

<b>Application Details</b>	
Application Reference Number:	3/16/23/005
Application Type:	Full Planning Permission
Earliest decision date:	21 September 2023
Expiry Date	26 October 2023
Extension of Time Date	NA
Decision Level	Delegated
Description:	Change of use of land for a period of 3 years to allow the siting of caravans to accommodate Hinkley Point workers with the erection of an ablutions block
Site Address:	Land at Moorhouse Farm, Moorhouse Lane, Holford, TA5 1SP
Parish:	16
Conservation Area:	NA
Somerset Levels and Moors RAMSAR Catchment Area:	NA
AONB:	NA
Case Officer:	Briony Waterman
Agent:	Mrs Wall,
Applicant:	Mr T Ayre
Committee Date:	NA
Reason for reporting application to Committee	Chair call in due to comments contrary to officer recommendation.

## **1. Recommendation**

1.1 That permission be GRANTED subject to conditions.

## **2. Executive Summary of key reasons for recommendation**

2.1 The proposal is considered to be a sensible and acceptable use of the land. It involves an extension to an already approved use, on land that has little agricultural merit and which does not have any identifiable landscape significance. It will provide for a need, firstly as additional 100 caravans as accommodation for Hinkley workers and then, potentially, as a tourism legacy benefit in the longer term. Moorhouse Farm was outlined in the original Hinkley Point C Development Consent Order as a site for worker accommodation and this proposal builds upon that authorisation. There are no objections on highways grounds, it is considered that the use can be assimilated into the surrounding countryside from a visual perspective and the land has a very low flooding risk. All of which means that it is

considered appropriate to recommend approval, subject to the safeguard of appropriate conditions.

### **3. Planning Obligations and conditions and informatives**

#### 3.1 Conditions (full text in appendix 1)

3.1.1 Temporary time limit

3.1.2 Drawing numbers

3.1.3 Hinkley workers only

3.1.4 Land to be restored after temporary use.

3.1.5 Visibility splays

3.1.6 Landscaping

3.1.7 Lighting for bats

3.1.8 Vegetation clearance

3.1.9 Pre-works badger survey

3.1.10 Vegetation in the construction

3.1.11 Retained hedgerows and trees to be protected

3.1.12 No vegetation removal.

3.1.13 Provision of cycle store.

#### 3.2 Informatives (full text in appendix 1)

3.2.1 Proactive Statement

3.2.2 Ownership (non-planning) issue

3.2.3 Obligations

Not applicable.

### **4. Proposed development, site and surroundings**

#### 4.1 Details of proposal

Change of use of land for a period of 3 years, together with the erection of an ablutions block, to allow the siting of caravans to accommodate Hinkley Point C workers.

The proposal is for a temporary change of use for the siting of 100 caravans to be arranged in rows of 10 on a north to south axis, with an access road running along the western boundary and internal access roads running perpendicular west to east to enable access to the caravans. The main vehicular access is to the north of the

field through an existing field gate. The proposed amenities block is located along the western boundary. The proposals include the provision of hard servicing for the positioning of the caravans, improved drainage and additional landscaping, along with improved visibility at the access.

#### 4.2 Sites and surroundings

Moorhouse Farm is located to the north of Holford, and approximately 3 miles from Stogursey. It is situated close to the A39, affording it good access to the main road network and thereby local facilities. The farm complex comprises the farmhouse to the south, a variety of farm buildings, the public campsite to the south-east and an existing caravan site for Hinkley workers to the north, which benefits from a temporary permission for three years (approved in January 2021). The field in question for this application is to the north of the existing caravan site and will be a new caravan site accessed from an existing field access off Stringston Road. The site is bounded by mature hedging and trees. The site is approximately 310 m from boundary with the Quantock Hills Area of Outstanding Natural Beauty separated by the A39.

