



Regulation Committee

1st December 2022

Item 5 – SCC/3938/2022- Regulation 3 Application which seeks to erect a new Primary School and Nursery in Comeytrove, Taunton.

Item 6 – SCC/4005/2022- S106A application to Discharge of s106 obligation at Delhorn Lane Lympsham Grid ref 334176 153444 Bridleway AX22/11 & AX17/11

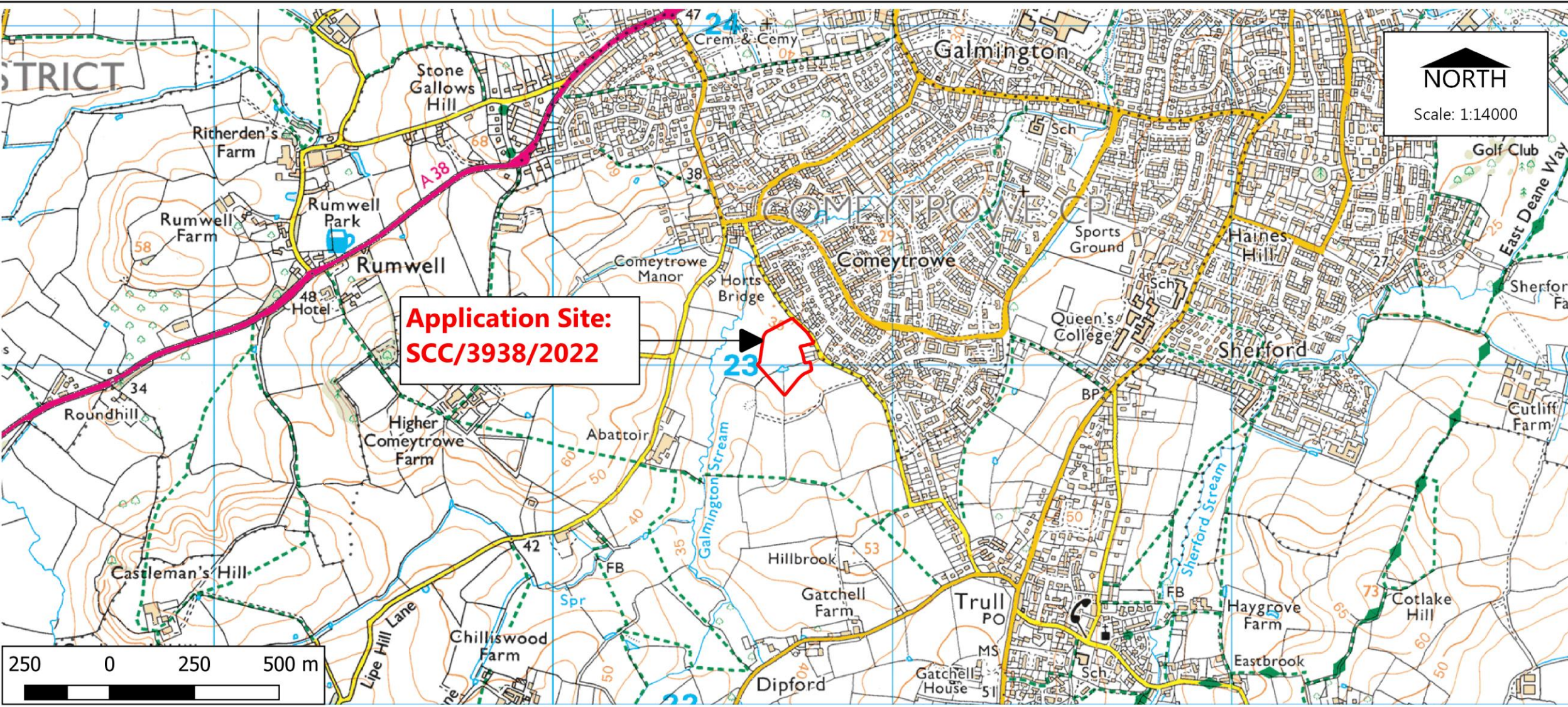


Item 5: Land at Comeytrowe, Taunton

Application number: SCC/3938/2022

Application Proposal:

Erection of a new primary school & nursery, to include construction of sports pitches, parking area, new access onto spine road and incorporating Landscaping and infrastructure (Outline approval has been granted as part of wider Orchard Grove development: 42/14/0069).




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

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Planning Control
 Drawn by: K Squire

Location Plan
 Dated: 18/11/2022



Paul Hickson,
 Strategic Commissioning Manager
 Community & Environmental Services
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Planning Control
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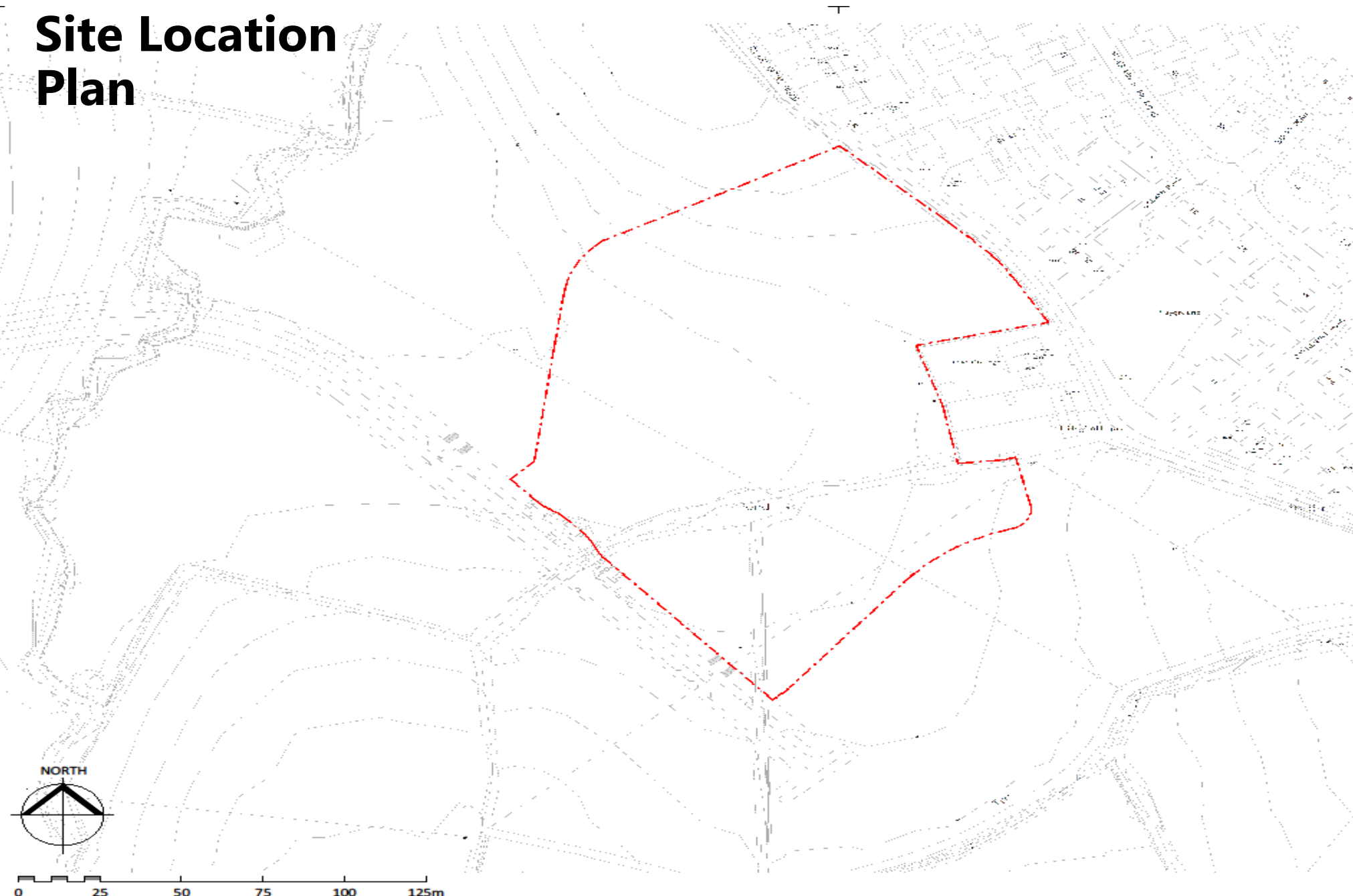
Site Plan

Dated: 18/11/2022

Site Location Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

KEY:
 Red line Site Boundary



PL P18 04/05/22 Vehicle entrance updated in line with transport engineer's layout
 PL P17 06/04/22 PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION
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REVISED BY
HX
 CHECKED BY
GMCK



PROJECT
 Orchard Grove Primary School
 Taunton, Somerset

DRAWING TITLE
 Site Location Plan

SUSTAINABILITY STATUS
 PL : PLANNING SCALE
1 : 1250@ A3

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER REVISION
 CPS-STL-XX-XX-DR-1-09001 P18

Site Access Plan



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All construction information should be taken from figured dimensions only.



KEY:

Red line Site Boundary

SITE CIRCULATION ROUTES

- Pedestrian Circulation Route
- Cycle Circulation Route
- Car & Van Circulation Route
- Vehicle Parking Area
- Deliveries & Refuse Circulation Route
- Fire Appliance Route

PL P18 04/05/22 Vehicle entrance updated in line with transport engineer's layout
PL P17 06/04/22 PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HDX
				GMCK



PROJECT
Orchard Grove Primary School
Taunton, Somerset

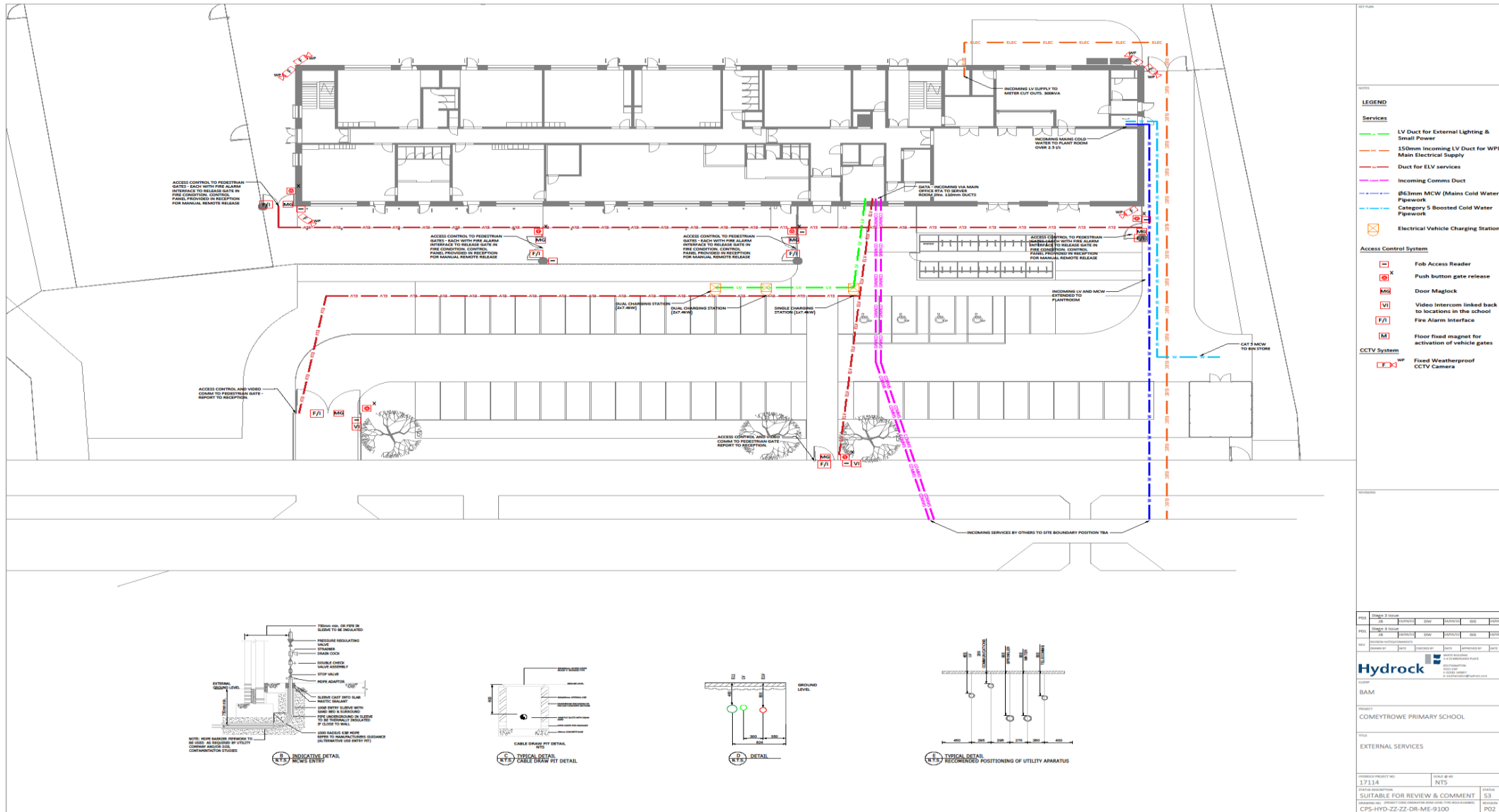
DRAWING TITLE
Site Access Plan

SUSTAINABILITY STATUS
PL: PLANNING

SCALE
1:1000
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ed @ A3

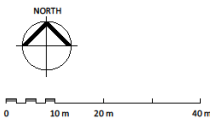
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	REVISION
CPS-STL-XX-XX-DR-L-09003							P18

