

Committee date 10/09/2024

Application No: 17/22/00085

Application Type: Full Planning Permission

Case Officer: Emma Chorley

Registered Date: 20/01/2023

Expiry Date: 16/03/2023

Parish: Cheddar

Division: Cheddar & Shipham

Proposal: Hybrid planning application (Outline and Full), Outline application with some matters reserved for the erection of up to 4no. self - build dwellings. Full planning application for the erection of 2no. self- build dwellings and associated access.

Site Location: Land To The West Of Hollywood House, Hannay Road, Cheddar, Somerset, BS27 3BT

Applicant: Mr N Towens



1. Committee decision required because

1.1 This application is referred to the area committee as the Chair and Vice Chair would like Committee to determine to enable the access arrangements to be debated.

2. Recommendation

2.1 To grant planning permission.

3. Background

- 3.1 The application site is located to the east of Axbridge Road and adjoins the settlement boundary for Cheddar to the east. Since the settlement boundary was drawn, residential development for 96 dwellings has been permitted and is now underway adjoining the site at Round Oak Farm. The site is currently formed of an area of grassland with an existing access to the southeast corner.
- 3.2 Hybrid consent is sought for outline consent for 4 self-build dwellings and full consent for 2 self-build dwellings, one for each of the applicants. The site plan submitted seeks full consent for plots 1 and 6 that sit either side of the new proposed access to Axbridge Road. For the balance of plots, outline consent is sought which will secure details of access. Matters of layout, design, landscaping etc are reserved for a future application.
- 3.3 Plot 1 is shown as a 4 bedroom detached dwelling with brick finish to the elevations and clay tile to the roof and timber detailing to the gable with render infill panels. The dwelling will have a garage attached. Plot 6 is shown as a 4-bedroom detached dwelling to a different design with brick finish to elevations, clay roof tiles and timber framing detailing to the gable with render infill. The dwelling will have a detached double garage to measure 5.9m x 5.9m.
- 3.4 The application site did have outline consent, with some matters reserved, for a similar scheme previously (17/17/00105), this consent has since lapsed within no reserved matters application having been submitted. A previous submission (17/22/00010) was subsequently withdrawn.

4. Relevant History

Reference	Case Officer	Decision	Proposal
17/22/00010	IL	WDN	Erection of 6no. self-build dwellings and creation of new vehicular access.
17/19/00046	DT	GTD	Variation of Conditions 2, 3, 8, 9 and 12 of Planning Permission 17/17/00105 (Outline application with some matters reserved, for the erection of 6 no. self-build dwellings and creation of new vehicular access) to re-locate footpath to south of application site. Submission of Fence detail, Contamination Report, Surface Water Drainage detail, Visibility Splays and Access Road junction Details, Landscape Management Plan and Hedgerow planting detail.
17/17/00105	DT	GTD	Outline application with some matters reserved, for the erection of 6no. self-build dwellings and creation of new vehicular access.
17/12/00078	CG	REF	Erection of a single dwelling and garage.

5. Supporting information supplied by the applicant

Covering letter
Supporting plans

6. Consultation and Representations

Consultee Name	Summary of Response
Coastal and Land Drainage (SDC)	No comments received
Cheddar and Shipham 1 - Cllr Fineran	No comments received
Cheddar and Shipham 3 - Cllr Riches	No comments received
Cheddar and Shipham 2 - Cllr Methley	No comments received
Cheddar Parish Council, The Parish Hall	Object. Outside development boundary on land not identified for development. Proposal not acceptable in terms of access, visibility splays, road layout and drainage. 4 dwellings are to be sold on open market and are therefore not self-build
Natural England	Confirmed no comment.
Somerset County Council - Ecologist	Comments. Conditions required for the following: <ul style="list-style-type: none"> • Habitat/biodiversity calculation demonstrating no net loss • To northern boundary, a 5m buffer is required to create a dark corridor and reduce disturbance. • To secure details of and control over external lighting • To control large areas of glazing • Enhancement and management of hedgerows along north and west boundary • Protection of hedgerows and trees from damage • Survey for badger setts. • Controls over grassland/vegetation removal
South West Heritage Trust	No comments received
Somerset County Highways	Objection withdrawn. Initial objection withdrawn subject to conditions re access delivery, construction management plan, survey re highway etc
Environmental Health - Sedgemoor District Council, Email Address Only	Comments. Conditions relating to the following: Contaminated land condition Construction Environmental

	Management Plan Control external lighting – illuminate site only
Affordable Housing Officer - Sedgemoor District Council, Housing, Communities and Wellbeing	Confirmed no comment
Somerset Waste Partnership	No comments received
Planning Enforcement (SDC)	No comments received
Historic Environment Service	No objection on archaeological grounds
Cheddar 1 - Ben Ferguson	No comments received
Cheddar 2 - Pauline Ham	I wish to object to this development on the following grounds: It is outside the parish development boundary. The land has not been identified for building purposes. The access and visibility splays are not acceptable. Somerset Highways has objected to the development. There are environmental concerns reference contamination levels.

