

**Committee date 11/06/2024**

**Application No:** 17/23/00037

**Application Type:** Full Planning Permission

**Case Officer:** Dean Titchener

**Registered Date:** 20/06/2023

**Expiry Date:** 14/08/2023

**Parish:** Cheddar

**Division:** Cheddar

**Proposal:** Erection of 4no. detached dwellings and associated works.

**Site Location:** Sunny Glen, Upper New Road, Cheddar, Somerset, BS27 3DL

**Applicant:** Crossman (Sunny Glen) Limited



**Committee decision required because**

This application is referred to the area committee at the request of the Chair and/or Vice Chair to enable the issues raised by the Parish/Town/City Council and/or elected member/s to be debated.

## **Recommendation**

Grant planning permission.

## **Background**

The application site is located on the north western side of Cheddar. It comprises a site of 0.27 hectares consisting of the garden of a property 'Sunny Glen' and associated scrubland. The site is rectangular in shape, running parallel with dwellings on Upper New Road, the rear gardens of which form the site's eastern boundary. On the western side of the site is land allocated for residential development under Local Plan policy C2. That site has consent for 134 dwellings and is in the process of being built out by Bloor Homes. To the south runs Holwell Lane, a public right of way, a consolidated track which runs from Upper New Road towards Cheddar Reservoir to the west.

Where the site abuts the rear gardens of properties on Upper New Road boundary treatments are a mix of fencing styles, generally about 1.8m in height. Boundaries to the site to the west comprise mature hedging and trees.

Vehicular access is currently via Sunny Glen's existing access on to Upper New Road. A field gate is also located at the southern edge of the site connecting to Holwell Lane.

It is proposed that the site is redeveloped to provide 4 detached dwellings. The units are two storey, 4-bedroom properties.

The materials palette is proposed to be a mix of natural stone walling and roughcast render for the walls with some limited use of grey weatherboarding. Fibre cement slate roof tiles are proposed. Window frames and doors are proposed to be black upvc/aluminium.

The existing access on to Upper New Road will be improved and serve as the sole point of vehicle access to the site. A pedestrian point of connection will be provided on to Holwell Lane. The very southern part of the site is being maintained as an area set aside for biodiversity net gain.

The application is outside the settlement boundary for Cheddar. It is recommended for approval on the basis of being a departure application (i.e. not in accordance with the requirements of the adopted development plan).

## **Relevant History**

None.

## **Supporting information supplied by the applicant**

Arboricultural Report

Ecological Appraisal

Foul Water Discharge Strategy

Planning Statement

Design and Access Statement

**Consultation and Representations**

- Date of consultation: 29 June 2023
- Date of revised consultation (if applicable): 28 September 2023 & 22 February 2024
- Press Date (if applicable): 13 July 2023
- Site Notice Date (if applicable): 07 July 2023

The submitted comments are available in full on the Council's website.

**Consultees** the following were consulted:

Consultee Name	Summary of Response
Cheddar Parish Council	<p>24<sup>th</sup> July 2023 - Objects:</p> <p><i>'Cheddar Parish Council object to this application on the grounds of the creation of an unsafe additional exit onto an already extremely busy road (Upper New Road). It also should be noted that this is not a fully sustainable site because there is extremely limited public transport so the vehicular movements onto Upper New Road will be increased.'</i></p> <p>4<sup>th</sup> October 2024 - Objects:</p> <p><i>'Cheddar Parish Council object to this application on the following grounds: That the access and visibility splays are not acceptable to Somerset Highways being too dangerous in exiting onto the A371: Parking proposals do not fulfil Somerset parking strategy.'</i></p> <p>6<sup>th</sup> March 2024 - Objects:</p> <p><i>'Cheddar Parish Council continue to object to this application on the following grounds:  Visibility splay exiting the site inadequate:  Overdevelopment of site:  Parking provision inadequate and contrary to</i></p>