External Services Layout

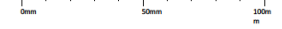


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Stage 3 Issue	100	17/11/24	NTS	NTS	NTS

Landscape General Arrangement



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- KEY:**
- Red line boundary
- SOFT LANDSCAPE ELEMENTS:**
Refer to drawing 09140 Landscape Planting Plan for details.
- Existing hedgerow planting to be retained. Refer to drawing 09101 Tree Retention and Protection Plan for details.
 - Proposed tree planting. Refer to drawing 09420 for tree pit details.
 - Native woodland shrub planting
 - Mixed species native hedgerow
 - Single species hedge planting
 - Ornamental shrub planting
 - Wildflower seeded areas
 - Grass seeded areas
 - Sports area with grass, markings and drainage to specialist design
 - Landforms within grassed areas
- HARD LANDSCAPE ELEMENTS:**
- Asphalt surface to vehicular areas and hard play areas
 - Concrete slab paving units
 - Rubber crumb safety surface to nursery and reception outdoor areas, blue colour
 - Brushed concrete surface to cycle shelter and bin store enclosure
- FENCING ELEMENTS:**
- MUGA Fence
3.0m high weldmesh fence with associated access gates
 - Secure Boundary Line
2.1m high weldmesh fence with associated access gates
 - Internal Play Area Fences
1.2m high bow-top fence with associated access gates
 - Bin Store Fences
1.8m high hit & miss timber fence with associated access gates - natural colour

S2	P31	17/11/22	Pedestrian access gate set back from Highways footpath
PL	P26	14/06/22	Updates in line with comments received from LPA
S2	P25	08/06/22	Updates to show revised parking layout
S2	P24	08/06/22	Sub-station location adjusted
S2	P23	08/06/22	Building Control Issue
PL	P21	11/05/22	Hedgerow detail
PL	P18	01/05/22	Vehicle entrance updated in line with transport engineer's layout
PL	P17	06/04/22	PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISOR
				DS
				GMOK



PROJECT
Orchard Grove Primary School
Taunton, Somerset

Ecological Recommendations - JH Ecology

The landscape strategy is to include a diverse range of native trees & shrubs that will attract insects, birds and provide prey items for foraging bats.

Creation of an invertebrate habitat - vertical log pile (dead logs) collection of logs between 10-50cm dia, dug 500mm into the ground and extending 150 - 600mm above ground level. Logs are to be packed closed together in partial shade and allow for vegetation to grow over for moisture retention and cover. Avoid cutting back any vegetation in the surrounding area between May - Sept.

Installation of a Bee Brick into the external wall of the new building (at least 1.0m high above ground level) to the south east or south west elevation. The Bee Brick contributes to the Somerset Pollinator Action Plan.

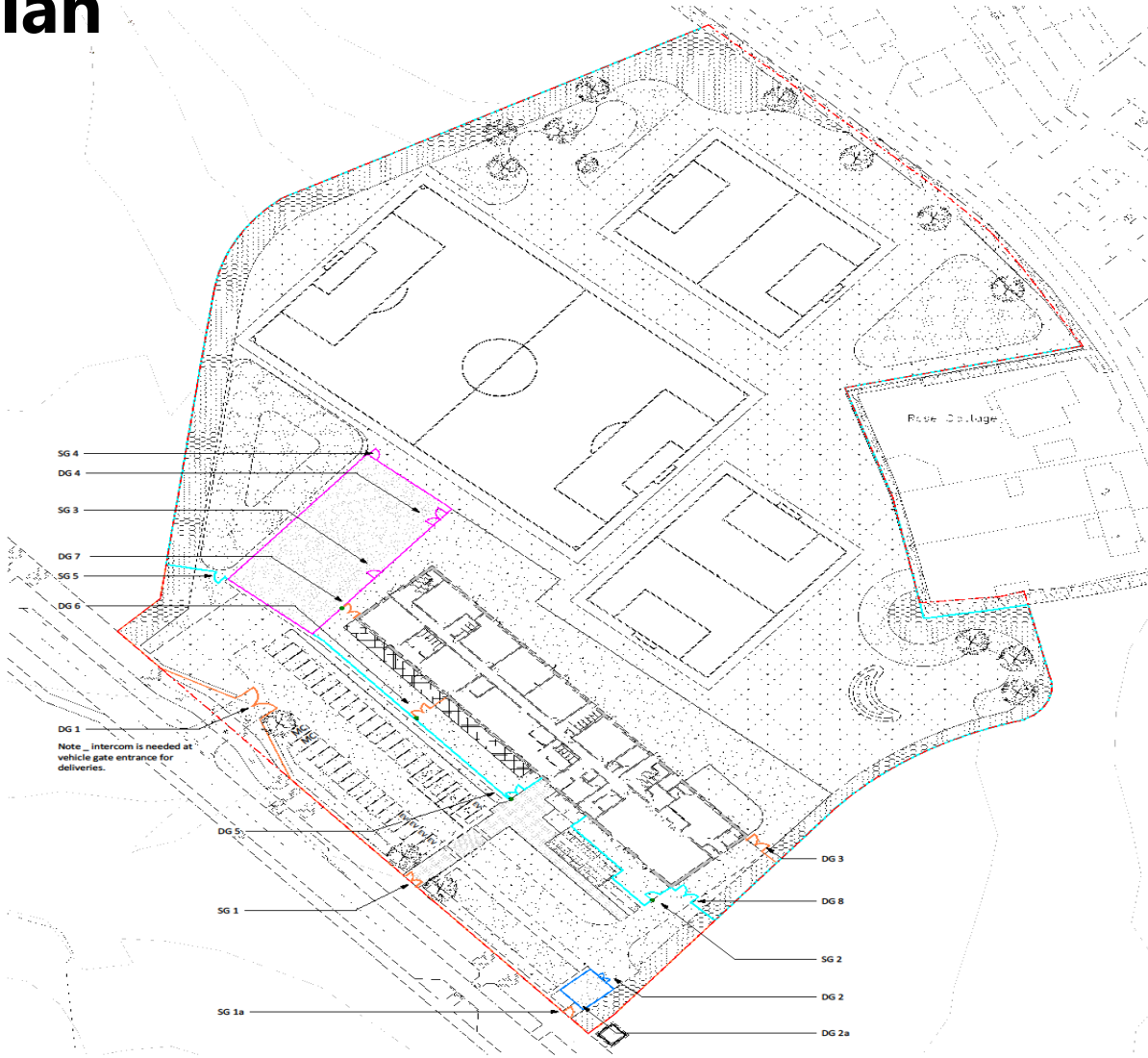
DRAWING TITLE Landscape General Arrangement		SCALE 1 : 500@ A1
SUITABILITY STATUS PL : PLANNING	REVISION	
PROJECT / ORGANISATION / ZONE / LEVEL / TYPE / NODE / NUMBER CPS-STL-XX-XX-DR-L-09000	P31	



Boundary Treatment Plan

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Drawings should be printed in colour to read all information.

0mm 50mm 100m



KEY:
 Red line boundary

FENCING ELEMENTS:

- MUGA Fence
3.0m high weldmesh fence with associated access gates _ black colour
- Secure Boundary Line
2.1m high weldmesh fence with associated access gates _ black colour
- Internal Play Area Fences
1.2m high bow-top fence with associated access gates _ black colour
- Bin Store Fences
1.8m high hit & miss timber fence with associated access gates _ natural colour

GATE SCHEDULE

GATE Nr	SIZE	DESCRIPTION
Double Gates		
DG1	6.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts and intercom link to reception. 1.2m high steel bowtop profile to match fence
DG2	2.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.8m high timber hit&miss board profile to match enclosure
DG2a	2.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.8m high timber hit&miss board profile to match enclosure
DG3	4.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.2m high steel bowtop profile to match fence
DG4	3.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
DG5	3.0m wide clear opening	double leaf gate, matlock access control linked to release on emergency alarm with manual override. 2.1m high Weld Mesh profile to match fence
DG6	3.0m wide clear opening	double leaf gate, matlock access control linked to release on emergency alarm with manual override. 1.2m high steel bowtop profile to match fence
DG7	3.0m wide clear opening	double leaf gate, matlock access control linked to release on emergency alarm with manual override. 1.2m high steel bowtop profile to match fence
DG8	4.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
Single Gates		
SG1 (double)	3.0m wide clear opening	double leaf gate, manually operated & secured with padlock and drop down bolts. 1.2m high steel bowtop profile to match fence
SG1a	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 1.2m high steel bowtop profile to match fence
SG2	1.2m wide clear opening	single leaf gate, matlock access control linked to release on emergency alarm. 2.1m high Weld Mesh profile to match fence
SG3	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
SG4	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence
SG5	1.2m wide clear opening	single leaf gate, manually operated & secured with padlock and drop down bolts. 2.1m high Weld Mesh profile to match fence

STATUS	REV	DATE	DESCRIPTION
PL	P26	14/06/22	Updates in line with comments received from LPA
PL	P18	03/05/22	Vehicle entrance updated in line with transport engineer's layout
PL	P17	06/04/22	PLANNING ISSUE

REVISED BY: HXK
 CHECKED BY: GIMCK











PROJECT
 Orchard Grove Primary School
 Taunton, Somerset

DRAWING TITLE
 Boundary Treatment Plan









SUITABILITY STATUS PL : PLANNING	SCALE As indicated @ A1
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER CPS-STL-XX-XX-DR-L-09004	REVISION P26

External Finishes

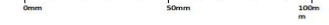
HARDWORKS

COMPONENT	PRODUCT/ SUPPLIER	COLOUR/ FINISH	LAYING	IMAGE	COMMENT
HARD SURFACE AND SPORTS COURT	Standard and permeable asphalt Standard asphalt to pedestrian footways and vehicle roads Permeable asphalt to sports court To engineers specification over prepared base information	Black	Refer to engineers specification		
SAFETY PLAY SURFACE	Rubber Crumb Outside of nursery and reception	Blue	As per manufacturers recommendations		
PEDESTRIAN PATH	Concrete paving slabs Marshalls Saxon textured paving slabs, 450x450x50mm	Natural	Lay over 30mm depth sand bedding and prepared base		
PEDESTRIAN PATH CROSS OVER	Concrete paving slabs Marshalls Keyblok paving setts, 200x100x80mm	Natural	Lay over 30mm depth sand bedding and prepared base		
TACTILE PAVING TO PEDESTRIAN CROSSING AREAS	Tactile flags or similar L400 x W400 x H50mm	Buff	As per manufacturers recommendations		
KERB EDGING	Pre Cast Concrete HB2 Kerb L915 x H255 x W125mm	Grey As cast	Refer to engineers specification		
PATH EDGING	Pre Cast Concrete Pin Kerb L915 x H150 x W50mm	Grey As cast	Refer to engineers specification		
EDGINGS	Timber Edging with Timber Stakes Jacksons or similar 25 x 100 x 3660 mm	Swan, ground treated timbers	Installed to contain surrounding surfaces		