7. **Local Representations**

7.1 1 objection received

7.2 Lack of footpath along the Axbridge Road edge of site

8. **Most Relevant Policies**

8.1 **National Planning Policies**

National Planning Policy Framework (December 2023)

- Part 2 Sustainable Development
- Part 4 Decision Making
- Part 12 Achieving Well designed places
- Conserving and enhancing the natural environment

8.2 **Local Plan (2011-2032)**

S2	Spatial Strategy for Somerset
CO1	Countryside
D1	Flood Risk and Surface water management
D2	Promoting High Quality and Inclusive design
D9	Self Build and Custom Build Houses
D13	Sustainable Transport and Movement
D14	Managing the Transport Impacts of Development
D19	Landscape
D20	Biodiversity and Geodiversity
D23	Bat Consultation Zones
D25	Protecting Residential amenity
D26	Historic Environment

8.3 Cheddar Neighbourhood Plan (2018)

BE1: Built Environment Policy 1 (climate change)

BE2: Built Environment Policy 2, (density)

BE4: Built Environment Policy 4 (design)

9.0 **Main Issues**

Principle of development

- 9.1 The application site lies outside of, but immediately adjacent to the settlement boundary for the tier 1 settlement for Cheddar.
- 9.2 The application has previously had the benefit of an outline consent for permission for the erection of 6no. self-build dwellings and the creation of a vehicular access. This consent was subsequently varied by s73 (detailed above); however, the consent has since lapsed. The consent was granted under the then emerging local plan, that has since been adopted. Whilst the proposal now submitted will be assessed against local and national planning policy now in place, and whilst lapsed, it is considered that the earlier application remains a material planning consideration for the determination of this current application with regards particularly to matters of principle and access.
- 9.3 Policy S2 sets out the spatial strategy for the district and seeks to encourage the most sustainable form of growth by encouraging development within the most sustainable locations in the first instances. Policy CO1 sets out that development in the countryside is appropriately controlled. Reflecting this, new residential development is supported only where exception policies apply.
- 9.4 Policy D9 is one such policy that sets out support for self-build and custom build housing outside of, but well related to the settlement boundaries of tier 1-4 settlements. The application site lies to the north of Hannay Road and east of the B3135. It is immediately adjacent to the settlement boundary with built form also to the south of Hannay Road, and west of the B3135 through the Round Oak allocated site. It is considered that the site itself is therefore sufficiently well related to the settlement of a tier 1 settlement boundary.
- 9.5 The application is a hybrid application that seeks full permission for two dwellings, one for each of the applicants, and outline permission for a further four units. Policy D9 provides that for sites well related to tier 1 or 2 settlements, it is not necessary for the future occupants to demonstrate an appropriate local connection.
- 9.6 Accordingly, the principle of the proposal is acceptable, subject to a detailed assessment of the site-specific constraints and proposal, as set out below.

Size, scale and design

- 9.7 As a hybrid application, the size, scale and design is twofold in that for the outline element it is limited to the principle of the development of that scale and proposed use and the two dwellings for which full permission is sought is subject to a detailed assessment.
- 9.8 The site layout plan is therefore considered as indicative only for the four outline plots. The submitted plan demonstrates that there is adequate scope within the site for 6 dwellings, the front two plots are to be approved in detail, and their impact on the street

scene and wider character of the area is set out below. In terms of the principle, the indicative layout is considered to adequately demonstrate that four dwellings can be accommodated within the site with sufficient scope for access, parking and turning. The level of parking that would be required would need to be commensurate with highways standing advice and is dependent on the number of bedrooms within each dwelling, this level of detail would not be known at outline stage but such matters will to a degree dictate the size and scale of dwelling that can be delivered.