	<i>Somerset Council stated requirements'</i>
Somerset Ecologist	<p>31<sup>st</sup> July 2023 - Objects due to inadequate consideration of impacts on Special Area of Conservation, no evidence to replace habitat lost, requirement for HRA, inadequate assessment of impacts on bats, dormice, reptiles and lack of habitat mapping.</p> <p>23<sup>rd</sup> October 2023 - No longer objects following submission of update to Preliminary Ecological Appraisal. Recommends conditions for lighting design for bats, submission of Construction Environmental Management Plan, landscape planting scheme and biodiversity enhancement plan.</p>
Historic Environment Service	No objection.
Environmental Health	Recommends contaminated land condition and Construction Environmental Management Plan condition.
Somerset Highways	<p>27<sup>th</sup> July 2023 - Objects due to concerns about visibility at the proposed access, inadequate swept path analysis and inadequate details regarding road layout, construction, surface water and on site turning.</p> <p>29<sup>th</sup> September 2023/2<sup>nd</sup> October 2023 - Continues to object as visibility splays are not in control of the applicant (and visibility of appropriate length cannot be provided within confines of site). Retains concern re swept paths, access to facilities, and internal road layout and design.</p> <p>10<sup>th</sup> May 2024 - No objection following review of latest design plans. Agreement has been reached with neighbour to secure visibility splays. Recommend conditions regarding access, estate roads, footway/footbridge link, surfacing, construction management and highway condition survey.</p>

## Local representations:

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

9 representations have been received making the following comments (summarised):

Material Planning Considerations	
<i>Objections</i>	<i>Officer Comment</i>
Opportunity to improve safety for residents for safe access on to Holwell Lane / provide rear access to existing Upper New Road properties	Noted.
Loss of privacy	Addressed in report.
Properties too large	Addressed in report.
Impact on landscape	Addressed in report.
Impact on trees	Addressed in report.
Highway safety implications / unsafe access / access on to unsafe road	Addressed in report.
Loss of light	Addressed in report.
Impact on local infrastructure	There is no objection from any statutory consultee regarding unacceptable impacts on local infrastructure provision,.
<i>Comment</i>	<i>Officer comment</i>
Queries internal road design detail	Addressed in report.
Requests removal of invasive species	Noted, but controlled under other legislation.
Ok with houses built but requests protection of hedgerow for privacy/views/sunlight purposes	Addressed in report.
Vehicle noise impact – requests construction of boundary wall	Vehicle noise addressed in report.

## **Most Relevant Policies**

### National Planning Policies

National Planning Policy Framework

### Local Plan (2011-2032)

### Cheddar Neighbourhood Plan

BE1: Built Environment Policy 1, climate change

BE2: Built Environment Policy 2, density

BE4: Built Environment Policy 4, design

T1: Transport Policy 1, improvements

LEH1: Landscape, Environment and History Policy 1, loss of ag land/market garden/lighting

### **Community Infrastructure Levy (CIL)**

The application is for residential development in Cheddar where the Community Infrastructure Levy (CIL) is Non-urban Residential £120/sqm of additional gross internal floor area created. Based on current rates, the CIL receipt for this development would be in the region of £74,252.58. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.

### **Main Issues**

#### Principle of development

The application site is located outside but adjoining the settlement boundary for Cheddar. It is therefore in the area classed as countryside. The scheme is not coming forward in accordance with any other policy of the Local Plan which sets a basis for residential development in countryside locations (such as self build dwellings, affordable housing schemes etc). As such to approve the application it would need to be considered as a departure from the Local Plan.

Despite its edge of settlement boundary location, the site no longer marks the transition between town and country. Consent has been granted on land to the west for construction of 134 dwellings as part of a Local Plan housing allocation (policy C2). That site has largely been built out and as such there are now two storey dwellings located both to the west and east of the site. It remains as a leftover parcel of land, sandwiched between built form.

Whilst the use of the land for residential development does not comply with the policies of the Local Plan, it is not considered that any harm arises to the character of the countryside that would preclude its development. Furthermore, the proposal located adjoining a Tier 1 settlement, is considered equally sustainable as the allocation to which it adjoins. There is therefore no objection in principle to its development, despite it conflict with policy.

#### Design and visual impact

Local Plan Policy D2 states that proposals should be of high quality design that positively responds to the character and identity of the area. Neighbourhood Plan Policy BE4 states proposals should be of high quality design that relates to local context.

The scheme proposes four detached dwelling served off an internal access road. The units are

located to the rear of existing properties on Upper New Road. All units are two storey in height with pitched roofs. They are a form of dwelling which is consistent with the residential development either side. Inward vantage points are limited from Upper New Road. These will be limited to the improved access road which will service the site, beyond which plot 1 will be positioned. This dwelling is set back at a distance of over 50m from the public highway, and as such is likely to only have a minimal impact on the character of the area when perceived from the highway.

Views of the site will be obtainable from Holwell Lane to the south. This is a public right of way which is well used by walkers going to/from Cheddar Reservoir. There will be an obvious change in appearance of the site when looking north from the lane, with built form replacing the existing undeveloped scrub/grassland which comprises much of the site. However, given the presence of two storey dwellings either side, it is not considered that the change would give rise to harmful effects.