#### 5. Planning (and enforcement) history

Reference	Description	Decision	Date
3/16/20/013	Change of use of land for a period of 3 years to allow the siting of caravans to accommodate Hinkley Point Workers with the erection of an ablutions block (retention of works already undertaken) (resubmission of 3/16/20/004)	Grant	19/01/2021
3/16/20/004	Temporary change of use of land for the siting of caravans to accommodate Hinkley Point workers and the erection of temporary ablutions block (retention of works already undertaken)	Refused	09/2020
3/16/18/007	Temporary change of use of land for siting of caravans to accommodate Hinkley Point workers and retention of temporary ablutions block	Granted	06/2018
3/16/17/009	Variation of conditions 1 and 2 of permission 3/16/07/001	Withdrawn	02/2018

Reference	Description	Decision	Date
3/16/007/001	Variations of conditions 7&8 of permission 3/16/96/001 and 3 & 4 of 3/16/02/001 to ensure the site is closed between January 6 and March 4	Granted	02/2007
3/16/02/001	Formation of additional sites for 15 units (touring) and relocation of caravan storage area.	Granted	03/2002
3/16/96/001	Change of use to caravan park together with the formation of new vehicular access and retention of existing caravan storage	Granted	03/1996

## 6. Environmental Impact Assessment

The proposal was screened under the Environmental Impact Regulations and it was determined that, whilst the proposal was deemed to exceed the parameters for needing an Environmental Assessment in terms of its size (area), the proposal did not give rise to specific issues that would require a detailed Environmental Impact Assessment because all of the issues that would require assessment would be considered as part of a standard planning application in any event.

## 7. Habitats Regulations Assessment

The site is not within the phosphate mitigation zone and there are no protected wildlife species affected by this proposal. Therefore, an Assessment is not required under the Habitats Regulations.

## 8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 31 August 2023

8.2 Date of revised consultation (if applicable): NA

8.3 Press Date: N/A

8.4 Site Notice Date: 13/09/2023

8.5 Statutory Consultees the following were consulted:

<b>Consultee</b>	<b>Comment</b>	<b>Officer Comment</b>
Stringston Parish Council	No comments received	Noted
Holford Parish Council	<p>Object:</p> <ul style="list-style-type: none"> <li>• Planning policy does not support residential homes in the open countryside</li> <li>• Access is off a narrow lane not wide enough for 2-way traffic</li> <li>• Does not mention how many extra buses would be required</li> <li>• No footpath, concerns over safety with increased traffic.</li> <li>• Poor visibility at Kiltons Corner.</li> <li>• Landscape concerns</li> </ul>	See section 10
Highways Development Control	Requiring further information	Info requested which at the time of writing has not been received.
Ecology	<p>Site lies within multiple consideration zones for the Exmoor and Quantocks Oak Woodlands SAC.</p> <p>Conditions</p> <p>Lighting for bats  Removal of hedgerow  Badger verification survey  Vegetation clearance  Retained hedgerows and trees protected  no vegetation removal between 1st March and 31st August inclusive</p>	Conditions added

<b>Consultee</b>	<b>Comment</b>	<b>Officer Comment</b>
Quantock Hills AONB	<p>Views from the QHAONB are already compromised by the existing development and this proposal can only increase the harmful impact</p> <p>Lacking a LIVA to ascertain the impact on the AONB</p> <p>No lighting design mentioned</p>	<p>The site is not within the AONB, and is approximately 310m from the boundary, therefore it is considered that the issues raised can be appropriately dealt with by way of conditions as such a pre-commencement condition regarding light</p>
Office of Nuclear Regulation	No comments received	<p>This site lies only within the outer ONR consultation zone which covers a 5 mile radius from the nuclear licensed sites. In this area, the ONR only requires consultation where the development is likely to lead to an increase in the population of 500 people or more. So this is not applicable to this proposal.</p>
Landscape	No comments received	<p>Comments have been sought from the Landscape Officer, which had not been received at the time of writing.</p>
Wessex Water Authority	No objections to the proposal	
Environment Agency	No comments received	

## 8.6 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

13 letters have been received making the following comments (summarised):

<b>Objections</b>	<b>Officer Comment</b>
Traffic and access	See section 10
Access on to a busy narrow lane	See section 10
Increase the population of Holford by 29%	Noted, the permission is temporary measure for three years and is not considered that the proposal would adversely impact on the settlement of Holford
At the parish meeting it was said that the increase of Hinkley workers had a negative impact on family occupancy	Noted
Does not include a Landscape Visual Assessment	The site is immediately adjacent to an existing similar use and is well contained by existing tree and hedge screening. Therefore, a LVIA was not considered to be necessary.
Negative impact upon the setting of the AONB.	See section 10
Has no lighting strategy, likely to cause light pollution	This is noted, and a condition regarding lighting has been imposed.
Would require substantial earth-moving, will have a negative impact upon carbon storage	The proposal does not state that substantial earth-moving would be required, above what would be expected for the laying out of the site.
Does not comply with local or national policy	It is the Officer's opinion that it does comply as set out in section 10.
Holidaymakers being removed from the site to make room for HPC contractors impacts income and that of local businesses.	The site is a new field, and will not impact upon the number of caravans available for holidaymakers.
Existing access will not support 2 cars passing	There is no overriding objection from the Highway Authority, See section 10
Planning policy states there must be safe and easy pedestrian access to services	See section 10
Will generate significant traffic	Neither Officers nor the Highway Authority consider that this will be the case and the issue raised does not give rise to significant highways issues such as would indicate refusal. See section 10