- 9.9 The detail for the front two plots (plots 1 and 6) is to be considered at this stage. As would be anticipated from self builds, the plots are of individual designs. Plot 1 is a detached 4 bedroom dwelling with attached garage. The front elevation features a two storey bay, a common design feature in the area. The materials proposed are for brick walls, with timber framing and render infills and clay roof tiles. The fenestration detail is metal. A condition would be applied to ensure materials are subject to approval, prior to any development above damp course for each plot. This would afford sufficient control over the quality and finish of the site and to ensure that the materials complement the street scene.
- 9.10 Plot 6 is a detached 4 bedroom dwelling with a detached double garage. Whilst of a similar scale, the design differs, again it is considered broadly reflective of the existing street scene, being again of a relatively traditional design with a small porch projecting over the front door. The materials proposed are again for brick walls, clay tiles to the roof with timber detailing to the gable walls with render infilling and metal fenestrations. Subject to the condition to secure material details/samples, the proposed size, scale and design is considered to comply with the requirements of both local and national planning policy.
- 9.11 A condition would be applied to ensure details of boundary treatments are submitted for approval to ensure that these deliver an acceptable design solution.

Residential Amenity

- 9.12 Policy D25 sets out that development proposals that would unacceptably impact upon the residential amenity of occupants of nearby dwellings and any potential future occupants of nearby or proposed dwellings will not be supported. The layout of plots 1 and 6 together with the indicative layout for the balance of plots is considered to an adequate standard of amenity for future occupiers that would not give rise to unacceptable levels of overlooking or loss of privacy. A condition can be applied to secure obscure glazing to the first-floor bathroom windows for plots 1 and 6 to ensure this. Neither of the en-suites are to be served by windows.

Ecological Impacts

- 9.13 An ecological impact assessment was undertaken by Wildwood ecology on 09/02/2022 to support the previously withdrawn application (17/22/00010). During the course of that application Natural England were consulted and concluded that the development would be unlikely to cause a significant effect on the SAC, provided that conditions were secured to retain and enhance hedgerows, ensure bat friendly lighting and provide biodiversity net gain. SES reviewed the same and considered their comments to be sufficiently up to date and valid, noting that the changes to the submitted scheme represents improvements. As such they have concluded that a habitats regulation assessment (HRA) is not required.

- 9.14 The existing site is described as a semi-improved field bounded by a stone wall and fence on the east and hedgerow on the north and west. SES have advised that the north boundary hedgerow should be retained with a 5m buffer from the development to create a dark corridor and reduce disturbance, whilst the hedgerows to the north and west boundary will be enhanced and managed as a screen and habitat feature, at a height over 3m with a minimum of 6 individual trees allowed to mature. A condition will be needed to secure the submission of the detail to the LPA.
- 9.15 A condition to control external lighting is also suggested as necessary in the interests of protected species, as is a condition to control the nature and type of glazing.
- 9.16 Subject to conditions, the proposed development is considered to comply sufficient with the requirements of local and national planning policy.

Highway Impacts

- 9.17 The proposal will require a new access to be delivered from Axbridge Road (B3135). Somerset Highways team have been consulted and had initially advised that amendments/further information was needed. Following a combination of both further information and revised plans being submitted, Somerset Highways have reconsidered the same and advised that they have no objection subject to conditions. The access and turning heads form part of the full consent with future reserved matters applications coming forward for the 4no. outline plots in due course. It would be for each future applicant to submit sufficient information to show there is parking to meet Somerset Highways parking standards and that acceptable drainage can be incorporated within the plots to prevent the egress of surface water onto the highway. This can be secured by way of condition. Subject to conditions, it is now considered that the proposed development will comply sufficiently with the requirements of policy D14 Sedgemoor Local Plan

10. Conclusion

- 10.1 The principle of the proposal is considered to meet the requirements of policies S2 and D9, whilst subject to conditions the detail is considered to adequately comply with the requirements of both local and national planning policy.

11. RECOMMENDATION

11.1 GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

- 11.1.1 The development for which full permission is hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 11.1.2 The dwellings hereby approved in outline shall not commence until an application for the written approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") has been submitted and approved by the local planning authority in writing.

An application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

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

Reasons: The application was submitted partly as an outline application in accordance with the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015. In accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990 (As amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

11.1.3 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

11.1.4 The dwelling shown as plot 01 on drg. no. PDCM:569-131 dated June 2024 hereby permitted shall be planned, built and first occupied in an accordance with the definition of "self-build and custom housebuilding" as defined in the Self-build and Custom Housebuilding Act 2015 (as amended). The dwelling identified as plot 01 on drg no. PDCM:569-131 shall be first occupied by the land owner, Mr Paul Athay, as their sole or main residence.

Reason: Development in this location is only considered acceptable on the basis that it meets an identified local need for self or custom build development in accordance with Sedgemoor Local Plan 2011-2032 policy D9.

