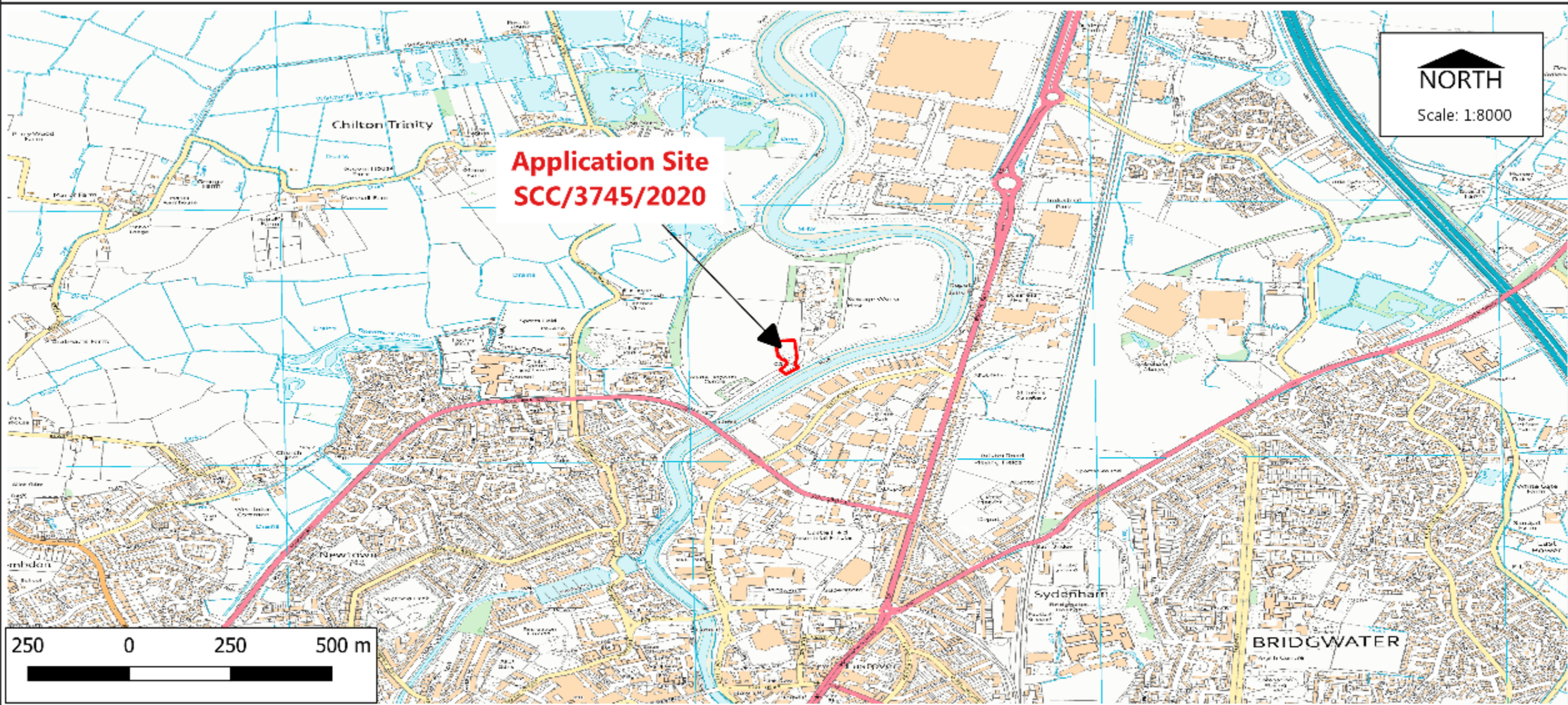


Item 6: Saltlands Depot, Saltlands, Western Way, Bridgwater, TA6 3JG

Application number: SCC/3745/2020

Application Proposal: Redevelopment of site to provide relocated school transport depot. Works include; surfacing, drainage, lighting, fencing, installation of office building and associated works.





Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

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Planning Control
Drawn by: S Duncan

LOCATION PLAN

Dated: 18/01/2021



Paul Hickson,
 Strategic Commissioning Manager
 Community & Environmental Services
 Somerset County Council
 County Hall, Taunton, TA1 4DY