<b>Objections</b>	<b>Officer Comment</b>
Addition of HPC workers may cause safeguarding issues	EDF Energy provide funding to the blue light services and to health and safety initiatives in order that safeguarding issues can be appropriately addressed.
Negative impact on the views of AONB	Noted, see section 10
Proposed development is not providing any facilities for HPC workers	Noted
EDF have not been consulted and number of pitches exceeds EDF's own assessment of demand	EDF Energy are not involved with this application, but nevertheless were consulted. They chose not to comment on the basis that this was not their proposal. The number of pitches proposed does NOT exceed EDF Energy's own assessment of demand and will be required as part of the Workforce uplift proposal.
Should be considered in the context of the whole site	It is noted that this would be an addition of spaces.
Roads have become busy between 4-8am and 4-8pm	Times to avoid rush hour and to coincide with shift patterns
More people means more transport, more light pollution, noise pollution and emissions	Noted and addressed in Section 10.
Would change the demographics considerably	Noted
Does not fulfil the adopted local planning policy considerations and would negatively impact on the residents in the area.	Officers disagree with this assertion, the arguments for which are made in the Officer comments below.
An increase in traffic and the number of buses using the site.	Noted
Additional 115 caravans is out of keeping with the area	Noted, however for clarity the site plan shows 100 caravans.
Surface water channelled from the site	Noted
Mention of trees but none shown on the plans	A landscaping condition has been included
No mention of sustainability habits will be encouraged	It is considered to be sustainable to increase an already existing use, rather than set up a new and unrelated use elsewhere. Also, the site has good links to the main road network and hence local facilities and services, all of which give

<b>Objections</b>	<b>Officer Comment</b>
	the proposal a level of sustainability, which is noted and considered satisfactory.
Adverse impact upon the highway network	See section 10
Against national and local policy	see section 10
Proposal would damage the tourism on the adjacent Moorhouse Farm site.	Officers disagree. It is not stated how this would be the case. In any case, the applicant is the owner of the adjacent site and would not presumably be making proposals that were considered to be 'damaging' to the primary use.
Unclear whether the proposal should be screened	The proposal was subject to an EIA screening and it was determined that an EIA was not required.
Unsustainable transport patterns	See section 10
No net gain	The ecologist has suggested comments
Loss of productive agricultural land	The permission is temporary with a reinstatement condition, Natural England classifies the land as grade 3, good to moderate, this would mean that the proposal could not reasonably be refused on the basis of loss of agricultural land.
<b>Support</b>	<b>Officer comment</b>
Good for the area creating more jobs creates more trade for the surrounding area.	Noted and agreed.

## 9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations strongly indicate otherwise. The site lies in the former West Somerset area. The Development Plan comprises comprise the Adopted West Somerset Local Plan to 2032, Somerset Mineral Local Plan (2015), and Somerset Waste Core Strategy (2013).

As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree the timetable for the preparation of the local plan and scope in due course.

Relevant policies of the development plan in the assessment of this application are listed below:

OC1	Open Countryside development
SC1	Hierarchy of settlements
EN1	mitigation of impacts of Hinkley point new nuclear
SD1	Presumption in favour of sustainable development
TR2	Reducing reliance on the private car
NH10	Development in proximity to Hinkley Point Nuclear Power Station
NH5	Landscape character protection
NH6	Nature conservation & biodiversity protection & enhancement

#### Neighbourhood Plans:

N/A

#### Supplementary Planning Documents:

District Wide Design Guide, December 2021

#### Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022)

#### 9.1 National Planning Policy Framework

The proposal is considered to comply with the NPPF.