SITE FURNITURE

COMPONENT	PRODUCT/ SUPPLIER	COLOUR/ FINISH	LAYING	IMAGE	COMMENT
FENCING TO BOUNDARY	Weld Mesh Fence 2.1m high (gates to match)	Black	As per manufacturers recommendations		
FENCING TO OUTDOOR HARD PLAY	Weld Mesh Fence 3.0m high (gates to match)	Black	As per manufacturers recommendations		
FENCING ENCLOSURE TO BIN STORE	HR & Mas Fence 1.8m high (gates to match)	Soft wood timbers	As per manufacturers recommendations		
FENCING BETWEEN NURSERY AND RECEPTION	Tangorall TR800 Bowtop Fence or similar 1.2m high (gates to match)	Black	As per manufacturers recommendations		
CYCLE SHELTER	Broxap Wardale Cycle Shelter with clear polycarbonate roof Overall dimensions 5500mm(w) x 12700mm(l) x 2150mm(h)	Galvanised steel finished with powercoated colour tbc	Fixed below ground into brushed concrete base		
CYCLE STANDS	Broxap, Sheffield Cycle Stands or similar	Galvanised	Root fixed into concrete foundation		
SCOOTER RACK	Broxap, Scooter rack or similar	Galvanised	Root fixed into concrete foundation		
DOOR BARRIER	BOYCO, DOOR RESTRAINER RANGE (DRSC/PP) or similar H1350 x W450mm	TBC	Root fixed into concrete foundation		

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SOFTWORKS

COMPONENT	PRODUCT/ SUPPLIER	COLOUR/ FINISH	LAYING	IMAGE	COMMENT
BIRD BOX	Schwegler bird boxes Woodcrete birdboxes, exact number and model type to be confirmed with Ecologist	Available in brown or green colour	Locations for fixing to be agreed with Ecologist		
BAT BOX	Schwegler bat boxes Exact number and model type to be confirmed with Ecologist	Available in black or white colour	Locations for fixing to be agreed with Ecologist		
PROPOSED TREE PLANTING	Selected native & ornamental species Standard & extra standard sizes supplier by nominated nursery and regulated by national growing standards	Dependent on species to provide seasonal colour	Double staked in placed and fitted with aeration rings. Installation by experienced horticultural trades person		
PROPOSED SHRUB PLANTING	Selected native & ornamental species 2/3L stock sizes supplier by nominated nursery and regulated by national growing standards	Dependent on species to provide seasonal colour	Installation by experienced horticultural trades person		
PROPOSED GRASS SEED	Amenity grass seed and wildflower seed mixes sown into cultivated soil profile	Dependent on species to provide seasonal colour	Installation by experienced horticultural trades person		
PROPOSED GRASS SEED TO SPORTS PITCHES	Sports area with grass, markings and drainage to specialist design	To specialist design	To specialist design		

PL P17 06/04/22 PLANNING ISSUE

STATUS | REV | DATE | DESCRIPTION

REVISED BY
HX

CHECKED BY
GMCK



PROJECT
Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
External Finishes

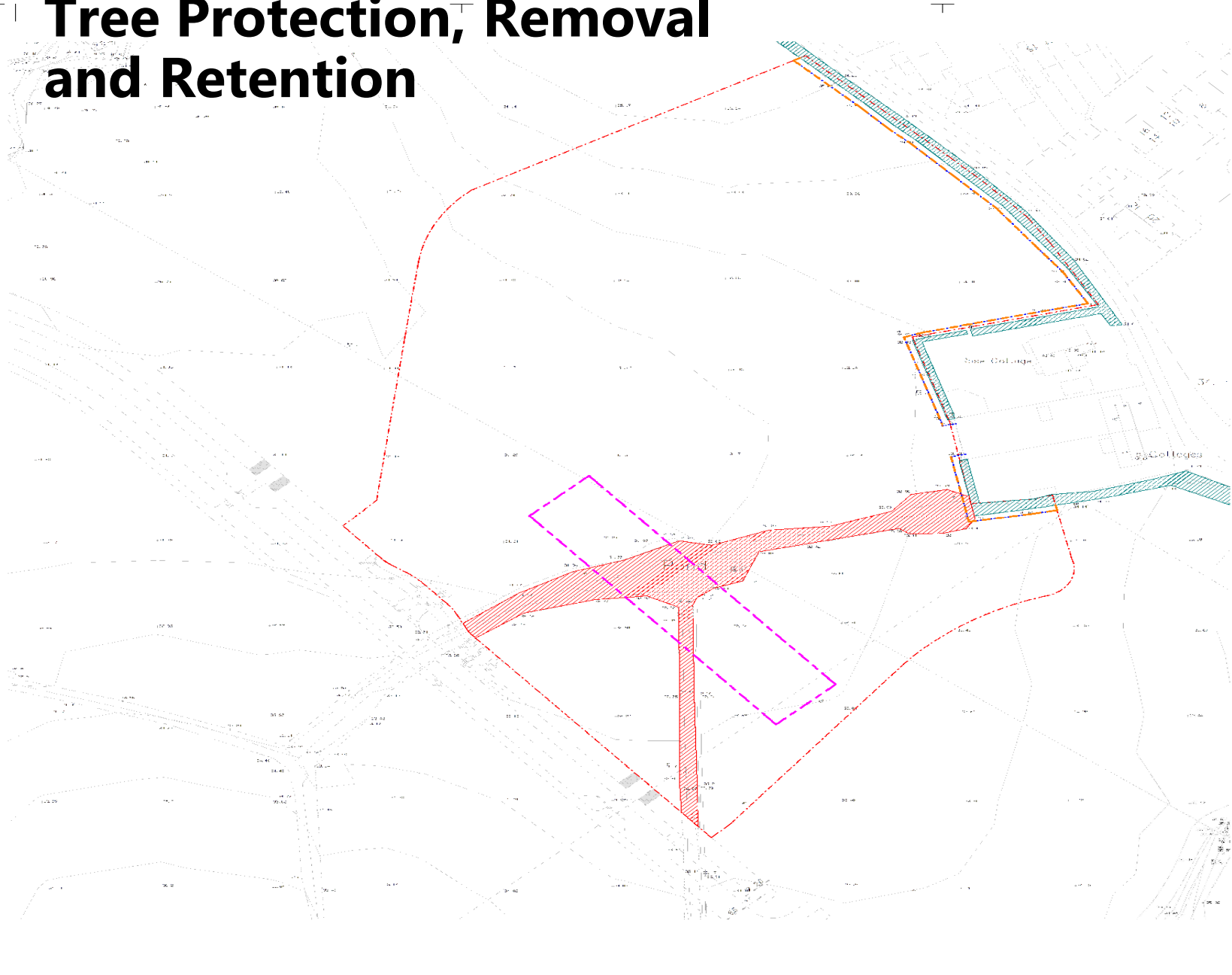
SUITABILITY STATUS
PL : PLANNING

SCALE
@ A1

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER
CPS-STL-XX-XX-DR-L-09007

REVISION
P17

Tree Protection, Removal and Retention



NOTES

- Drawing to be read in conjunction with Arboricultural Survey
- All tree works are to comply with the recommendations of this document and are to be carried out by a suitably qualified arboriculturalist
- All works are to be carried out in accordance with guidance from BS 5837:2012 Trees in relation to design, demolition and construction and BS 3998:2010 Recommendations for Tree Work

1. The root protection area is the area (m²) surrounding a tree which contains sufficient rooting volume to ensure the survival of the tree.

Excavation in protected area - Refer: BS 3998: Recommendations for tree work

- Method: By hand or approved mechanical machinery (air spade) under arboricultural supervision
- Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
- Outside protected area: Give notice of roots exceeding 25 mm and do not cut without approval from Arboricultural Consultant.

Cutting

- Make clean smooth cuts with no ragged edges.
- Pare cut surfaces smooth with a sharp knife.
- Treatment of cut roots: To Arboricultural Consultants recommendations

Backfill: As dug material. Copious watering may alleviate further stress and reduce further root dieback due to desiccation. (Refer to BS 3998: Recommendations for tree work)

2. Care must be taken to protect the existing trees to be retained (As listed in the Arboricultural survey), to a level which ensures the trees, shape, form and healthy survival.

Precautions required to be taken during the demolition and construction stage of works should be in accordance with BS 5837 2012: Trees in relation to design, demolition and construction, including:

- Prevention of physical damage to roots by soil compaction or severing
- Provisions for water and oxygen to roots systems
- Allowing for future growth to the root systems
- Preservation of the soil structure around root system at suitable bulk density for root function. (Refer: BS 5837 :2012 Trees in relation to design, demolition and construction)

3. Removal of trees: To standard of BS 3998

- Identification: Clearly mark trees to be removed, with spray paint marker and tag on trunk.
- Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides.
- Felling: As close to the ground as possible. All work to be undertaken by a qualified tree surgeon.
- Stumps: Remove to a minimum depth of 450 mm below ground level or to a level set by the Structural Engineer in the specification, whatever the greater.
- Work near retained trees: Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally.

Removal small trees, shrubs, hedges and roots: To standard of BS 3998

- Identification: Clearly mark trees to be removed, with spray paint marker and tag on trunk.
- Small trees, shrubs and hedges: Cut down
- Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas
- Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides.

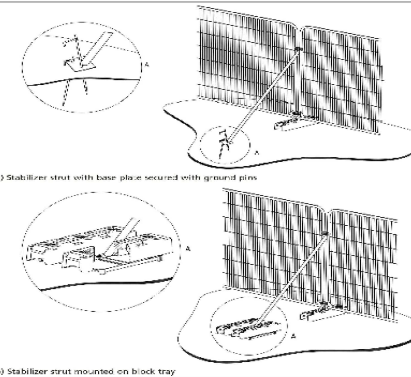
4. Should a tree be damaged or destroyed, the contractor will be liable for any Local Authority penalties and may need to replace the tree either with a healthy, semi-mature tree of an identical type/species, as defined by the National Plant Specification, or whatever age/type of tree is specified by the Local Authority, whichever is the more onerous.

5. No construction works to be commenced in proximity of existing retained trees until a full method statement describing all actions to be taken for each individual tree is submitted by the contractor and agreed in writing by an approved Arboriculturist and Local Authority.

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



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KEY:

- Red line boundary
- Extent of Hedgerow Canopies Retained
- Extent of Hedgerow Canopies Removed
- Root Protection Area
- Tree protection fencing locations Refer to fence detail below on sheet
- Proposed Building Outline

Note: Refer to Arboricultural Report for tree protection details

PL	P18	03/05/22	Vehicle entrance updated in line with transport engineer's layout
PL	P17	06/04/22	PLANNING ISSUE