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 Drawn by: S Duncan

SITE PLAN

Dated: 18/01/2021



**Application Site
SCC/3745/2020**



25 0 25 50 m



Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

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Drawn by: S Duncan

AERIAL PLAN

Dated: 18/01/2021



Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

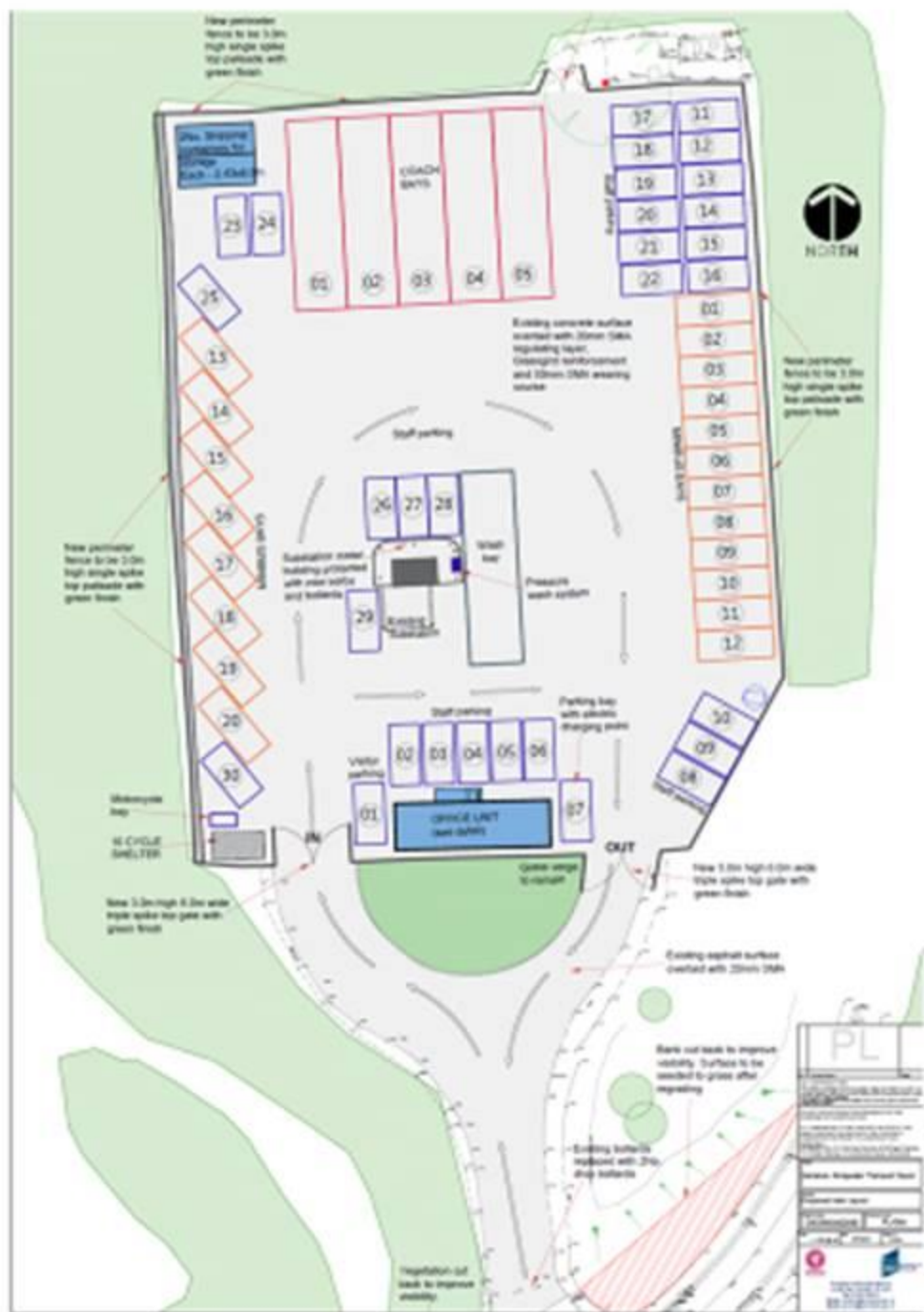
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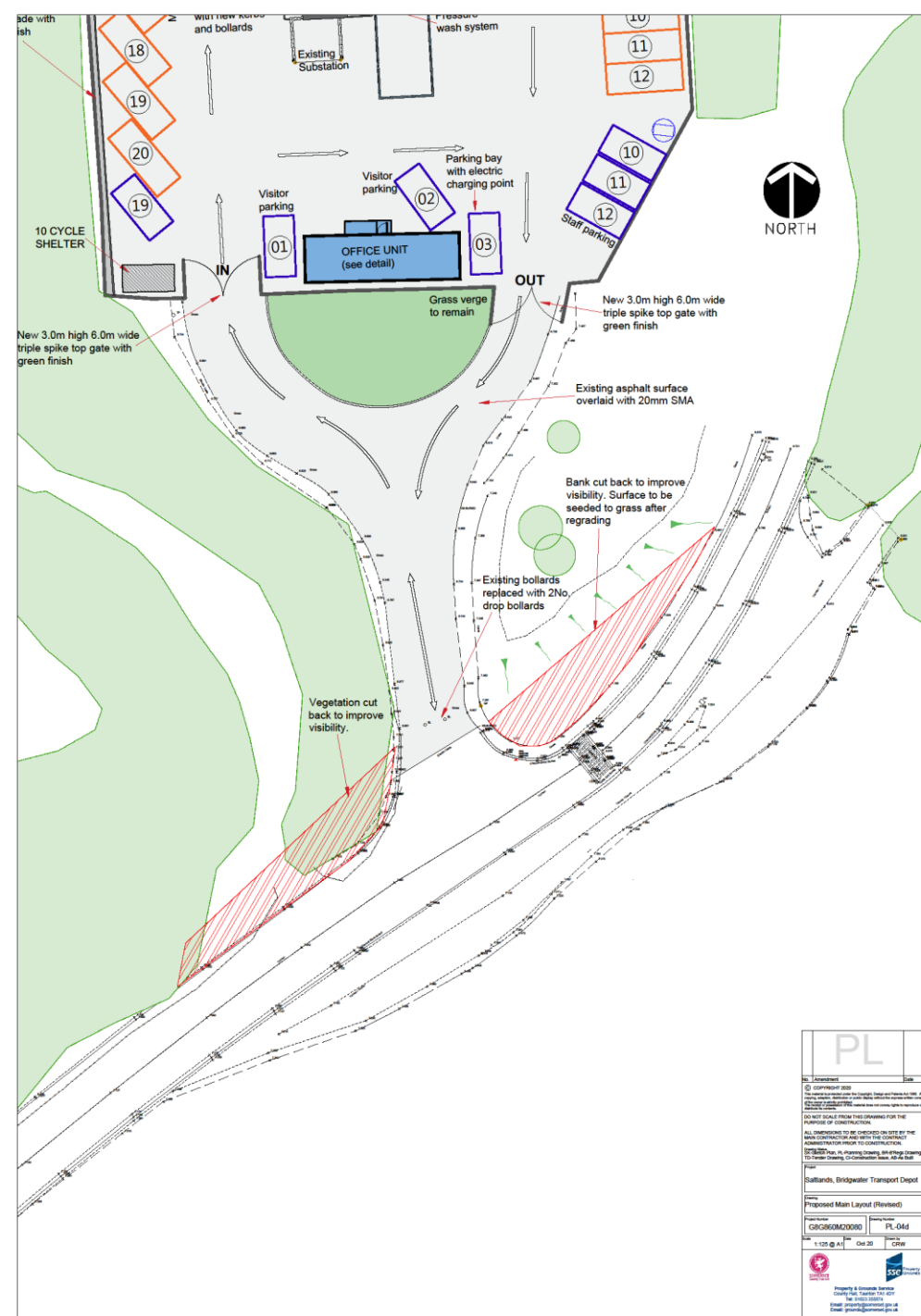
AERIAL PLAN