### **Material Planning Considerations**

The main planning issues relevant in the assessment of this application are as follows:

#### 10.1.1 The principle of development

The site is located in an open countryside location as defined by policy SC1

(Hierarchy of Settlements) in the West Somerset Local Plan to 2032. Therefore, policy OC1 (Open Countryside Development) applies. Although the proposal will enable the siting of 100 pitches for accommodating workers constructing the nuclear power station at Hinkley Point C (HPC), this is not a permanent use and is not considered to be residential as we would normally define it. The proposal seeks permission for a use which sits somewhere between a usual tourism use and permanent residential use. Given the need for this proposal and the intention to restrict otherwise demand upon the surrounding settlements and given that this use would be appended to an existing authorised use, rather than creating a new isolated use in its own right, it is considered that the proposal can be judged to meet the terms of policy OC1.

EDF Energy (the developer of Hinkley Point C) submitted an Accommodation Strategy in support of the Development Consent Order which gives the basic consent to build the new nuclear power plant at HPC. The Accommodation Strategy sets out that the on-site campus and the Bridgwater campus were key components of the strategy and that spare capacity in the local area would also be used. Accommodation for Hinkley workers in the form of tourist style accommodation was recognised within the strategy as a form of suitable accommodation, particularly during the off-peak times when the use of accommodation by HPC workers would provide added economic benefits.

The HPC adopted Supplementary Planning Guidance states under 'Approach to Caravan and Camping' *'where an application comes forward for a new caravan or camping facility to service short term construction phase worker demand for the HPC project, any scheme should fit with the policies and economic strategies of the Councils and the ongoing viability for tourism use beyond the HPC project construction phase should be demonstrated. Any proposal for year round use of existing caravan and camping facilities should confirm it will serve construction worker requirements on a temporary basis for a period of no longer than 3 years.'* It is considered that this proposal meets the aim of this adopted SPD.

A two year temporary permission was granted in 2018 at Moorhouse Farm, as at that time the on-site worker accommodation approved under the Development Consent Order had not been built. So, there was a demand for temporary accommodation in tourist accommodation in line with the accommodation strategy.

There was an application for a further two-year permission to continue to accommodate HPC workers (3/16/20/004). This application was refused, primarily because the applicant had not sufficiently demonstrated that the proposal was acceptable, with specific regard to adopted policy and the need for such accommodation. However, a subsequent proposal (Ref: 3/16/20/013) addresses these issues and was approved on the 29<sup>th</sup> January 2021.

It is worth noting that the Inspector in the appeal for Hinkley Workers accommodation at the nearby site at Burton Springs Fishery and Campsite (appeal reference APP/H3320/W/19/328155), refused that proposal on the basis of lack of need for Hinkley workers leading to conflict with adopted national and local policy. That decision was some 4 years ago now and circumstances have significantly changed since that time. The campsite at Burton Springs was specifically approved to serve the fishing business and was not set up for general tourist use. That would still apply. The site was also in a less sustainable location and was not well served in terms of access or local facilities. So, whilst it is worth noting that appeal decision, it is not considered to be relevant to the current proposal because the circumstances of this current application are significantly different in terms of need, location and impact. It is therefore considered that the appeal site and Moorhouse Farm are significantly different. Firstly, Moorhouse Farm has been considered suitable in the past to accommodate HPC workers, so there is merit in some limited concentration of the workforce rather than the alternative of randomly dispersed provision. Other factors to be weighted in favour of the current proposal are its more sustainable location, the fact that the provision of workers accommodation can be integrated into the existing tourist provisions on the site with limited impact upon the surrounding area in terms of landscaping, road networks, facilities and drainage, and the fact that need for this type of accommodation is now considered to be clear and necessary.

Since the earlier applications EDF Energy have confirmed that the number of workers on site is currently approximately 10,000 with the peak expecting to reach just over 12 000 next year through to the middle of 2025. The increase in workforce numbers is required in order to meet the deadlines for completion which are part of the Government's longer term strategy for the energy provision of this nation. With the two campuses usually at capacity, the expansion of the campsites identified within the accommodation strategy and the adopted HPC SPD, will have an important role to play in the provision of accommodation for HPC workers.

The visual amenity of the area will be viewed in context with the adjacent caravan site and so will not cause any adverse visual impacts beyond that which is already present.