[STATUS]	REV	DATE	DESCRIPTION	REVISED BY
				HJK
				GMCK



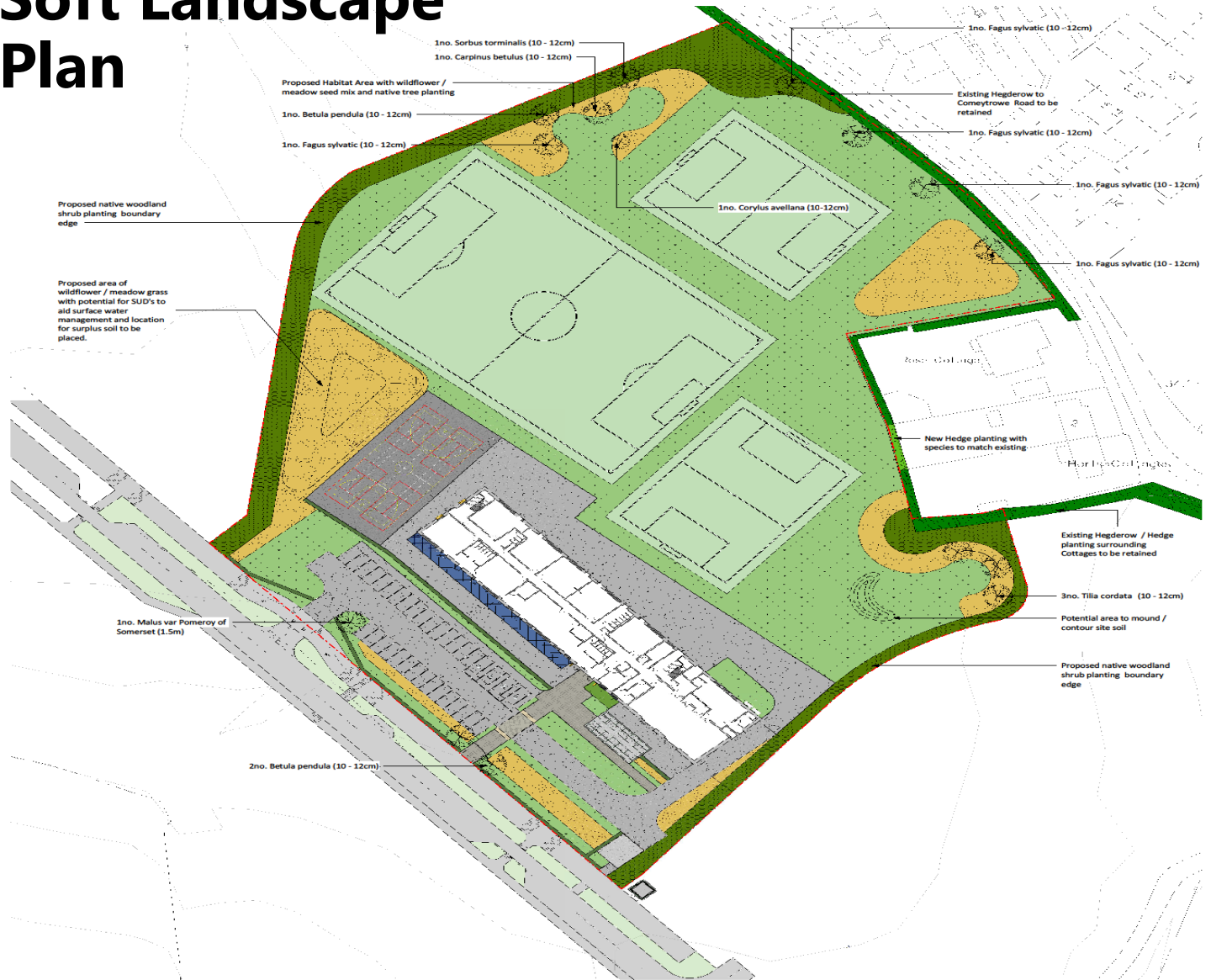
PROJECT
Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
Tree Protection, Removal and Retention Plan

SUITABILITY STATUS PL PLANNING	SCALE 1 : 500@ A1
--	----------------------

PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER CPS-STL-XX-XX-DR-L-09101	REVISION P18
--	-----------------

Soft Landscape Plan



PLANTING SCHEDULE:

TREES

Variety	Size (cm)	Code	Type	Root	Type
Betula pendula	10-12	3x	Standard	C	C/S
Carpinus betulus	10-12	3x	Extra Hvy Std	C	C/S
Corylus avellana	10-12	3x	Extra Hvy Std	C	C/S
Fagus sylvatica	10-12	3x	Standard	C	C/S
Sorbus torminalis	10-12	3x	Extra Hvy Std	C	C/S
Tilia cordata	10-12	3x	Standard	C	C/S
Malus var Pomeroy of Somerset	1.5m High		Standard	C	C/S

NATIVE SHRUB MIX

To be staked with integrated shrub guards.
Planted at 2.0m centres.

Variety	Age	Height	Root	Grouping	Mix%
Acer campestre	1+1 or 1/1	60-90	BR	5-10	10
Alnus glutinosa	1+1 or 1/1	60-90	BR	5-10	10
Betula pendula	1+1 or 1/1	60-90	BR	5-10	10
Carpinus betulus	1+1 or 1/1	60-90	BR	1-2	5
Cornus sanguinea	1+1 or 1/1	60-90	BR	10-15	20
Corylus avellana	1+1 or 1/1	60-90	BR	5-10	15
Fagus sylvatica	1+1 or 1/1	60-90	BR	1-2	5
Ilex aquifolium 'J.C. Van Tol'	3L C	60-90	C	3-5	5
Ligustrum vulgare	1+1 or 1/1	60-90	BR	5-10	10
Quercus robur	1+1 or 1/1	60-90	BR	1-2	5
Sorbus aucuparia	1+1 or 1/1	60-90	BR	5-10	5

NATIVE HEDGE MIX

To be staked with integrated shrub guards.
Planted at 5 plants/m² in double staggered rows.

Variety	Age	Height	Root	Mix%
Acer campestre	1+1 or 1/1	60-90	C	10
Carpinus betulus	1+1 or 1/1	60-90	C	10
Cornus sanguinea	1+1 or 1/1	60-90	C	25
Corylus avellana	1+1 or 1/1	60-90	C	25
Fagus sylvatica	1+1 or 1/1	60-90	C	10
Ligustrum vulgare	1+1 or 1/1	60-90	C	15
Lonicera pileata	1+1 or 1/1	60-90	C	5

HEDGE PLANTING

To be staked with integrated shrub guards.
5lt pots at 500mm ctrs in double row.

Variety	Size	Height	Root	Mix%
Ligustrum vulgare	5lt	40-50	C	100

ORNAMENTAL SHRUB PLANTING

Planted in swathes at 5-7 plants/m².

Variety	Pat (ltr)	Height	Habit	Notes
Allium atropurpureum	3	30-45	Upright	Full pot
Ajuga reptans	3	30-45	Matt	Full pot
Anemone the lessoniana	3	30-45	Bushy	Full pot
Brachyglottis 'Sunshine'	3	30-45	Bushy	Full pot
Choisya Aztec Pearl	3	30-45	Bushy	Full pot
Echinacea purpurea	3	30-45	Clump	Full pot
Hebe 'Autumn Glory'	3	30-45	Bushy	Full pot
Lavender 'Hidcote'	3	30-45	Bushy	Full pot
Salvia officinalis	3	30-45	Bushy	Full pot
Viburnum davidii	5	40-60	Bushy	Full pot
Viburnum burkwoodii	5	40-60	Bushy	Full pot

GRASS SEED MIX

Mix Type
Emorsgate EG22 - Strong Lawn Grass Mixture at 25g/m²

WILDFLOWER & GRASSES MEADOW MIX

Mix Type
Emorsgate EN1-Special Pollen and Nectar Meadow Mixture at 4g/m²

Landscape Maintenance

To be carried out by maintenance service provider associated with the School Grounds

Grass Areas - Sports

Grass is to be mown regularly throughout the year to ensure ball sports and informal play can be achieved. All arising are to be removed from area. Re-seed bare areas or poor seed germination to ensure good grass cover.

General Grass Areas

Grass is to be mown at regular intervals, keep at maximum height of 150mm. Timings of mowing can be reduced during winter periods. All arising are to be removed from the area. Re-seed bare areas or poor seed germination to ensure good grass cover.

Grass Area Meadow

Meadow grass is to be cut two / three times a year. 1st cut in March to a height of 50mm with arisings removed from the area. Once the flower season has completed (end of July / start of Aug) complete 2 and 3 cuts to height of 50mm leaving arisings spread over area.

Native shrub planting

Annually check plant stakes and shrub guards, replace or repair after any damages or strong winds. Remove unwanted weeds by hand weeding or carefully strimming.

After 5 years review the need for stakes or guards, if not necessary they can be removed.

Long term continued annual monitoring of woodland shrubs. After 8-10yrs selective thinning will be required to allow for specimens to mature.

Tree Planting

Annual check tree stakes and ties, specifically after strong winds. After planting water in and continue watering through prolonged dry periods for the first 3yrs to avoid plants falling. Replace any dead trees to original planting specification.

After 4-5 years review the need for stakes, if not necessary they can be removed.

Long term continued annual monitoring of tree health and development. If tree work is required to remove branches, work is to be undertaken by an experienced tree arboriculturalist.

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Drawings should be printed in colour to read all information.



KEY:

- Red line boundary
- Existing hedgerow planting to be retained. Refer to drawing 09101 Tree Retention and Protection Plan for details.
- Proposed tree planting. Refer to drawing 09A20 for tree pit details.
- Native woodland shrub planting
- Mixed species native hedgerow
- Single species hedge planting
- Ornamental shrub planting
- Wildflower seeded areas
- Grass seeded areas
- Sports area with grass, markings and drainage to specialist design

PL	REV	DATE	DESCRIPTION
P26	14/06/22		Updates in line with comments received from LPA
P21	12/05/22		Hedgerow added
P18	03/05/22		Vehicle entrance updated in line with transport engineer's layout
P17	06/04/22		PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HX
				GMC



PROJECT
Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
Soft Landscape Plan

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 500@ A1

PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER	REVISION
CPS-STL-XX-XX-DR-L-09140	P26

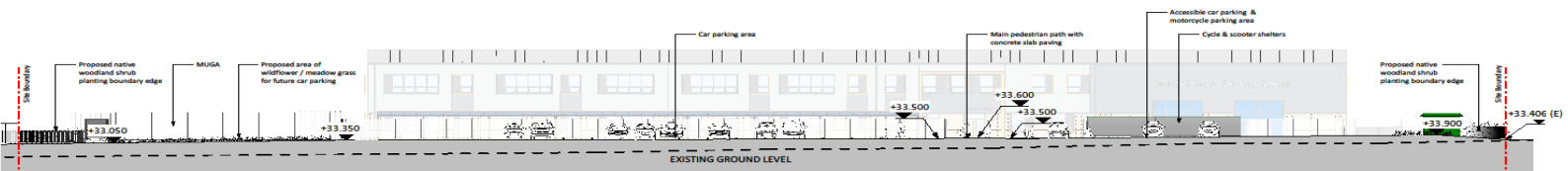
Site Section

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Printing should be scripted in colour to read all information.

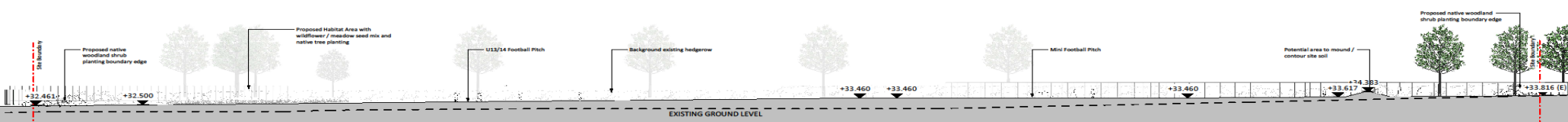
0mm 50mm 100m



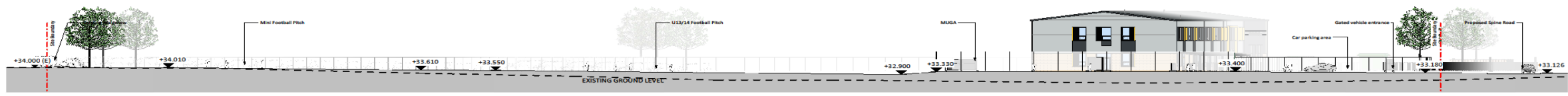
Location Plan 1:1250



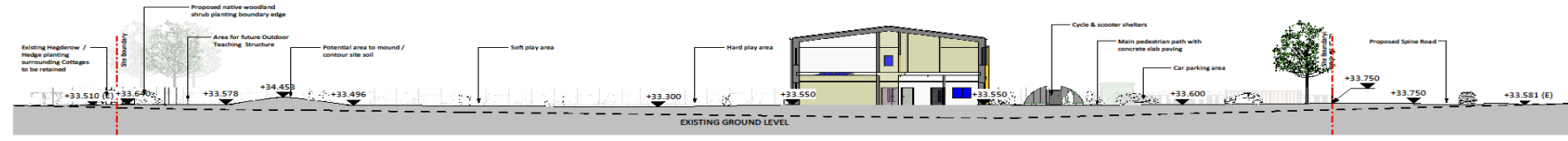
Section 1
1:250



Section 2
1:250



Section 3
1:250



Section 4
1:250

PL P17 06/04/22 PLANNING ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
				HX
				GmK



