the external built form, its architecture, materials, decoration, lighting, colour and texture.

Explain and justify the appearance of the place or buildings proposed including how this will relate to the appearance and character of the development's surroundings.

g) Arrangements of access for pedestrian, cycle, vehicular and other modes of transport

The access section of the design and access statement refers only to access to the development and not to the inside of individual buildings.

This needs to describe how the proposed building will be accessed. If the access is via an existing route please confirm this below or describe any alterations that will be made to gain access to the new development.

The information and drawings within the Design and Access Statement should all demonstrate compliance with this LDO Design Code

4.2 Example Drawings

WORKED EXAMPLE TO BE PROVIDED

Appendix A - Technical Informative

Contents

1 Highway and Access Requirements

1.1 Introduction

1.2 Level 1 Assessment

1.3 Level 2 Assessment

1.4 Main Access Specification

1.5 Parking Specification

2 Other Potential Technical Requirements

2.1 Introduction

2.2 Flood Risk Assessment

2.3 Ecological Assessment

2.4 Ground Contamination Assessment

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:

a) whether your proposals are suitable for approval via an application for compliance through this LDO

b) the level of further evidence required to be included with (or within) your Design and Access Statement submission, or

c) 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 assesment or evidence required	Step 2 assessment required
Proposals are for sole B1(a) use with a GFA less than 50m2 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 200m2		✓
Proposals are for sole B1(b) or B1(c) use off an existing access with a total GFA of less than 200m2		✓

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 eligable 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	×	×
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	×	×
A new access is required	×	×
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.	✓	✓
Layout does not meet one or more of the other requirements under internal layout heading	×	×

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 50m2 of gross floor area	1 per 200m2 of floorspace
Vehicle	1 per 40m2 of gross floor area	1 per 30m2 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
- 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.

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.

Table 1. Habitat Checklist

Are any of the following buildings or features present at your site?	Yes	No
Veteran (historical or important) trees, cellars, ice houses, old mines and caves?		
Buildings with features suitable for bats, or large gardens in suburban and rural areas?		
Traditional timber-framed building (such as a barn)?		
Lakes, rivers and streams (on the land or nearby)?		
Heathland on, nearby or linked to the site (by similar habitat)?		
Meadows, grassland, parkland and pasture on the land or linked to the site (by similar habitat)?		
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?		
Rough grassland and previously developed land (brownfield sites), on or next to the site?		
Woodland, scrub and hedgerows on, or next to the site?		
Coastal habitats?		

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 advice 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.