Dated: 19/01/2021

Item 6: Block Plan showing proposed parking spaces



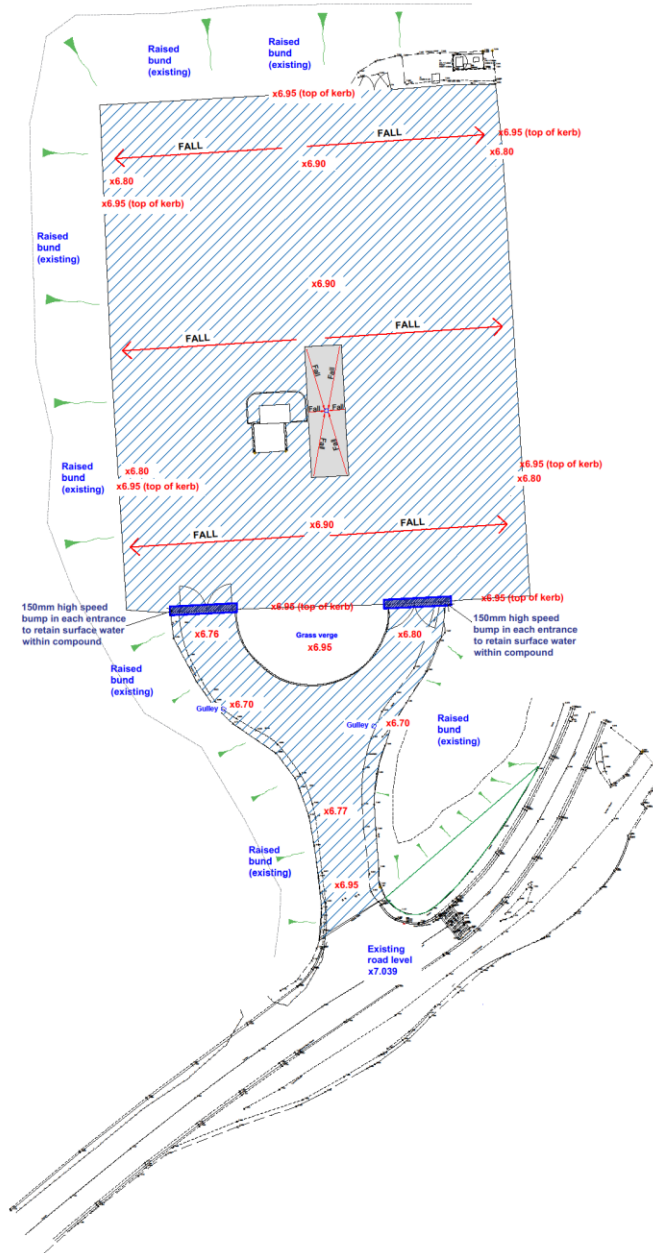
Item 6: Block Plan showing 'in and out' arrangement for vehicles.



PL	
No. Assessment	Date
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<p>Project: Bulllands, Bridgewater Transport Depot</p> <p>Client: Proposed Main Layout (Revised)</p> <p>Contract No: CRS20000000 PL_04d</p> <p>Scale: 1:100 @ A1 Date: 20</p>	
<p> Gifford & Partners</p> <p>Project & Location: Bulllands, Bridgewater Transport Depot</p> <p>Client: London TFL Ltd</p> <p>Address: London TFL Ltd</p> <p>Email: gifford@london.gov.uk</p>	