PROJECT
Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
Site Section

SUITABILITY STATUS PL : PLANNING	SCALE As indicated @ A1
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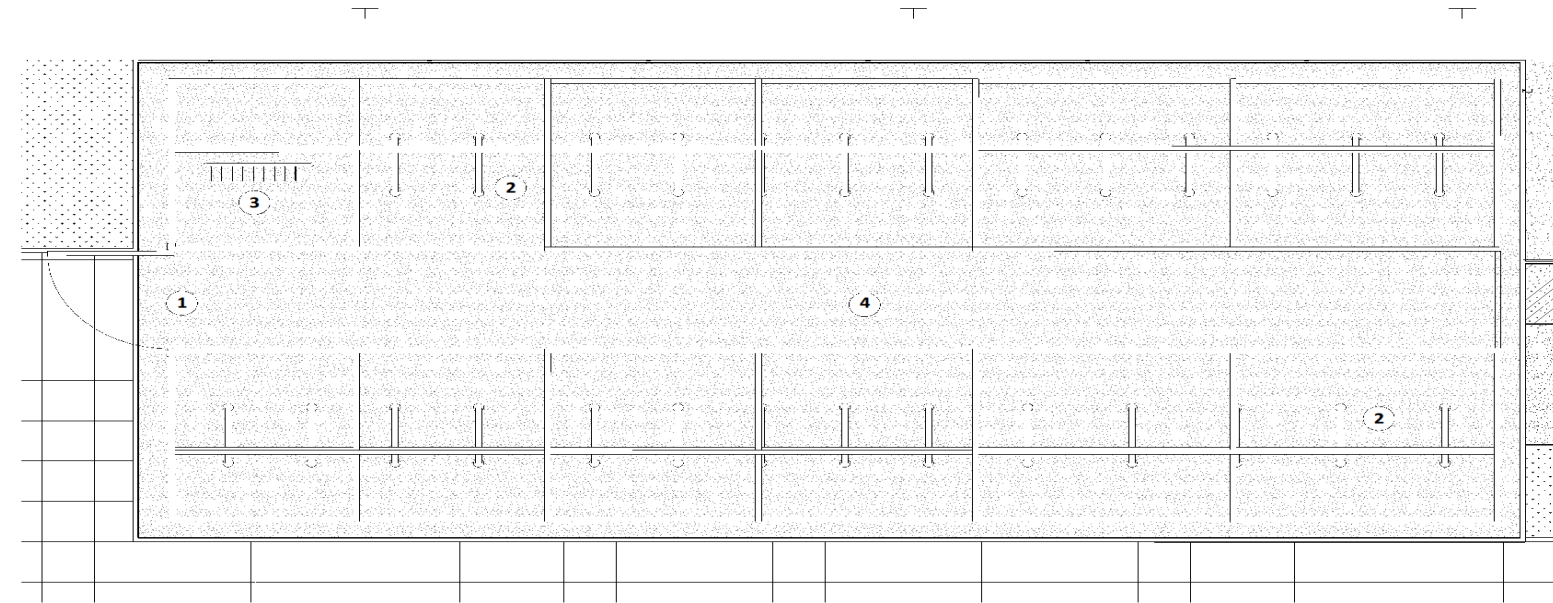
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER CPS-STL-XX-XX-DR-L-09301	REVISION P17
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Cycle Shelter Detail



Responsibility is not accepted for errors made by others in scaling from this drawing.
 All construction information should be taken from figured dimensions only.
 Drawings should be accepted in spirit to match all interpretation.

0mm 50mm 100mm
 m



NOTES:

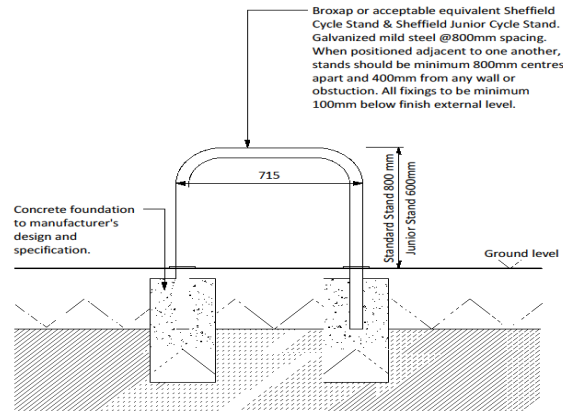
1. Cycle shelter
 Wardale Cycle shelter, steel frame with clear Polycarbonate roof & sides. Overall dimensions 5500mm(w) x 12700mm(l) x 2150mm(h), to include a Swinging Security Gate to entrance side and a Polycarbonate End Panel to the other side as shown on detail plan.

2. Cycle stands
 21no Broxap Sheffield Junior Cycle Hoops BXMW/GS in galvanised steel finish. (42no spaces)
 6nr Broxap Sheffield Senior Cycle hoops _ galvanised steel
 To be root fixed into brushed concrete base. Cycle stands to be positioned 800mm apart.

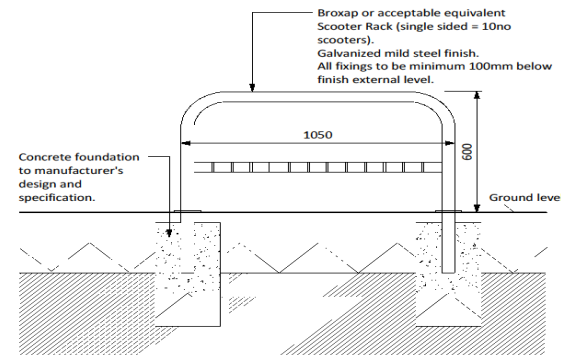
3. Scooter racks
 1no Broxap Scooter Rack BXMW/SCO in galvanised steel finish. (10no spaces).
 To be baseplate fixed into brushed concrete base.

4. Concrete base
 Brushed concrete pad to engineer's specification.
 To be flush with surrounding hard surfaces and include a nominal fall for drainage to engineer's specification.

Bespoke Shelter Detail Plan
 1 : 25



Cycle Stand Detail
 1 : 10



Scooter Rack Detail
 1 : 10



Example Wardale Cycle Shelter Compound

PL	P26	14/06/22	Updates in line with comments received from LPA.
PL	P17	06/04/22	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
			REVISD BY HX
			CHECKED BY GMsk



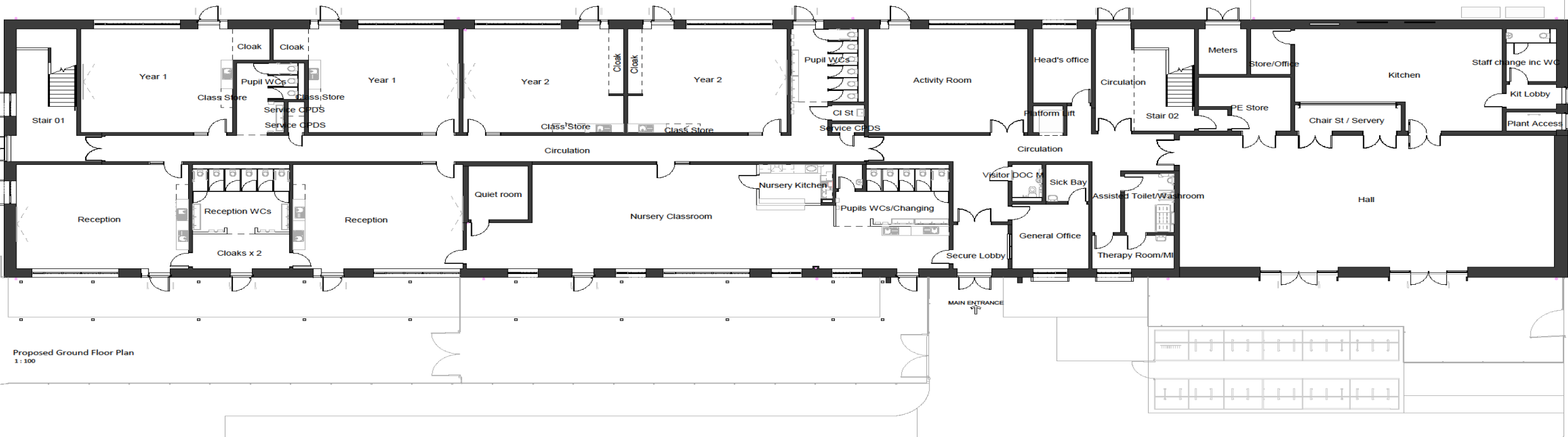
PROJECT
 Orchard Grove Primary School
 Taunton, Somerset

DRAWING TITLE
 Cycle Shelter Detail

SUITABILITY STATUS PL : PLANNING	SCALE As indicated @ A1
PROJECT ORIGINATOR (ZONE LEVEL TYPE NOISE NUMBER) CPS-STL-XX-XX-DR-L-09401	REVISION P26

Proposed Ground Floor Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



Proposed Ground Floor Plan
1:100

PL	POS	06/04/2022	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
CLIENT			
REVISOR	MP		
CHECKED BY	HC		
ORIGINATOR NO	154306		



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PROJECT
Orchard Grove Primary School
Taunton, Somerset

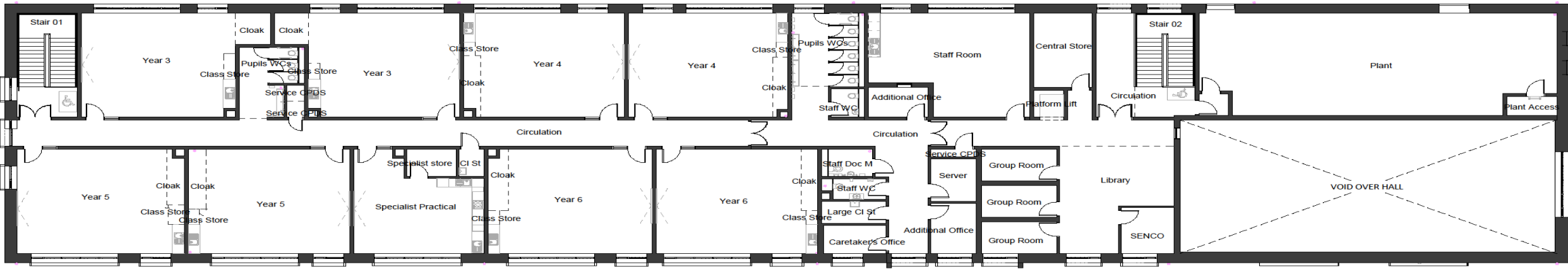
DRAWING TITLE
Proposed Ground Floor Plan

STATUS CODE	PL : Authorized and accepted	SCALE	1 : 100@A1
DRAWING USAGE	PLANNING		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-ZZ-DR-A-0101	REVISION	POS



Proposed First Floor Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



Proposed First Floor Plan
1 : 100

PL	P08	06/06/2022	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
CLIENT			
REVISOR	MP		
CHECKED BY	HC		
ORIGINATOR NO	154306		



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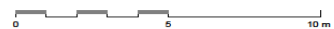
DRAWING TITLE
Proposed First Floor Plan

STATUS CODE
PL : Authorized and accepted
SCALE
1 : 100@A1

DRAWING USAGE: **PLANNING**
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER
CPS-STL-ZZ-ZZ-DR-A-0102

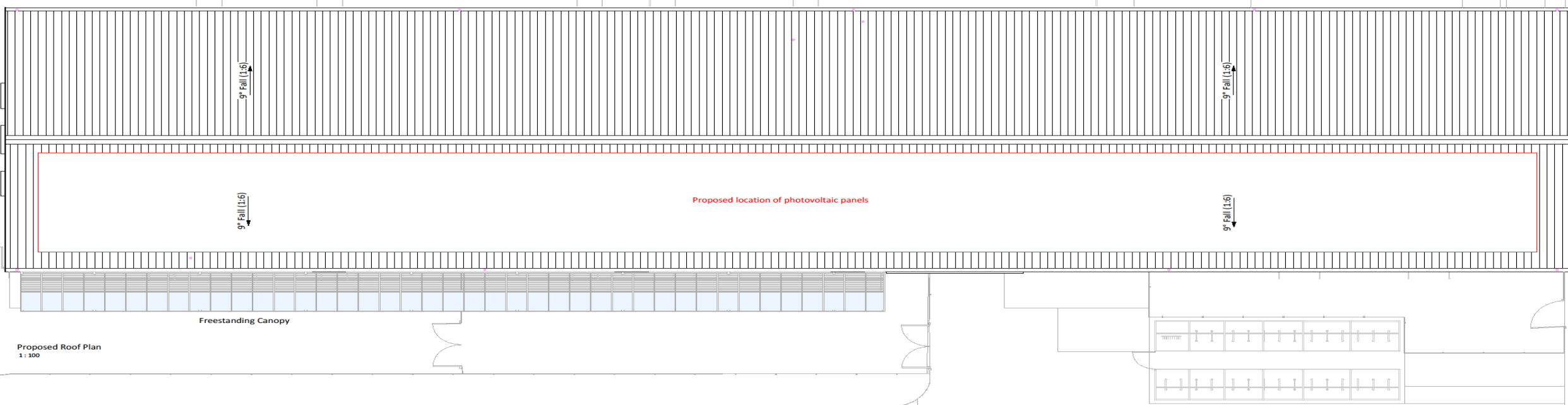
REVISION
P08

SCALE 1:100@A1




Proposed Roof Plan

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



Proposed Roof Plan
1 : 100

ROOF PLAN LEGEND	
	Profiled metal roof covering - Colour: Grey

PL	POB	06/04/2022	PLANNING ISSUE
STATUS	REV	DATE	DESCRIPTION
CLIENT			
			REVISED BY
			MP
			CHECKED BY
			HC
			ORIGINATOR NO
			154306