11.1.5 The dwelling shown as plot 06 on drg. no. PDCM:569-131 dated June 2024 hereby permitted shall be planned, built and first occupied in an accordance with the definition of "self-build and custom housebuilding" as defined in the Self-build and Custom Housebuilding Act 2015 (as amended). The dwelling identified as plot 06 on approved drg no. PDCM:569-131 shall be first occupied by the applicant, Mr Nick Towens, as their sole or main residence.

Reason: Development in this location is only considered acceptable on the basis that it meets an identified local need for self or custom build development in accordance with Sedgemoor Local Plan 2011-2032 policy D9.

11.1.6 The dwellings hereby permitted as outline consent only at this stage (plots 02 - 05) on drg. no. PDCM:569-131 shall be planned, built and first occupied in accordance with the definition of "self-build and custom housebuilding" as defined in the Self-build and Custom Housebuilding Act 2015 (as amended) and as the sole or main residence of a person on the Council's Self Build Register.

Reason: Development in this location is only considered acceptable on the basis that it meets an identified local need for self or custom build development in accordance with Policy D9 and Policy CO2 of the Sedgemoor Local Plan 2011-2032.

11.1.7 Prior to commencement of development a construction management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The approved plan shall provide for the following:

- 24 hour emergency contact number
- Hours of operation. This shall include confirmation that noise generating activities shall not occur outside of the following hours:
 - Monday to Friday 08:00-18:00
 - Saturday 08:00 - 13:00
 - All other times, including Sundays, Bank and Public Holidays there shall be no such noise generating activities
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction
- Measures to regulate the routes for construction traffic
- Locations for loading/unloading and storage of plant, waste and construction materials;
- measures regarding the importation of spoil to the site and storage of spoil on site; the removal and disposal of materials from the site, including soil and vegetation
- details of measures to prevent mud being carried onto the highway including wheel washing facilities
- measures to protect vulnerable road users (cyclists and pedestrians)
- any necessary temporary traffic management measures
- arrangements for turning vehicles
- arrangements to receive abnormal loads or unusually large vehicles
- noise and vibration control plan (which includes control methods) to include mitigation measures as defined in BS 5528:Parts 1 and 2: 2009 'code of practice for noise and vibration control on construction and open sites' shall be used to minimise noise and vibration disturbance from construction works;
- a waste disposal plan (which includes confirmation there will be no burning on site)
- measures for controlling the use of site lighting required for safe working and/or security purposes to ensure that they are sensitively located so as to avoid nuisance to neighbouring residents
- methods of communicating the construction management plan to staff, visitors and neighbouring residents and businesses

Reason: A pre commencement condition is necessary to prevent unacceptable impact on highway safety, to prevent unacceptable pollution impacts and to protect the amenity of local residents whilst construction is ongoing. In accordance with policies D13, D14, D24 and D25 Sedgemoor Local Plan

11.1.8 Prior to commencement of any part of the development hereby permitted, all hedgerows and trees with potential to be impacted by works 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. The measures shall be retained throughout the construction period.

Reason: a pre commencement condition is necessary in the interests of European and UK protected species and biodiversity generally and in accordance with policy D20 Sedgemoor Local Plan.

11.1.9 The site of the proposed development may be contaminated. Prior to commencement of development conditions A to C must have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

i. A detailed site investigation and risk assessment must be completed in accordance with current UK guidance to assess the nature, extent and scale of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The investigations, risk assessments and written reports must be approved in writing by the Local Planning Authority. The report of the findings must include:

- a survey of the extent, scale and nature of contamination;
- desk study information, conceptual models, investigation methods, investigation results and interpretation and any other information required by the local planning authority to justify and appraise the report findings.
- an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- an appraisal of remedial options, and proposal of the preferred option(s).

ii. This must be conducted in accordance with current UK guidance including DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

i. In cases where contamination is shown to exist a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, the natural and historical environment and surrounding land must be prepared, and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part

2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

- i. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
- ii. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and approved in writing by the local planning authority.

D. Reporting of Unexpected Contamination

- i. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.
- ii. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

E. Long Term Monitoring and Maintenance

- i. If a monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation, is required as part of the approved remediation scheme then the monitoring and maintenance scheme will need to be approved in writing by the local planning authority.
- ii. Following completion of the measures identified in that monitoring and maintenance scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority for approval.
- ii. This must be conducted in accordance with current UK guidance including DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: A pre commencement condition is necessary to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours

and other offsite receptors in accordance with Adopted Sedgemoor Local Plan 2011-32 Policy D24.