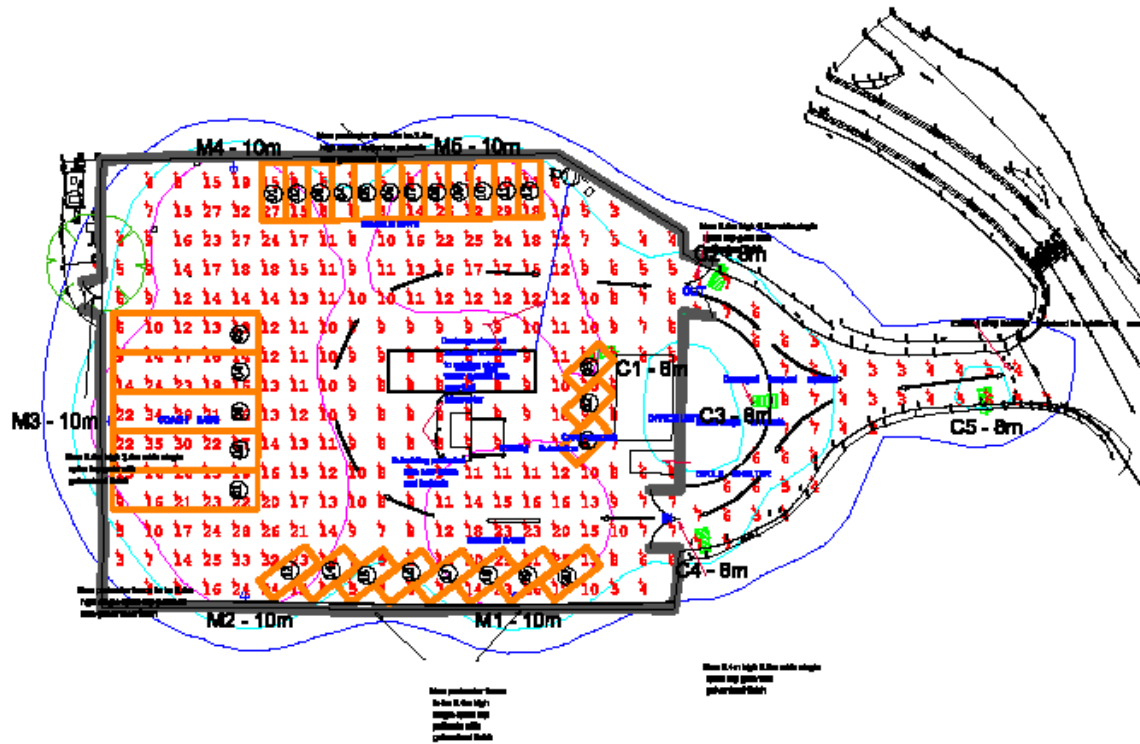
Item 6: Site levels



PL	
Revised	Date
01	01/06/2021
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<small> THIS DRAWING IS A PRELIMINARY DRAWING AND SHOULD BE USED IN CONJUNCTION WITH THE TENDER DRAWING OF CONTRACTOR'S DRAWING NO. 42-46-001. </small>	
Project: Stafflands, Bridgewater Transport Depot	
Drawing: Proposed Site Levels	
Drawing No: C02C02M02000	Drawing Title: PL-20
Scale: 1:2000 A1	Date: Jan 2021
<small> GPC Group & Council Services County Hall, Tisbury DT10 1AF Tel: 01252 333333 Email: gpc@gpcgroup.co.uk Email: gpc@tisbury.gov.uk </small>	



Item 6: Lighting diagram



LIGHTING EQUIPMENT:
 8 x 10m 400W 60° beam
 M1-M5... 1 X AUTOMATIC
 8 x 8m 400W 60° beam
 C1-C5... 1 X AUTOMATIC - POINT TOP / 0° BEAM

ALL LED LAMPS TO BE DIMMED BY 80% DURING CURFEW HOURS

ILLUMINANCE LEVELS
 ENTRANCE ROAD
 Causeway = 8 LUX

Maintenance = 2
 Uniformity
 0.90

PARKING AREA
 Causeway = 12 LUX

Maintenance = 3
 Uniformity
 0.90

MOUNTED LEVELS @ 0.5m

GRID VALUES IN LUX
 SIZE = 2m
 CONTOUR VALUES IN LUX
 CONTOUR @ 10 LUX

MOUNTING POSITION PROVISION
 Based Upon:
 - Luminaire distribution due to tilt
 - Mount Position
 - Pre-emptive clearing of footlight
 - LED Lamps: 8000lm

Please Note: This design has been produced as an aid only.

Calculate lighting calculations in accordance to BS guidelines notes for surrounding areas but not been included.



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ABACUS LIGHTING LTD. Sutton-in-Ashfield, Nottinghamshire NG17 5FT England Tel: (+44) 01823 511111 Fax: (+44) 01823 652133 Email: light@abacusalighting.com Home page: www.abacusalighting.com		Lighting Project: SALTALNDS TRANSPORT DEPOT Title: HORIZONTAL ILLUMINANCE	
Design Ref: LSS0018/1	Revision(s) From Previous Design: CURFEW DIMMED LEVEL		
Design By: ROB SCOTT			
Date: 01/12/2020	Scale: 1:500 @ A3		
<small>All Illuminance values are the result of computer calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under consideration. In practice the values may vary due to tolerance on luminaires, luminaire positioning, reflection properties and electrical supply.</small>			



Item 6: Photographs 1 & 2

Site notice
placed
opposite site



Standing near
entrance to
site looking
back up road
towards the
water transfer
site (tip)

Item 6: Photographs 3 & 4

Hedgerow
screening
site to road



Gateway
opposite site



Item 6: Photographs 6 & 7

Informal
layby
opposite site



Gates at
entrance to
site



Item 6: Photographs 8 & 9-

Entrance to
site



Entrance to
neighbouring
site – Wessex
Water



Item 6: Key Issues

- Planning policy considerations and Principle of Development – In accordance with advice in NPPF – development on previously developed land – only reasonable use. Also in accordance with SP2 (Spatial strategy for Sedgemoor) Economic benefit. Far more preferable than previous site. Sustainable location
- Visual Impact – Minimal well screened site with dense hedgerow and tree boundaries
- Impact on surrounding residents/uses – Minimal given its semi- industrial location and good road network
- Contamination – Dealt with via a suitable planning condition
- Highway Safety and associated impacts – No objection from County Highways subject to suitable conditions
- Flood Risk – LLFA objection has been overcome with conditions and informatives.