The units are traditional in design, comprising projecting gable features to front and rear. The materials palette proposes a mix of natural stone and roughcast render under a fibre cement slate tile roof. These materials are considered appropriate for the location, subject to a condition to secure the detail/samples prior to construction.

Overall, the scheme is considered in compliance with Sedgemoor Local Plan policy D2 and Cheddar Neighbourhood Plan policies BE1, 2 and 4.

### Highways impacts

Policy D13 of the Local Plan states that proposals should enhance road and personal safety and be compatible with existing transport infrastructure. Policy D14 states proposal should provide safe access to roads of adequate standard and that the expected nature and/or volume of traffic and parked vehicles generated by the development should not compromise the safety and/or function of the local or strategic road network.

The scheme proposes changes to the existing access serving the property of Sunny Glen. These changes would see the access widened and a internal access road provided. The road will turn south into the site providing vehicular access to the four proposed dwellings. A pedestrian footpath is to be provided in the site connecting to Holwell Lane to the south. This will ensure pedestrian connectivity to the right of way network and traffic-free routes to Cheddar Reservoir.

The highway authority initially objected to the proposal raising concerns about visibility at the proposed access on to Upper New Road. They also raised concerns regarding the turning movements of vehicles into/out of the site, layout, surfacing and surface water proposals.

Subsequently the applicant has been able to secure additional land in which to provide visibility splays through agreement with the neighbouring property owner. Redesigned access drawings have been provided and reviewed by the Highway Authority. They are now satisfied that the proposed access amendments are acceptable and confirm they are no longer objecting. It is recommended that conditions regarding the access and its visibility splays, provision of the footpath link, surfacing and construction management are imposed. A request for a condition survey of the highway is not considered justified given the modest scale of the development proposed. The estate roads condition is covered by s38 of the Highways Act, and as such is not necessary to be imposed.

With the changes secured to the access, it is considered that the highways concerns have been satisfactorily addressed and the proposal is now acceptable.

### Amenity impacts

Policy D25 states that proposals which unacceptably impact on the residential amenity of existing residents will not be supported.

The nearest adjoining dwellings are those located on Upper New Road to the east and the newer properties in the Bloor Homes development to the west. The proposed dwelling have been sited so as to ensure adequate separation from those dwellings, or have been carefully oriented to avoid overlooking. At its closest, window to window distances are in excess of 28m, a level acceptably above standard minimums.

Internally, the proposed properties are well proportioned and each benefits from a rear garden. The dwellings are considered to therefore provide adequate levels of internal and external amenity space.

Environmental Health has recommended conditions regarding contaminated land and submission of a Construction Environmental Management Plan. The latter would control impacts on adjoining residents throughout the construction period, including limitations on the hours of operation.

Subject to the conditions above, the proposal is considered satisfactory with regards the impacts on amenity for existing and future residents.

### Ecology and Trees

The application has been accompanied by a Preliminary Ecological Appraisal. An update to this report was undertaken at the request of the Somerset Ecologist. Following submission of this report, the ecologist is satisfied that all impacts can be addressed by conditions. It is therefore proposed that appropriate conditions to secure submission of a Construction Environmental Management Plan, lighting design for bats, landscape planting and biodiversity enhancements are



imposed on the proposal. Subject to these conditions, the scheme is considered acceptable on ecological grounds.

An arboricultural report accompanies the application. This survey noted the presence of 9 trees within or adjoining the site. Two hedgerows were noted, one on the western boundary and another in the north of the site. Many of the trees are Ash, and all have been confirmed as having evidence of dieback. All surveyed species were noted as being C category, though one was a U.

Two of the Ash trees and one hazel hedgerow is proposed to be removed to facilitate the development. The Ash includes the category U tree and one category C. There is no objection to their loss given the species vulnerability to dieback. Replacement planting to offset the tree and hedgerow loss. Again, this has been considered by the Somerset Ecologist who has not objected subject to conditions to secure the mitigation planting.

### Other Matters

The applicant has stated that it may be possible to bring the development forward as self-build plots, each to be built out by separate occupants. They have requested imposition of a phasing condition, to enable any CIL payments to be linked to specific phases, rather than being triggered in its entirety (subject to instalments) through commencement of the first plot.

There is no objection in principle to such an approach and a condition is therefore proposed to be imposed.

### Summary and recommendation

Overall, the scheme is considered to constitute sustainable development, and following changes to highways and access design results in no unacceptable impacts. Despite being a departure from the local plan, it is not considered there are any reasons to withhold permission. The grant of planning permission is therefore recommended.