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Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
Proposed Roof Plan

STATUS CODE	SCALE
PL : Authorized and accepted	1 : 100@A1
DRAWING USAGE: PLANNING	
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	REVISION
CPS-STL-ZZ-ZZ-DR-A-0103	P08

SCALE 1:100@A1



Proposed Elevations



Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



North East Elevation
1:100



South West Elevation
1:100



North West Elevation
1:100



South East Elevation
1:100



EXTERNAL ELEVATIONS LEGEND

PL	POS	06/04/2022	PLANNING ISSUE		REVISED BY	MP
[STATUS]	REV.	DATE	DESCRIPTION		CHECKED BY	HC
	CLIENT				ORIGINATOR NO	154306



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PROJECT
Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
Proposed Elevations

STATUS CODE	PL : Authorized and accepted	SCALE	1 : 100@A1
DRAWING USAGE	PLANNING	REVISION	POS
PROJECT / OBSERVER / VOLUME / LEVEL / TYPE / ROLE / NUMBER	CPS-STL-ZZ-ZZ-DR-A-0201		

SCALE 1:100@A1

Proposed 3D Visuals (Sheet 1 of 2)



01. Perspective View from South - Main Entrance and Hall



02. Perspective View from North - Play Area and Pitches

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



PL	POB	06/04/2022	PLANNING ISSUE	REVISED BY
STATUS	REV	DATE	DESCRIPTION	MP
CLIENT				CHECKED BY
				HC
				ORIGINATOR NO
				154306

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Orchard Grove Primary School
Taunton, Somerset

DRAWING TITLE
Proposed 3D Visuals - Sheet 1 of 2

STATUS CODE	SCALE
PL : Authorized and accepted	@A1
DRAWING USAGE: PLANNING	
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	REVISION
CPS-STL-ZZ-ZZ-DR-A-0601	POB

Proposed 3D Visuals (Sheet 2 of 2)



03. Perspective View from South West- towards Main Entrance



04. Perspective View from North West - from Parking Area

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



PL	POB	06/06/2022	PLANNING ISSUE	
STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				MP
				CHECKED BY
				HC
				ORIGINATOR NO.
				154306



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Taunton, Somerset

DRAWING TITLE
Proposed 3D Visuals - Sheet 2 of 2

STATUS CODE	PL : Authorized and accepted	SCALE	@A1
DRAWING USAGE:	PLANNING		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-ZZ-DR-A-0602	REVISION	POB



PLANTING SCHEDULE:

TREES

To be double staked.

Variety	Size (cm)	Code	Type
Acer campestre	10 - 12	3k	Standard
Betula pendula	10 - 12	3k	Standard
Carpinus betulus	10 - 12	3k	Extra Hvy St
Corylus avellana	10 - 12	3k	Standard
Fagus sylvatica	10 - 12	3k	Standard
Sorbus torminalis	10 - 12	3k	Extra Hvy St
Tilia x europaea	10 - 12	3k	Standard

NATIVE SHRUB MIX

To be staked with integrated shrub guards.

Planted at 2.0m centres.

Variety	Age	Height	Root	Grouping
Acer campestre	1+1 or 1/1	60-90	BR	5-10
Alnus glutinosa	1+1 or 1/1	60-90	BR	5-10
Betula pendula	1+1 or 1/1	60-90	BR	5-10
Carpinus betulus	1+1 or 1/1	60-90	BR	3-2
Cornus sanguinea	1+1 or 1/1	60-90	BR	10-15
Corylus avellana	1+1 or 1/1	60-90	BR	5-10
Fagus sylvatica	1+1 or 1/1	60-90	BR	3-2
Ilex aquifolium 'J.C. Van Tol'	3L C	60-90	C	3-5
Ligustrum vulgare	1+1 or 1/1	60-90	BR	5-10
Quercus robur	1+1 or 1/1	60-90	BR	3-2
Sorbus aucuparia	1+1 or 1/1	60-90	BR	5-10

ORNAMENTAL SHRUB PLANTING

Planted in swaths at 5-7 plants/m2.

Variety	Pot (ltr)	Height	Habit	Notes
Allium atropurpureum	3	30-45	Upright	Full pot
Agave reptans	3	30-45	Matt	Full pot
Anemonehe lecastrina	3	30-45	Bushy	Full pot
Brachyglottis 'Sundance'	3	30-45	Bushy	Full pot
Choisya Astec Pearl	3	30-45	Bushy	Full pot
Echinacea purpurea	3	30-45	Clump	Full pot
Hebe 'Autumn Glory'	3	30-45	Bushy	Full pot
Lavender 'Hidcote'	3	30-45	Bushy	Full pot
Salvia officinalis	3	30-45	Bushy	Full pot
Viburnum davidii	5	40-60	Bushy	Full pot
Viburnum burkwoodii	5	40-60	Bushy	Full pot

GRASS SEED MIX











Mix Type

Emorsgate EG22 - Strong Lawn Grass Mixture at 25g/m²

WILDFLOWER & GRASSES MEADOW MIX

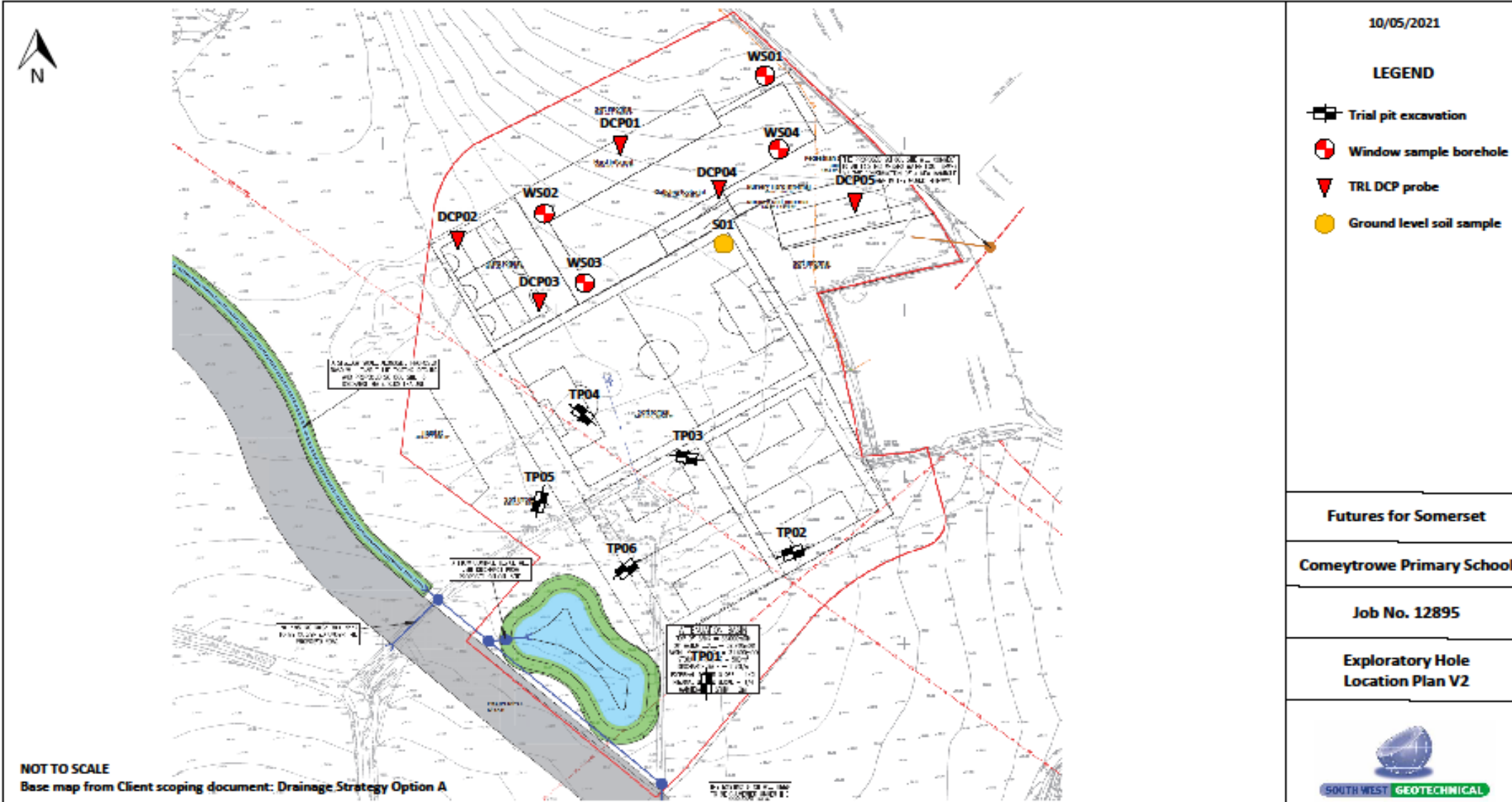
Mix Type

Emorsgate LN2 - Special Pollen and Nectar Meadow Mixture at 4g/m²

-  Survey Area
-  Broadleaved Tree
-  h2 - hedgerow
-  h2a - hedgerow (priority habitat)
-  g3c - other neutral grassland
-  g4 - modified grassland
-  w1g - other woodland-broadleaved
-  h3 - dense scrub
-  u1b - developed land, sealed surface
-  u1b5 - buildings

Retained and Created Habitats

TP Plan Overlay WIP



TP Plan



10/05/2021

LEGEND

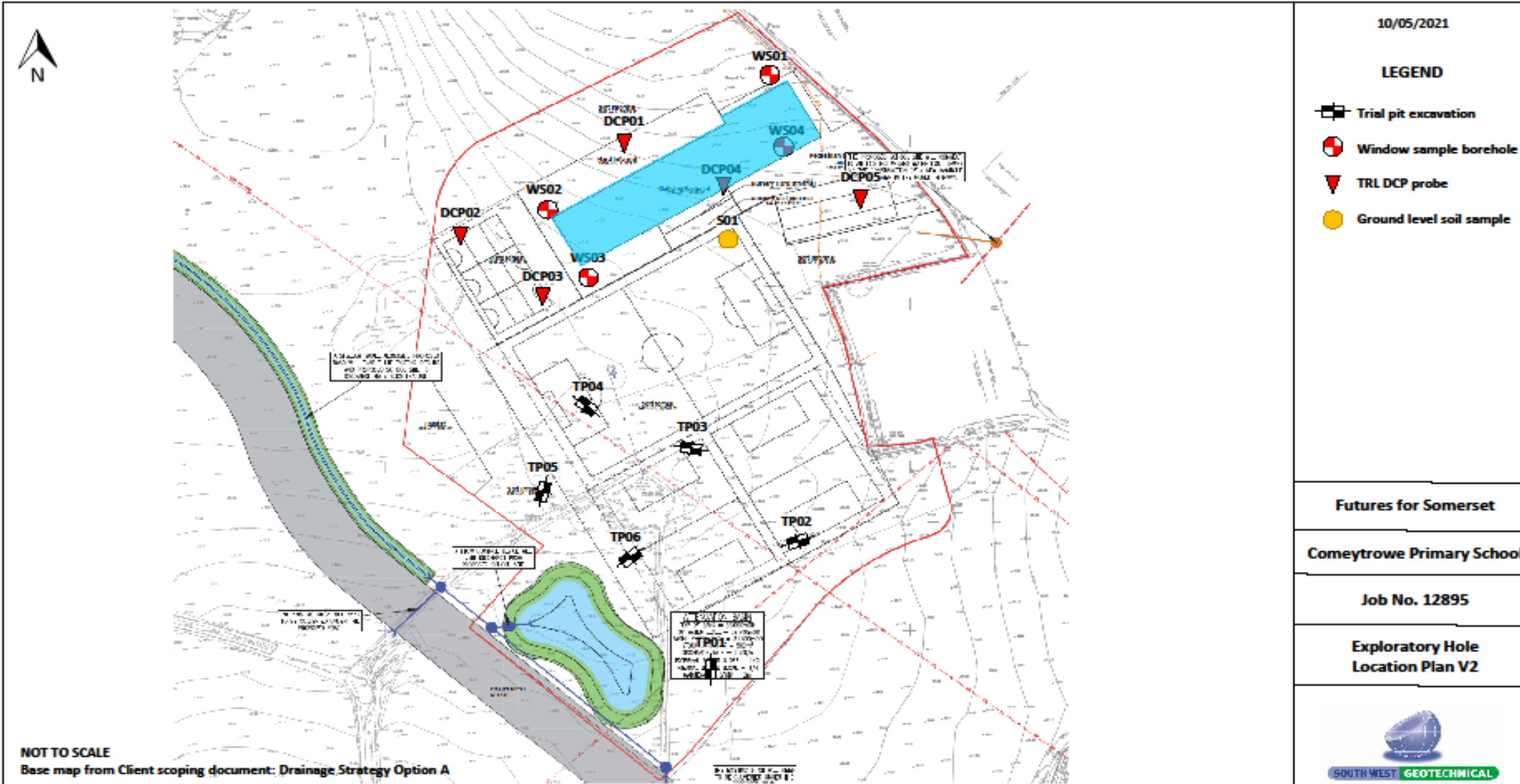
- Trial pit excavation
- Window sample borehole
- TRL DCP probe
- Ground level soil sample

Futures for Somerset

Comeytrove Primary School

Job No. 12895

Exploratory Hole
Location Plan V2



External Elevations General Arrangement



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All construction information should be taken from figured dimensions only.