Item 6: Officers Recommendation

- Somerset Transport is a key activity for Somerset County Council and therefore a county planning matter to be determined under Regulation 3 planning powers.
- The site has not been occupied for a substantial time and is a brownfield site capable for beneficial use enabling an essential service to be provided for Somerset County Council. The proposed development would contribute to meeting the requirements of the Sedgemoor District Local Plan as it is in accordance with Policy S4.
- The site has some beneficial characteristics for a proposed bus depot. It is well screened and some distance from residential properties which aids in the control of any eventual amenity and landscape impacts.
- The site also has an established, suitable access that allows it to be considered in proximity to the Strategic Road Network as defined in the Sedgemoor District Plan (2019).
- In Planning policy terms it is not against any of the strategic or development management policies in the Sedgemoor Local Plan and is in accordance with the objectives of the NPPF.
- It is the officer view that the principle of this proposal is acceptable.

Project:

- Notes:
1. Do not scale from this drawing
 2. Stipendiary of dimensions prior to construction
 3. Report all discrepancies to the Drawing Originator immediately
 4. This drawing is to be used in conjunction with all relevant documents and drawings
 5. Existing building heights illustrated are approximate and not from measured survey

KEY CIM RE-SUB DESIGN AND ENVIRONMENTAL RISKS	

— Site Boundary
 - - - - Phase 2 Outline

Rev	Date	Drawn by	Checked by	Description	Issued by
P02	19/09/20			Planning Issue	SX
P01	17/09/20			Draft planning issue	SX



Drawing Originator: AWW Architects
 Plot or Mark: 40 St Sabinian Street, Bristol, SS2 1QB
 Tel: +44(0)117 9232525
 www.aww-uk.com

Drawing title - code and description: S2 - ISSUED FOR INFORMATION

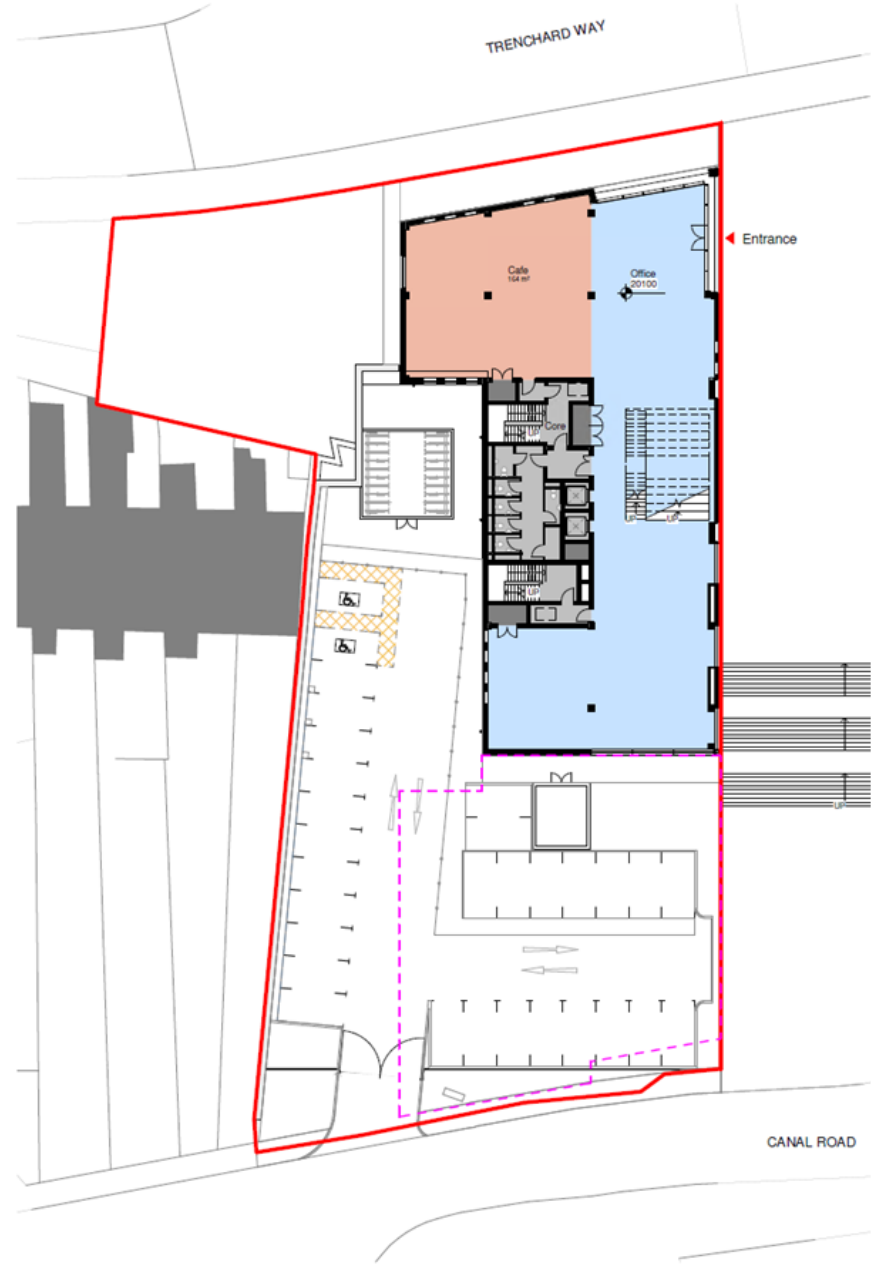
Project Name: Somerset Digital Innovation Centre