## **RECOMMENDATION**

### **GRANT PERMISSION**

- 1 The development 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).

- 2 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.

- 3 Prior to commencement of the development hereby approved, there shall be submitted for the written approval of the Local Planning Authority details of phasing for implementation of the development hereby permitted. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that there is a clear and phased framework for the development so that the development is carried out in a comprehensive, sustainable and coherent manner.

- 4 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of biodiversity, species and habitat protection zones.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to habitats and species.

d) Risk avoidance measures to protect habitat features 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.

e) The location and timing of sensitive works to avoid harm to biodiversity features.

f) The times during construction when specialist ecologists need to be

present on site to oversee works.

- g) Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs.
- j) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.
- k) Any additional species licences that are required must be disclosed and the granted licence(s) attached.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

5 No development shall commence, including site clearance, groundworks or construction, unless a Construction Environmental Management Plan (CMP) to manage the impacts of construction during the life of the works, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the CMP shall, amongst other things, include:-

- a) Measures to regulate the on-site routing of construction traffic;
- b) The importation of spoil and soil on site;
- c) The removal /disposal of materials from site, including soil and vegetation;
- d) The location and covering of stockpiles;
- e) Details of measures to prevent mud from vehicles leaving the site and must include wheel- washing facilities;
- f) Control of fugitive dust from earthworks and construction activities; dust suppression measures;
- g) 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 or vibration disturbance from construction works;
- h) A waste disposal policy (to include no burning on site);

- i) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- j) Details of any site construction office, compound and ancillary facility buildings;
- k) Specified on-site parking for vehicles associated with the construction works and the provision made for access thereto;
- l) A point of contact (such as a Construction Liaison Officer/site manager) and details of how complaints will be addressed, including an appropriate phone number.
- m) Prevention of nuisance caused by radios, alarms, PA systems or raised voices
- n) Hours of operation
- o) Locations for loading/unloading and storage of plant, waste and construction materials;
- p) Any necessary temporary traffic management measures;
- q) Arrangements for turning vehicles;
- r) Arrangements to receive abnormal loads or unusually large vehicles;
- s) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The details so approved and any subsequent amendments as shall be agreed in writing by the Local Planning Authority shall be complied with in full and monitored by the applicants to ensure continuing compliance during the construction of the development.

Reason: This is a pre-commencement condition to ensure that safe operation of the highway and minimise the effect of noise, odour and dust from the construction phase of development on occupiers of nearby properties in the interests of residential amenity and sustainable development, in accordance with Policies D13, D14, D24 and D25 of the Sedgemoor Local Plan and Chapter 15 of the NPPF.

## 6 (1) INVESTIGATION AND RISK ASSESSMENT

No development shall commence until an investigation and risk assessment of the nature and extent of contamination on site and its findings have been submitted to and approved in writing by the Local Planning Authority. This assessment shall be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall consider all previous uses and shall be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)'.

The assessment and written submission shall include:

(i) a survey of the nature, extent and significance of any contamination;

(ii) 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;

(iii) an appraisal of remedial options, and proposal and justification for the preferred option(s).

## (2) SUBMISSION OF A REMEDIATION SCHEME

No development shall commence (other than agreed works required to carry out investigations) until a detailed remediation scheme (if required under con to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, ecological systems, buildings and other property and sites of historical interest, has been submitted to and approved in writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment concludes that a remediation scheme is not required.

The scheme shall include:

(i) all works to be undertaken;

(ii) proposed remediation objectives and remediation criteria;

(iii) timetable of works and site management procedures and where the site is to be developed in phases, a phasing plan identifying any specific protection measures;

(iv) where required, a monitoring and maintenance programme to monitor the long-term effectiveness of the proposed remediation and a timetable for the

submission of reports that demonstrate the effectiveness of the monitoring and maintenance carried out.

(v) where required, additional contingency measures designed to safeguard future users and receptors

The remediation scheme shall be designed to 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.

The development shall not commence until the approved remediation scheme has been carried out, excepting those works required to carry out remediation, or in accordance with the approved timetable of works.

### (3) VERIFICATION REPORTING

No occupation shall commence, or where the site is subject to an already approved phasing plan, there shall be no occupation of any part of each phase, until a verification report has been submitted to and approved in writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment has confirmed that a remediation scheme is not required. The verification report shall confirm that the approved remediation has been completed and demonstrate the effectiveness of the remediation carried out.