EXTERNAL ELEVATIONS LEGEND			
	1. Architectural Masonry Blockwork		5. PPC Aluminium Louvre
	2. Cladding Panel (Light Grey)		6. Curtain Wall Glazing
	3. Cladding Panel (Dark Grey)		7. Air Source Heat Pump
	4. Trapezoidal Roofing System		8. Encased Shading (Projecting from building Dark Grey)
	9. PPC Aluminium Windows/ Doors / Canopy (Dark Grey)		9. Encased Shading (Projecting from building Colour TBC)
	10. PPC Aluminium Windows/ Doors (Colour TBC)		

NO	DATE	DESCRIPTION	REVISOR
S4	P13	15/06/2022	Cladding changed back to Kingspan panels
S4	P10	13/06/2022	Stage 4 Issue
S4	P09	12/04/2022	Stage 4 Issue
S3	P08	11/04/2022	Stage 4 (04/21) Issue
S3	P08	05/04/2022	Revisions following Stage 3 comments, and general revisions for M&E ducts and louvres
S3	P07	24/03/2022	Stage 3 Issue
S3	P04	17/03/2022	Stage 3 (04/21) Issue
S3	P03	08/03/2022	Revised G&A Elevations - following pre-app 02 and meeting with Trust
S2	P02	22/02/2022	Revised G&A Elevations - entrance and colour option following DPM 03
S2	P01	16/02/2022	G&A Plans and Elevations issued for draft Stage 2 review

CLIENT	REV	DATE	DESCRIPTION	REVISOR
				MP
				HC
				154306

bam
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Taunton, Somerset

DRAWING TITLE
External Elevations General Arrangement

STATUS CODE	SCALE
S4 : Suitable for stage approval	1 : 100@A1
DRAWING USAGE:	
PROJECT / DIMENSION / VOLUME / LEVEL / TYPE / ROLE / NUMBER	REVISION
CPS-STL-ZZ-ZR-A-2101	P13

External Signage Plan and Details



Construction Design & Management (CDM) Regulation 2015
 All designers under the CDM regulations are required to highlight significant health and safety risks associated with our design. Risks are highlighted on our drawings using unique warning symbols (W001) in accordance with the provisions in the Health and Safety in the Construction Industry Regulations 2007.

The risks noted should be read in conjunction with the Principal Designer risk register

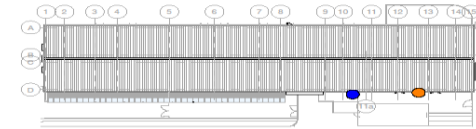
	Roof - No access. Roof is designed not to be accessed. Clearing of PV panels, high level windows and canopy to occur from MEWP and telescopic water feed pole system. Gutters to be cleaned via MEWP
	Double or full height area (FH). Works overhead, ensure suitable overhead protection netting, permits, scaffolding, during works
	Open void during construction. Full height asbestos - risk of falling during construction
	Other openings between floors (OFC, risers). Ensure suitably covered during construction
	Fixed vertical access ladder. For escape only from Plant Room on first floor
	Rescue in Slab. Trip hazard until screed pour
	High level access during construction. Ensure suitably managed during construction
	Large glassed screens. Ensure suitable method for installation is established to minimise operative handling
	Future replacement/removal of plants. High level, large scale removable panel. Ensure suitably handled.

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 All construction information should be taken from figured dimensions only.

EXTERNAL SIGNAGE

- Large School Name Sign**
Building Mounted
 - Individual Stainless Steel letters with stand-off fixings from composite cladding.
 - Branding to be confirmed/agreed with client.
 - Fixing details to be confirmed by specialists subcontractor
 - Non-illuminated
- School Entrance Sign**
Located at Main Building Entrance
 - Individual Stainless Steel letters with stand-off fixings from composite cladding.
 - Branding to be confirmed/agreed with client.
 - Fixing details to be confirmed by specialists subcontractor
 - Non-illuminated
- Site Entrance Sign**
Located at Vehicular & Pedestrian Main Entrance
 - Post mounted
 - Colour, branding and wording to be confirmed/agreed with client
 - Fixing details to be confirmed by specialist subcontractor
 - Non-illuminated

NOTES
 Any other signage requirements to be agreed with client at Stage 4/5
 Proposed elevations of all signage types to be provided by signage subcontractor at Stage 5 for approval
 All signage to be agreed as part of RDD process.



Signage Strategy Key Plan
 1 : 500



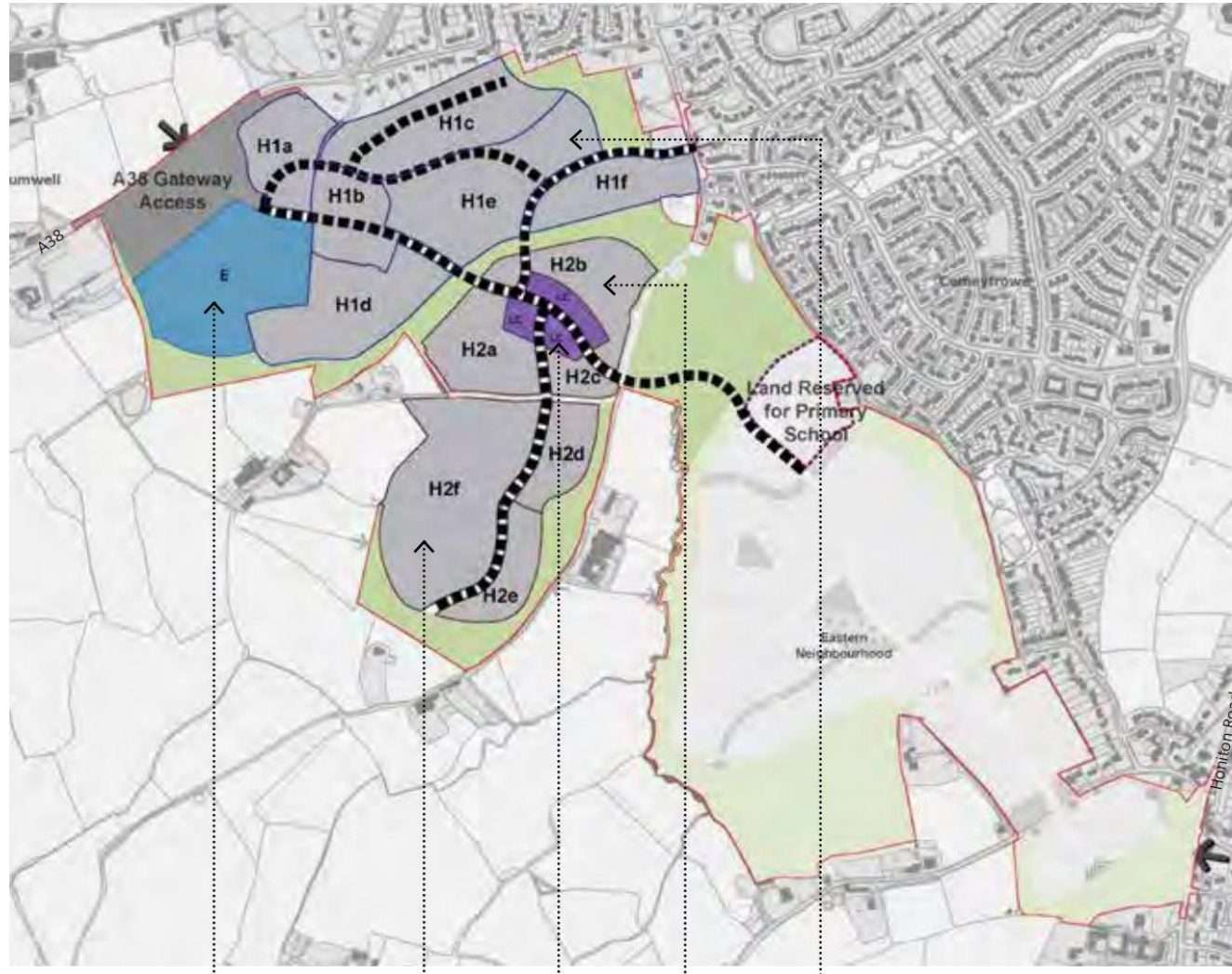
S4	P13	15/06/2023	Cladding changed back to Kingspan panels	REVISED BY	DUJ
S4	POB	12/04/2023	Stage 4 Issue	CHECKED BY	MP
ET0001	rev		Subcontractor	ORIGINATOR NO	154306
CLIENT					

bam
 CONSULTANT
STRIDE TREGLOWN
 www.stridetreglown.com
 PROJECT
 Orchard Grove Primary School
 Taunton, Somerset

DRAWING TITLE
 External Signage Plan and Details

STATUS CODE	S4 : Suitable for stage approval	SCALE	A5
DRAWING USAGE:	indicated@A1		
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER	CPS-STL-ZZ-DR-A-4601	REVISION	P13

Masterplan for whole site





Item 5: Key Issues

- Whether the principle of the development is acceptable;
- Site Layout / Design;
- Impact on residential amenity;
- Flood Risk;
- Ecological Impacts; and
- Highway Impacts / safety



LLFA condition

- Details of the filter strips and their locations, details of the detention basin including freeboards at 300mm, rainwater butts within the orchard, cellular storage, exceedance strategy and onward connection to the wider site drainage system shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.
- Reason: In accordance with Policy CP6 of the Taunton Deane Core Strategy



Item 5: Officers Recommendation

- The officer's recommendation is that:
 - (i) planning permission be GRANTED subject to the prior completion of a Section 106 agreement to secure the financial provisions of the School Travel Plan dated Oct 2022 (Revision C) including the travel plan fee of £700 and the safeguarded sum of £49,320 and the conditions set out in Paragraph 9 of the report of the Service Manager - Planning and Development (to include the additional LLFA conditions as submitted in the late paper)
 - (i) authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Service Manager - Planning and Development.
- The approved version of the travel plan also needs to be referred to in the conditions to ensure the implementation of the non financial provisions.