Approved by:	Approval Date:	Scale:
Approver	19/09/20	1:200

Title: Lower Ground & Ground Level - Phase 1



0100 - Lower Ground - Phase 1
 1:200



0100 - Level 0_Phase 1
 1:200

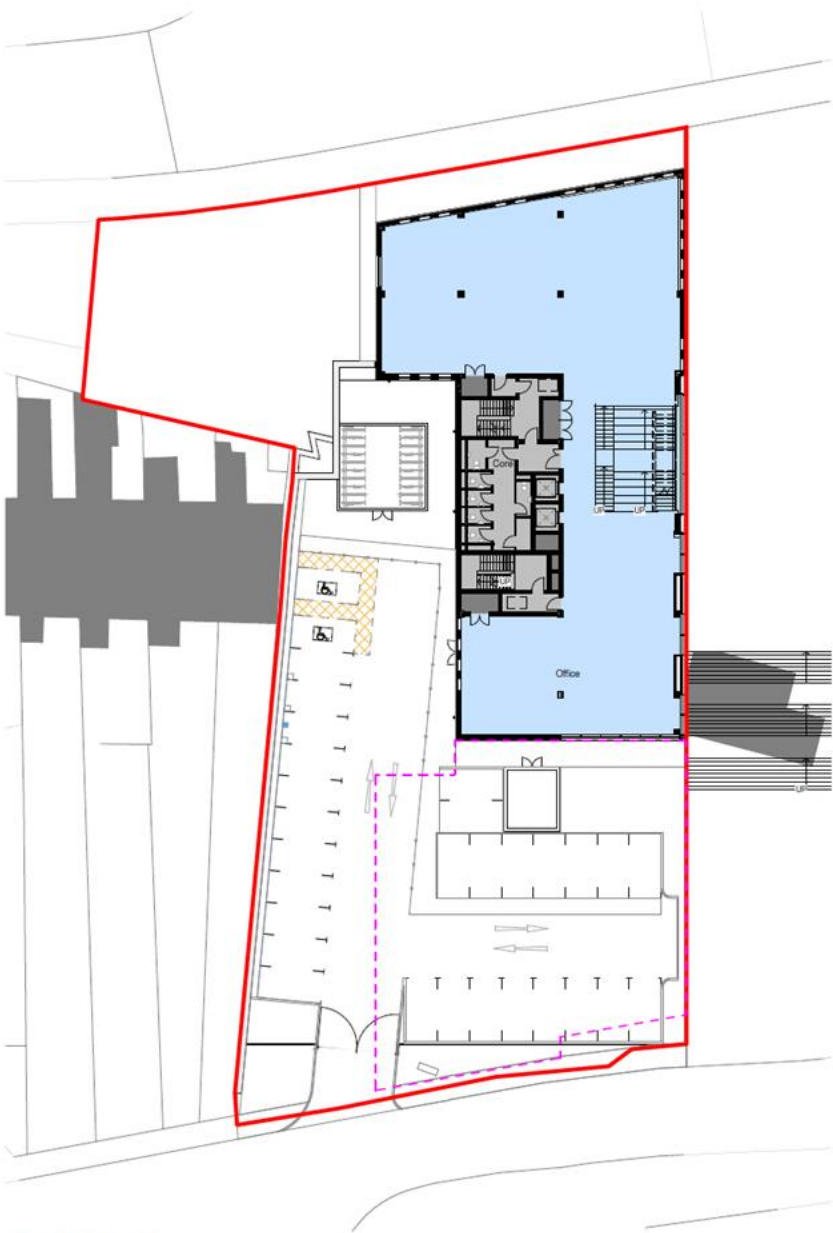
Project

- Notes:
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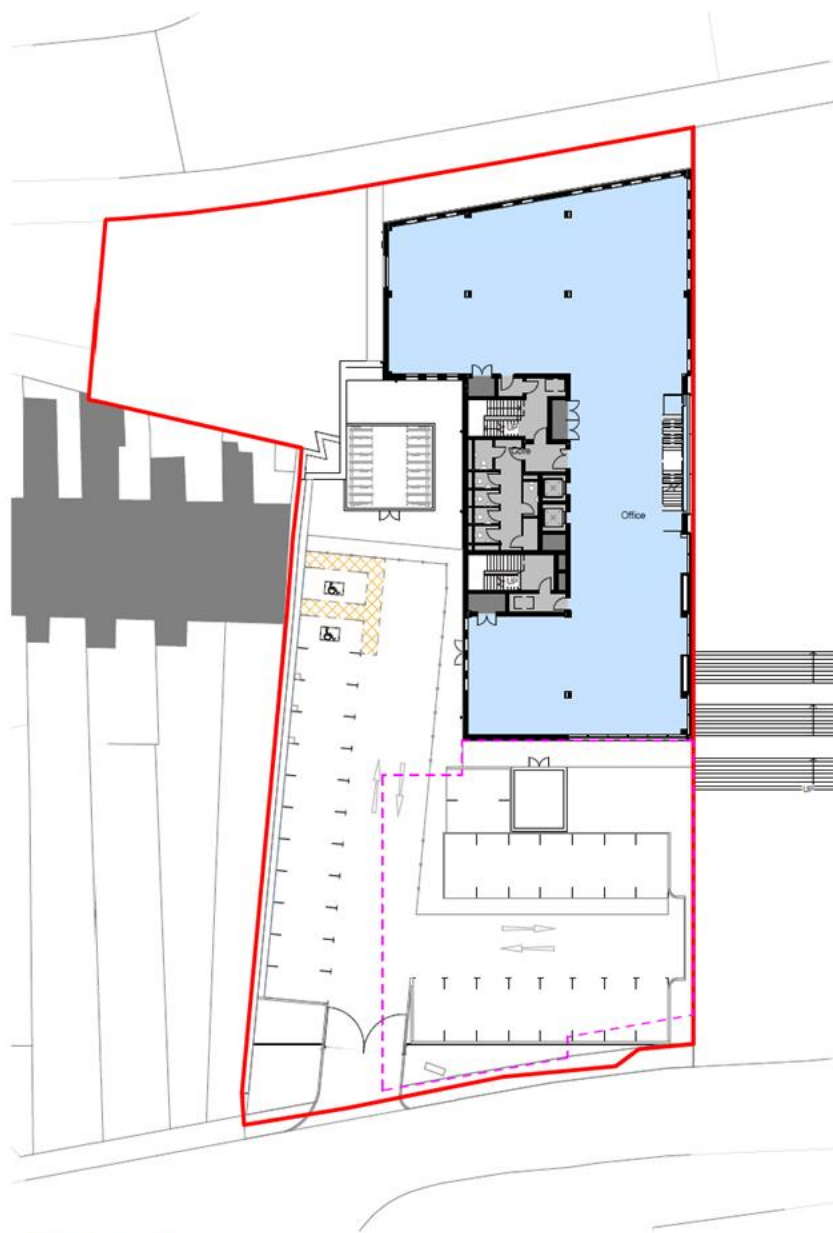
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- Site Boundary
- - - - Phase 2 Outline