#### 10.1.2 Access and highways

A parking space is provided adjacent to each caravan which will provide the required parking within the site, with sufficient space for the parking and turning of vehicles. This is to the required standard. Although the Highways Authority has requested additional information and assurances that resident workers will be able to utilize the

EDF bus service to and from the site, assurances have been received from EDF Energy that this will be the case. No provision has been made for secure, covered cycle storage within the site, and so a condition has been included requiring details of the cycle storage to be submitted prior to occupation.

It is noted that concern has been raised about the potential for over 100 new vehicles to be accessing the site. Firstly, it is crucial to note that the site is very close to and handily located to the primary road network in the area – the A39. Journeys to and from the site will use this main road and so more local road networks would not suffer from the arrival and leaving of private motor vehicles. Also, it should be noted that HPC workers tend to leave their caravans on the site at the end of their stay and rent or sell them to other workers. In this way there would not be a constant movement of caravans into and out from the site. In terms of daily travel movements, it is a fact that once the workers are staying at this site, their journeys to the development site at HPC will be catered for by existing HPC bus movements. If new such services are required, HPC will lay these on, but that would only involve 1 or 2 extra single vehicle movements per day. The workers cannot use their private vehicles to access the development site, so they would be stationed for most of their stay at the site itself. It is accepted that there could be some additional movement relating to personal and leisure trips outside of working hours, but these are going to be quite limited and certainly not of the volume that would cause issues to local road networks. It is for all of these reasons that the Highway Authority are not objecting to the principle of this proposal and therefore subject to the conditions proposed, the application should be considered acceptable on highways grounds.

### 10.1.3 Drainage and flooding

The site lies within flood zone 1, therefore the flood risk is very low. Due to the location of the proposal away from areas of high risk flooding, it is unlikely that there would be any flood issues that would affect the site. It is considered that the proposal would not significantly increase the flood risk elsewhere or be at significant risk of flooding itself. Despite this, the submitted flood risk assessment outlines potential mitigation measures including permeable surfaces to be included as part of any approval. Therefore, on this basis, the proposal is considered to be acceptable in terms of flood risk and drainage.

### 10.1.4 Visual amenity -

The site lies outside the Quantock Hills Area of Outstanding Natural Beauty (AONB) and is approximately 310 metres away from the nearest part of the AONB boundary. Although the site will be visible when looking towards the coast from the AONB, at a distance of 310 metres away and by being immediately adjacent to an existing

authorized similar use, it is not considered that the imposition of this extra field would be so injurious to any one view out from the AONB such as would justify refusal. The existing A39 route running in front of the line of site is likely to be far more of a visual impairment. There are significant copses, tree belts and ad-hoc planting surrounding the Moorhouse farm site and in between the site and the AONB, such that the view of the proposed new site would be broken in any event. It is considered that the new proposal with a footprint of only 0.020 square kilometres, viewed at a distance of 310 metres (as a minimum distance), partly obscured by vegetation screening, adjacent to a similar authorized use and set against the back drop of the main A39, cannot be said to be so detrimental to views out from the AONB, such as would justify refusal by virtue of harming the amenities of the AONB itself. There have been objections from both the AONB and Friends of Quantocks relating to the impact upon the visual amenity of the area and the impact on views from within the AONB. However, for the reasons just given, it is not considered justifiable to consider these as reasons for refusal.

### Conclusion

The comments from neighbours, the Parish and the Fairfield Estate are noted and covered above. Members are reminded that issues surrounding land ownership and rights to implement any permission should not be the subject of consideration as far as whether to grant planning permission or not. These are private matters between those involved. On this basis, the applicant is reminded of the need to ensure they have landowners permission before the works commence.

The proposed development will meet a short term and temporary need for accommodation for Hinkley workers. The intention to have a concentration at one site is considered to be more preferable than having the workers spread out. Also, the willingness of Hinkley Workers to use caravans for accommodation, does ease pressure upon the already full local settlements. Also on the plus side, the proposal would provide economic benefits to both the landowner and the local communities in terms of extra spending power in local pubs, shops, and other local facilities.

The site is already adjacent to a tourist caravan/campsite, and it is considered that it is much more preferable within the landscape and local communities to have such offers concentrated at certain local sites where, it is easier to manage and administer Hinkley workers, rather than have them spread out where it would be more difficult to control and would spread any potential impacts much further into local communities. The site has already been operating for many years as a dual tourism and Hinkley accommodation site and there are no known difficulties having

been reported to the LPA as a result of this inter-relationship. It is known that accommodation such as this is desperately required to assist the workforce uplift at HPC and a judgement has been made that it would be best placed to meet some of that demand by expanding existing authorised operations rather than spreading potential impacts out further within communities.