### (4) REPORTING OF UNEXPECTED CONTAMINATION

In the event that contamination which was not previously identified is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority and further development works shall cease unless alternative arrangements have been first agreed in writing with the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary, a revised remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The revised scheme shall thereafter be implemented as approved. The requirements of this condition shall also apply if other circumstances arise during the development, which require a reconsideration of the approved remediation scheme.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to human health, controlled waters and other off-site

receptors and in accordance with Policies D24 and D25 of the Sedgemoor Local Plan and section 11 and 15 of the National Planning Policy Framework.

- 7 In accordance with BS 5837:2012 (Trees in relation design, demolition & Construction – Recommendations), temporary protective fencing shall be erected in line with root protection areas (RPA). No materials, fires lit, liquids tipped, rubbish dumped or plant shall be stored within defined root protection areas. No underground services shall be located within the RPA without consent of the Local Planning Authority. The temporary protective fencing shall be retained for the duration of the works.

Reason: This is a pre-commencement condition to ensure that the health and stability of the retained trees and hedgerows is maintained and that operations can be undertaken with minimal risk of adverse impact on the protected and retained trees/hedgerows in accordance with Sedgemoor Local Plan 2011-2032 policies D20 and D22.

- 8 No development shall take place above damp proof course level until samples of the materials to be used on the external surfaces of the building hereby approved, to include windows, doors, walls and roof, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity in accordance with Sedgemoor Local Plan 2011-2032 Policy D2.

- 9 Prior to construction above damp-proof course level, a lighting design for bats, following Guidance Note 08/23 - bats and artificial lighting at night (ILP and BCT 2023), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through 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 4 and Step 5 of Guidance Note 08/23, including submission of contour plans illustrating Lux levels. Lux levels should be below 0.2 lux on the horizontal plane, and at or below 0.4 lux on the vertical plane on the identified key & supporting horseshoe bat features and habitats, and no more than 0.5 lux on features and habitats potentially used by other bat species. 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 without prior consent from the Local Planning Authority through submission of a planning application.

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 - Biodiversity and Geodiversity.

- 10 Prior to the commencement of works beyond damp proof course level, a landscape planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented no later than the end of the first planting season following the first use of the development hereby approved. The proposed planting scheme shall include a detailed scaled drawing which identifies the proposed green infrastructure and includes a plant schedule and planting specification that details the proposed species, quantities, stock sizes, planting densities and spacings. Notwithstanding the submitted detail, for the avoidance of doubt the landscape scheme shall comprise a landscape masterplan which identifies the trees and hedgerows to be retained, removed, and proposed.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European and UK protected species, UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Sedgemoor Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 11 No part of the development hereby permitted shall be occupied until the new access junction and visibility splays on the submitted and approved Visibility Splays, Internal Road Widths Drg No. STN-HGN-ZZ-DR-H-5501 have been carried out in accordance with a design and specification to be submitted to and approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details. The access and visibility splays shall include but not limited to:

- a. Visibility splays of 2.4m x 43m in both directions with no obstruction to visibility greater than 600 millimetres above adjoining A371 road level
- b. 120mm raised crossover



c. Carriageway width of 5m

Reason: In the interest of highway safety in accordance with Sedgemoor Local Plan 2011-2032 Policies D13 and D14.

- 12 No part of the development hereby permitted shall be occupied until the footbridge and footway link to the south to Holwell Lane (as shown on submitted and approved Proposed Roof & Block Plan Drg No. P01 Rev H) has been fully constructed and made available for use.

Reason: In the interests of providing connectivity for pedestrians in accordance with Sedgemoor Local Plan 2011-2032 policy D13.

- 13 The proposed roads, including footways and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footway and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interest of highway safety in accordance with Sedgemoor Local Plan 2011-2032 Policies D13 and D14.

- 14 Prior to first occupation of any dwelling hereby approved, a scheme of biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- a. Bird boxes
- b. Hedgehog-friendly fencing
- c. Bee bricks

The enhancements shall be installed prior to first occupation and retained thereafter.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework.

**Schedule A**

Location Plan Drg No. L01 Rev. C

Existing Site Plan Drg No. E01

Proposed Block & Roof & Plan Drg No. P01 Rev. H

Proposed Site Layout inc Ground Floor Plans Drg No. P02 Rev. M

Plot 1 & 4 Plans Elevations Drg No. P101

Plot 2 & 3 Plans Elevations Drg No. P102

Single & Double Garage Floor Plans & Elevations Drg No. P103

Visibility Splays, Internal Road Widths Plan Drg No. STN-HGn-ZZ-DR-H-5501

## DECISION

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