0100 - Level 1_Phase 1
1:200



0100 - Level 2_Phase 1
1:200

Rev	Date	Drawn by	Checked by	Description	Iss
P02	19/09/20			Planning Issue	
P01	17/09/20			Draft planning issue	



Drawing Originator: AWW & Partners
 Plot of - Mark
 45 St Barnard St
 Bristol
 BS1 1QR
 Tel: +44(0)117 92
 www.aww-uk.com

Drawing title: code and description
S2 - ISSUED FOR INFORMATION

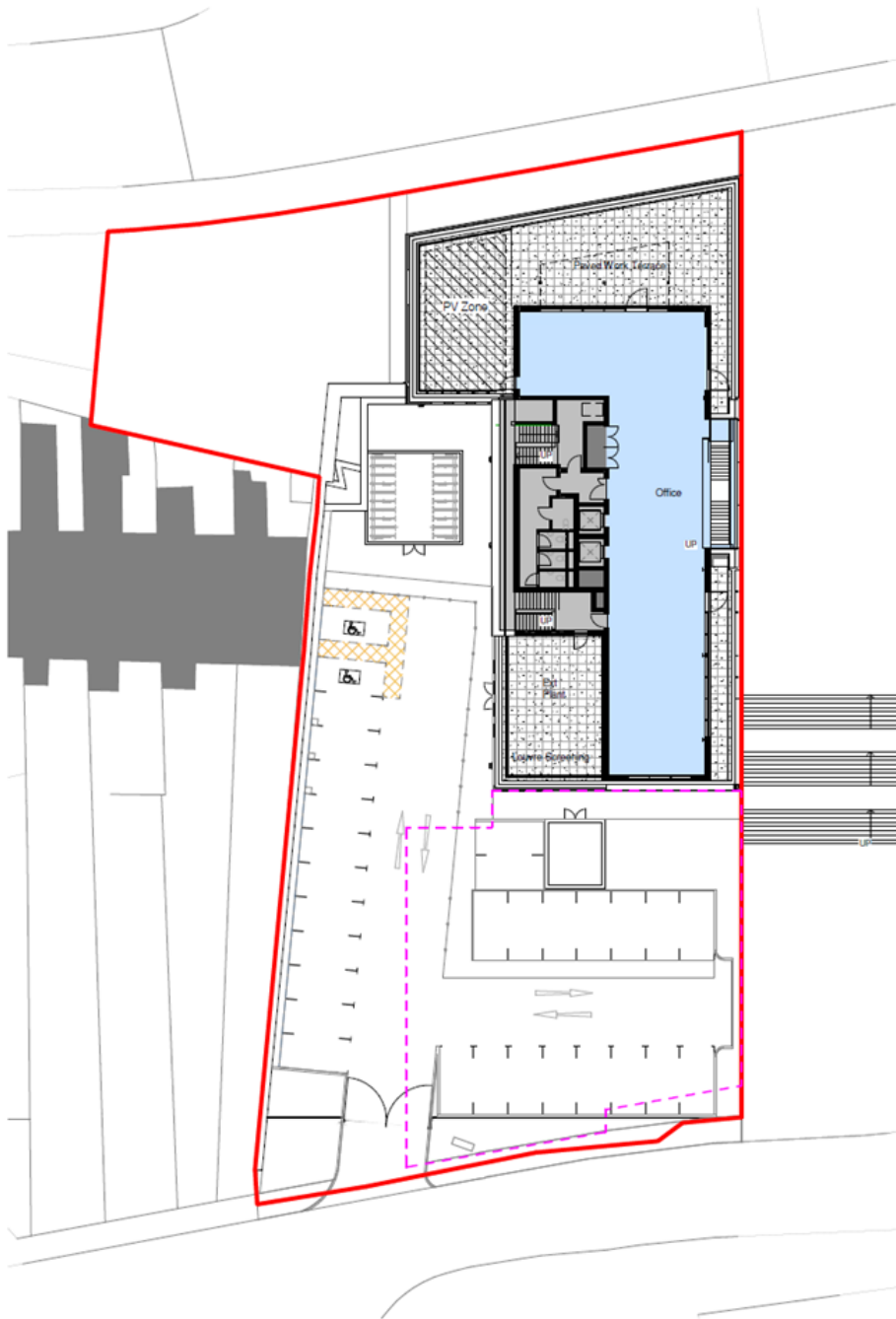
Project Name: Somerset Digital Innovation Centre