- 10 No part of development hereby permitted shall be occupied until the new access including the junction, internal road and turning heads, visibility splays and footway link shown on drg no. PDCM-569-131 dated June 2024 Rev P2 has been fully carried out and surfaces consolidated. Once constructed, they shall thereafter be maintained in that fashion.

Reason: in the interests of highway safety and providing a safe access to the development hereby consented and in accordance with policy D14 Sedgemoor Local Plan

- 11 Prior to development above damp proof course level for each of the following plots 01 and 06 as identified on approved drg no. PDCM-569-131 dated June 2024 a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), 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 including the provision of technical specifications, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. The design should accord with step 5 of Guidance Note 08/18 including submission of contour plans illustrating Lux levels. Lux levels should be below 0.5 Lux on potential bat commuting routes (hedgerows). 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. No other external lighting shall be installed in any circumstances.

Reason: in the interests of the Favourable Conservation status of populations of European Protected Species and in accordance with Sedgemoor District Council Local Plan policy D20

- 12 A landscape scheme that includes planting schedule for the habitat creation/enhancement of the northern and western boundaries shall be submitted to and agreed with the Local Planning Authority. This approved landscaping plan will be implemented no later than the end of the first planting season following first occupation of any part of the development hereby approved. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of the Favourable Conservation Status of populations of European protected species in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity, to provide net gain in accordance with paragraph 174(d) of the National Planning Policy Framework and in the interests of visual amenity in accordance with policies D2 and D19 Sedgemoor Local Plan

- 13 Prior to the commencement of the development hereby permitted under outline consent (plots 02 - 05 inclusive), details of a surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

Reason: A pre commencement condition is necessary to ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is

retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with policy D1 Sedgemoor Local Plan

- 14 Prior to the commencement of development of each of the plots for which outline consent is hereby granted, details of a surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with policy D1 Sedgemoor Local Plan

- 15 Within six weeks of vegetative clearance or groundworks commencing, a survey for badger setts will be carried out by an experienced ecologist. The results of these surveys will be reported to the Local Planning Authority and subsequent actions, or mitigation agreed in writing prior to any further works on site taking place. Where a Natural England licence is required, a copy will be submitted to the Local Planning Authority prior to works affected any identified badger resting place commencing.

Reason: To safeguard badgers from development, and in accordance with the Protection of Badgers Act 1992 and policy D20 Sedgemoor Local Plan 2011-2032

- 16 For plots 2 - 4 inclusive for which outline permission only is hereby granted, a calculation for habitat, using the most recent version of the biodiversity metric published by Defra or Natural England at the time of submission, shall be submitted to and approved in writing by the Local Planning Authority, prior to determination of any reserved matters application, demonstrating that the area of grassland removed will lead to no net loss in biodiversity as a result of the development. A plan showing the location within the site of any created or enhanced habitat types (together with details for its ongoing maintenance) shall be submitted and approved in writing alongside the calculation.

Reason: To minimise impacts on and provide net gains for biodiversity and in accordance with policy D20 Sedgemoor Local Plan

- 17 Any vegetation to be removed within the main grassland 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 10C 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 Sedgemoor Local Plan Policy D20 - Biodiversity and Geodiversity

- 18 All large, glazed areas on the dwellings will be of glazing that limits light spillage so that light levels do not adversely disturb bats and other species using their territory or having access to resting places.
- i. Prior to installation of glazing for each of the dwellings hereby permitted, the details of the glazing to limit light spillage will be submitted and agreed in writing by the Local Planning Authority. The glazing will be installed as agreed. No other type of glazing shall be used to replace faulty glazing unless it achieves the same or better results in terms of light spill than the agreed specification.

Reason: in the interests of the Favourable Conservation Status of populations of European protected species; a Local Wildlife Site and in accordance with Sedgemoor Local Plan: Policy D20 - Biodiversity and Geodiversity.

Schedule A

Location Plan Drg No. 01

Existing Site Plan Drg No. 569/P5/17

Proposed Site Plan Drg No. PDCM:569-131

House 1 Ground Floor Plan Drg No. 569/P5/03

House 1 First Floor Plan Drg No. 569/P5/04

House 1 Elevations Drg No. 569/P5/05

Plot 6 Ground Floor Plan Drg No. 569/P5/10

Plot 6 First Floor Plan Drg No. 569/P5/11

Plot 6 Elevations Drg No. 569/P5/12

Plot 6 Garage Drg No. 569/P5/15

Drainage Strategy Drg No. PDCM:569-101