The safety net afforded to this proposal is firstly that HPC has a good record of policing and monitoring their authorised sites; secondly, HPC appropriately fund the blue light services and social care operatives to give 'authorised' support to law and order on this project as appropriate; and it is quite clear from the Council's adopted SPD that this should only be granted for a temporary period in any event. It is recommended that a three year permission is granted in this instance and this is considered to cover the expected period of peak activity for the workforce on the site.

## **11 Local Finance Considerations**

Community Infrastructure Levy

Community Infrastructure Levy is not a consideration for an application in this part of Somerset.

## **Planning balance and conclusion**

11.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF protect areas or assets of particular importance and "clear reason for refusing the development proposed" can be provided, or where the benefits of the proposed development are "significantly and demonstrably" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole. This report has looked at all of the relevant and important issues and concluded that there would be no adverse impact on the AONB or other assets of importance, and that the benefits in approving this proposal are not outweighed by any identified adverse impact. There is clearly a judgement to be made on the appropriateness of this proposal as a part solution to the HPC workforce uplift issue. Whilst this proposal is far from solving the local accommodation crisis created by the influx of many more workers at HPC, it is part of the solution and has been identified by officers as being an acceptable part of the solution. EDF Energy will increase the number of workers at their site in order to make up for lost time caused by several issues beyond their control (funding decisions, Covid-19, and political interventions, for example), and them doing so is outside of the control of the planning system. The number of workers on site is not controlled by the DCO. Where the Council can have real influence, is in suggesting

solutions to any issues that arise as a result of the workforce increase. Solutions need to be found to local accommodation needs and officers have identified this small expansion at Moorhouse Farm as being a small part of the solution.

11.2 Therefore, for all of the reasons set out in this report and having regard to all of the matters raised, it is recommended that planning permission is granted, subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

## **Appendix 1 – Planning Conditions and Informatives**

### **Recommended Conditions**

- 1 The use of the site for bona fide officially sanctioned Hinkley Point C workers shall be for a maximum period of up to three years from the date of this permission after which time the use hereby permitted shall be discontinued and the land shall revert back to agricultural.

Reason: The proposed use would be unacceptable on a permanent basis in this location.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 200 01 Existing Location and Existing Block Plan (A1)

DrNo 200 02 Proposed Location and Proposed Block Plan (A1)

DrNo 200 03 Site Plan

(A3) DrNo 200 04 Amenities Block Proposed Plan and Elevations

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

- 3 The caravans shall be occupied by bona fide officially sanctioned Hinkley Point C workers only and shall not be occupied as a persons sole or main place of residence.

The applicant or their successor(s) in title, shall maintain a comprehensive up to date register listing all occupiers of the individual caravans on site hereby approved, evidence of their main home addresses' and the dates of occupation of such accommodation. Evidence of their eligibility to reside as an official sanctioned Hinkley Point C worker shall be recorded on the register. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason: To ensure the accommodation is only occupied in a residential manner that reflects the exceptional need for temporary accommodation for Hinkley Point C workers.

- 4 The caravan pitches, the caravans themselves, the ablutions block and all other structures hereby permitted by this consent shall be removed and the land restored to its former condition within three months following the cessation of

the use, as required by condition 1 above, unless further permissions have been granted authorising any continued use.

Reason: To ensure that the proposed building is used solely in connection with the use of the site by bona fide Hinkley Point C workers for a temporary period and that there is no lasting impact upon the landscape or amenities of the area.

- 5 There shall be no obstruction to visibility greater than 600mm above the adjoining carriageway level within the visibility splays shown on the approved plans.

Such visibility splays shall be fully provided before the use commences and shall thereafter be maintained in the approved form.

Reason: To ensure suitable visibility is provided and retained at the site access, in the interests of highway safety.

- 6 A landscaping scheme shall be submitted to and approved in writing by the local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The scheme shall be completely carried out within the first available planting season (1 October to 31 March) from the date of commencement of the development. Written confirmation of the completion of the landscaping scheme shall be submitted to the Local Planning Authority.