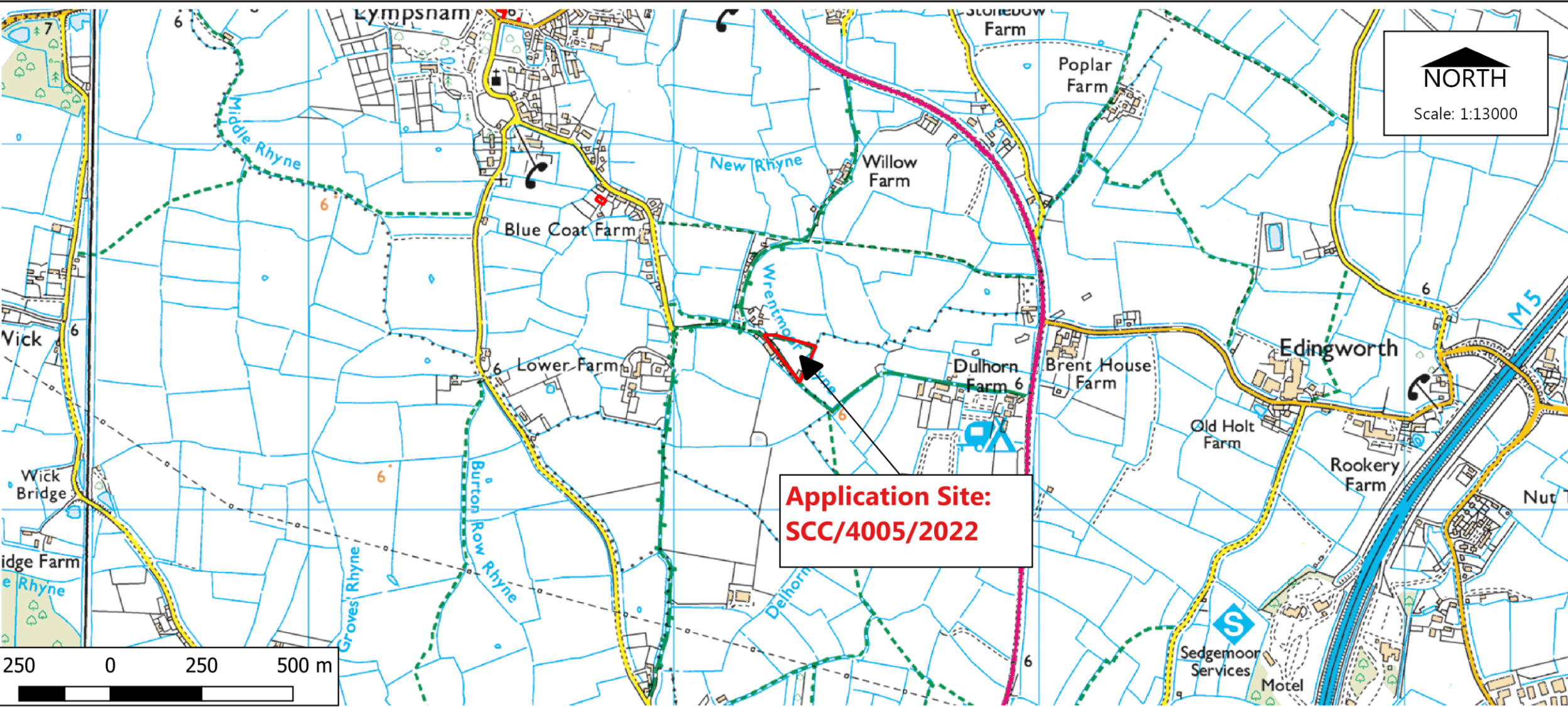
Item 6: Delhorn Lane, Lympsham Grid ref 334176 153444 Bridleway AX22/11 & AX17/11

Application number: SCC/4005/2022

Application Proposal:

Discharge of s106 obligation.





Application Site:
SCC/4005/2022



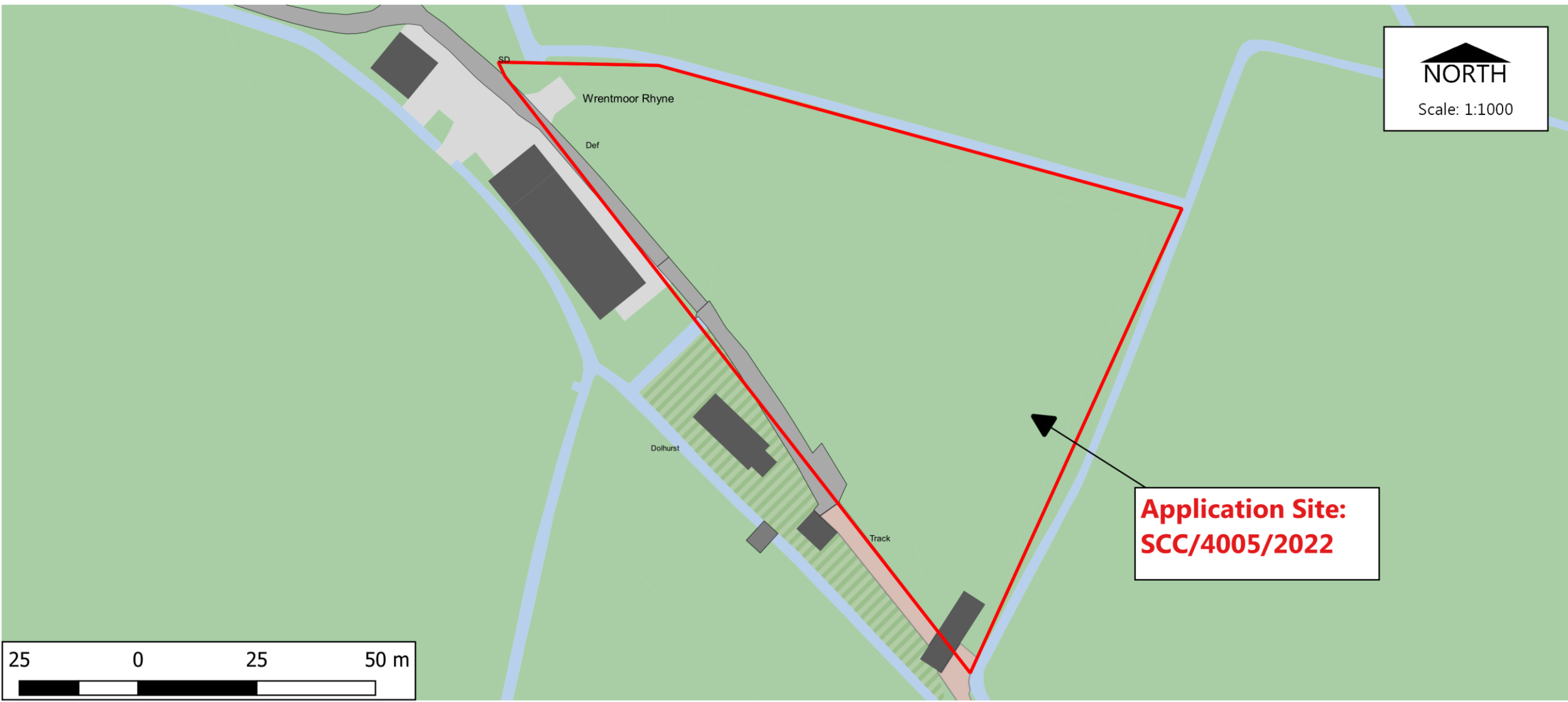
Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
County Hall, Taunton, TA1 4DY

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Planning Control
Drawn by: K Squire

Location Plan

Dated: 04/11/2022



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

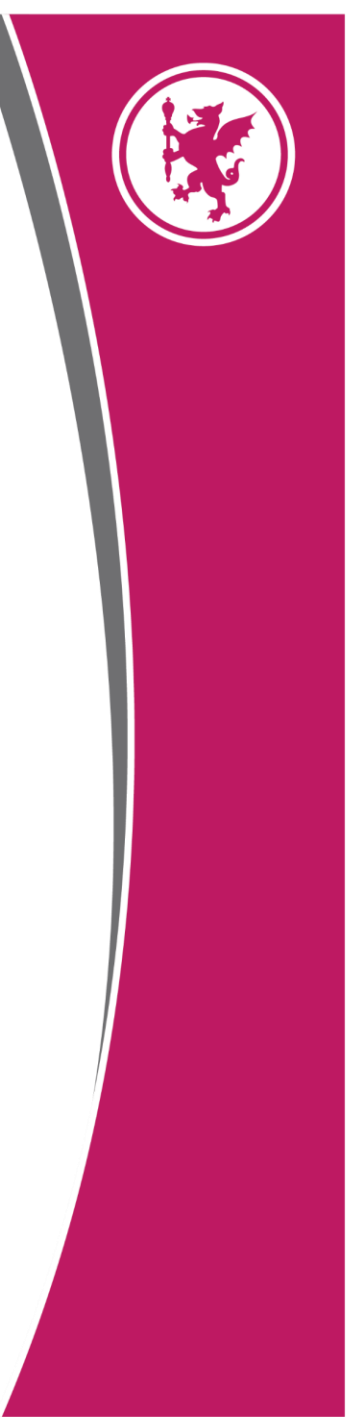
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Planning Control
 Drawn by: K Squire

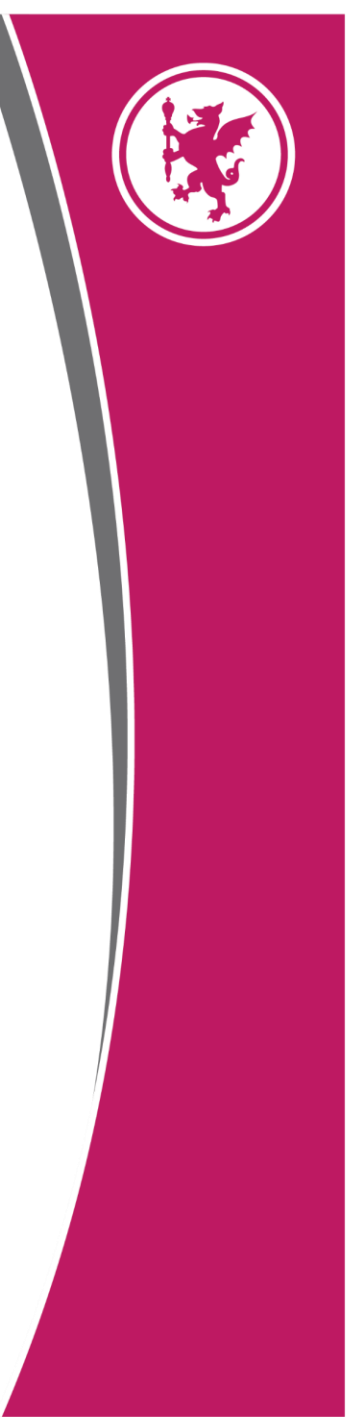
Site Plan

Dated: 04/11/2022

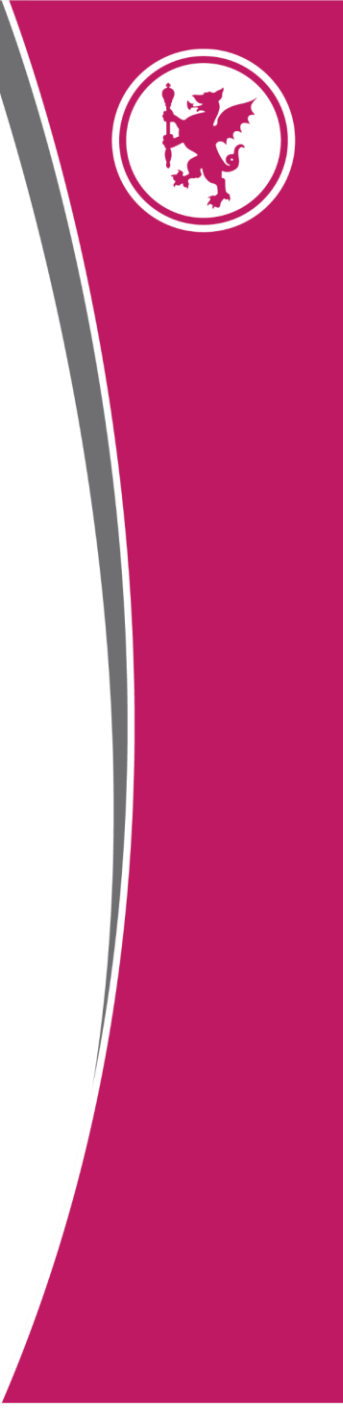
Item 6: Site Photos



Item 6: Site Photos



Item 6: Site Photos



Item 6: Site Photos





Item 6: Key Issues

- Whether or not the section 106 agreement still serves a useful purpose.
- Whether the agreement met the tests of being necessary, directly related to the development and reasonable in scale.



Item 6: Officers Recommendation

- It is recommended that the application be **refused** and the obligation should not be discharged for the reasons outlined in section 8 of the report .