Approved by:	Approver	Approval Date:	19/09/20	Scale:	1:200
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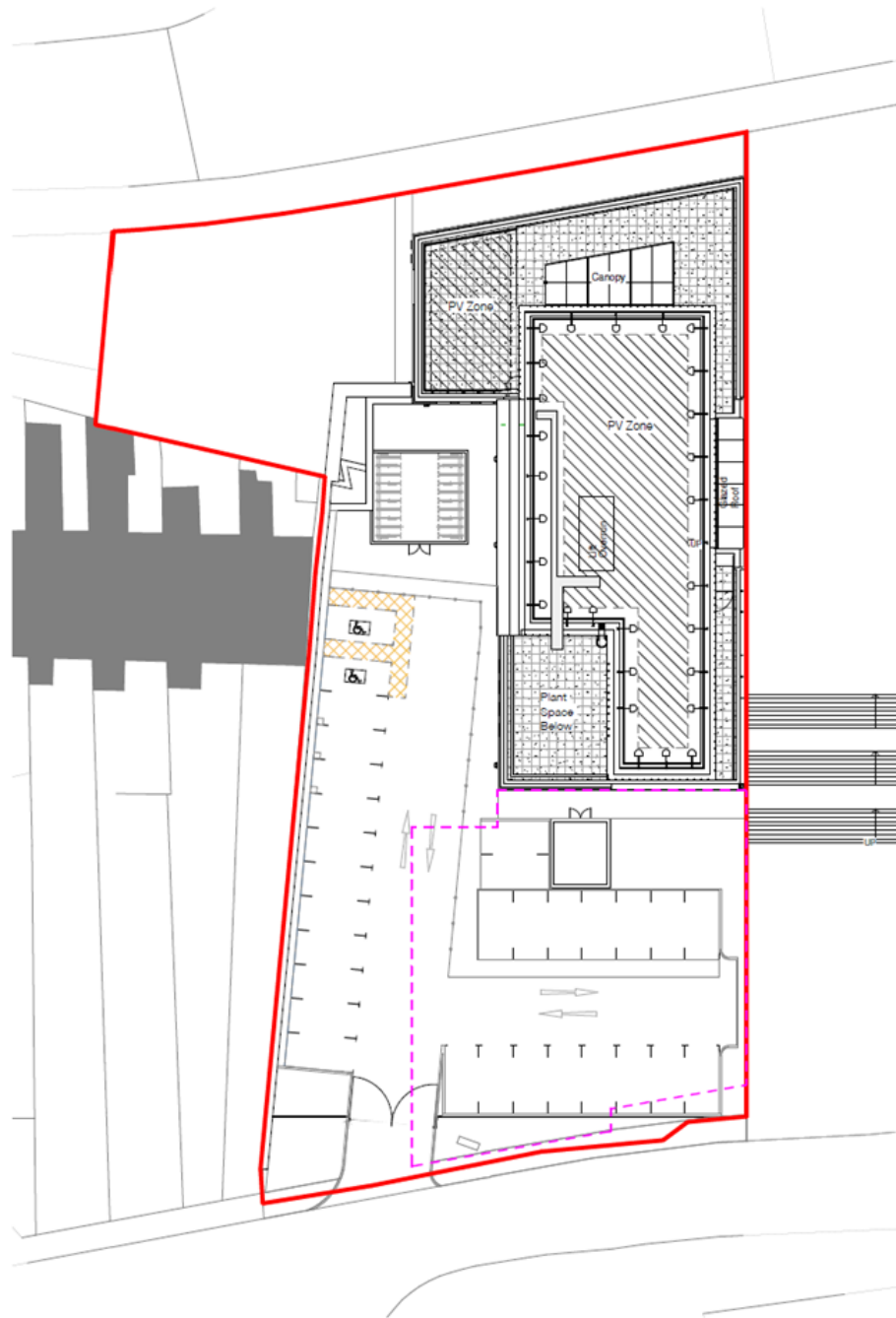
Title: Original drawing site

Levels 1 & 2 - Phase 1

AWW Project Number	4284
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0100 - Level 3_Phase 1
1:200



0100 - Level 4_Phase 1
1:200

Project:

Notes:

1. Do not scale from this drawing
2. Show only all dimensions prior to construction
3. Report all discrepancies to the Drawing Originator immediately
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KEY COM RESIDUAL DESIGN AND ENVIRONMENTAL RISKS

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— Site Boundary

- - - Phase 2 Outline

Rev	Date	Drawn by - Revision Schedule	Checked by - Description	Issued by
P02	19/09/20		Planning Issue	SX
P01	17/09/20		Draft planning issue	SX



Drawing Originator: AWW Architects
 Plot - Mark,
 48-50 Sudben Street
 Bristol
 BS1 1GB
 Tel: +44(0)117 9232535
 www.aww-uk.com

Drawing status - code and description
S2 - ISSUED FOR INFORMATION

Project Name: Somerset Digital Innovation Centre

Approved by: Approver
 Approved Date: 19/09/20
 Scale: 1:200

Tls: Original drawing sheet is A1
 Levels 3 & 4 - Phase 1