(iii) For a period of three years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow or are uprooted shall be replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

- 7 Where external lighting is to be installed, prior to installation, a lighting design for bats, following Guidance Note 08/23 - bats and artificial lighting at night (ILP and BCT 2023), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed. Lux levels should be below 0.5 Lux on key & supporting features or habitats. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design.

Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with West Somerset Local Plan to 2032: Policy NH6: nature conservation and the protection and enhancement of biodiversity

- 8 Prior to any works, including groundworks, commencing on site vegetative clearance will be carried out in strict accordance with the following procedure, either:
- a) Between April and August, a licensed dormouse ecologist will check the site for nests immediately before clearance. If there are no nests, then the hedgerow can be removed. If present the removal shall proceed either as per b) or c) below. The results will be communicated to the Local Planning Authority by the licensed dormouse ecologist within 1 week of the inspection.
  
  - b) In September or October when dormice are still active but avoiding the breeding and hibernation seasons.

A licensed dormouse ecologist shall supervise the work checking the site for nests immediately before clearance and, if needed, during clearance. All work shall be carried out using handheld tools only. If an above-ground nest is found it shall be left in situ and no vegetation between it and the adjacent undisturbed habitat shall be removed until dormice have gone into hibernation (December) as per method b). The results will be communicated to the Local Planning Authority by the licensed dormouse ecologist within 1 week; or

c) Between December and March only, when dormice are hibernating at ground level, under the supervision of a licensed dormouse ecologist. The hedgerow, scrub and/or trees will be cut down to a height of 30cm above ground level using hand tools. The remaining stumps and roots will be left until the following mid-April / May before final clearance to allow any dormouse coming out of hibernation to disperse to suitable adjacent habitat. No vegetative clearance will be permitted between June and September inclusive when females have dependent young. Written confirmation of the operations will be submitted to the Local Planning Authority by a licensed dormouse ecologist within one week of the work

Reason: In the interests of the 'strict protection' of a European protected

species nesting wild birds and in accordance with West Somerset Local Plan to 2032: Policy NH6: nature conservation and the protection and enhancement of biodiversity

- 9 Due to the mobile nature of badgers and their ability to move into new areas at any time, a pre-works badger verification survey should be carried out immediately prior to any works commencing on Site. This should include all suitable habitat within 30 metres of the Site. The results of these surveys will be reported to Local Planning Authority and subsequent actions, or mitigation agreed in writing prior to the commencement of vegetative clearance or groundworks. Where a Natural England licence is required, a copy will be submitted to the Local Planning Authority prior to works affecting the badger resting place commencing.

Reason: This condition must be a pre-commencement condition to safeguard badgers from the outset of the development, to comply with the Protection of Badgers Act 1992 and in accordance with policy NH6 of the West Somerset Local Plan

- 10 Any vegetation in the construction area should initially be reduced to a height of 10 centimetres above ground level by hand, brushings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather (limited rain and wind, with temperatures of 10°C or above) before clearing to minimise the risk of harming/killing any reptiles that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between March and October under the supervision of competent ecologist. Once cut vegetation should be maintained at a height of less than 10cm for the duration of the construction period. A letter confirming these operations and any findings will be submitted to the Local Planning Authority by the ecologist responsible.

Reason: In the interests of UK protected and priority species and in accordance with policy NH6 of the West Somerset Local Plan.

- 11 Retained hedgerows and trees shall be protected from mechanical damage, pollution incidents and compaction of roots in accordance with BS5837:2012 during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows and other sensitive habitats. Photographs of the measures shall be submitted to the Local Planning Authority prior to the commencement of any vegetative clearance or groundworks. The measures shall be maintained throughout the construction

period.

Reason: A pre-commencement condition in the interests of European and UK protected species and biodiversity generally and in accordance with policy NH6 of the West Somerset Local Plan

- 12 No vegetation removal works around the site shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the trees, shrubs and scrub and tall ruderal vegetation to be cleared for active birds' nests immediately before works proceed and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.

Reason: Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended). Although this is a legal obligation the law does not specify a time period – some species can breed outside the time frame given.

- 13 Prior to occupation details for the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained for those purposes.

Reason: To ensure that adequate facilities are included for the storage of cycles, in the interests of sustainable transport.

**Notes to applicant.**

- 1 In accordance with paragraph 38 of the National Planning Policy Framework 2021 the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.
- 2 The applicant should note that whilst this decision grants permission for the works, the consent of the landowner and other potential interested parties should also be sought separately.