

Committee date 11/06/2024

Application No: 52/23/00006

Application Type: Reserved matters

Case Officer: Dean Titchener

Registered Date: 02/10/2023

Expiry Date: 31/12/2023

Parish: West Huntspill

Division: Huntspill

Proposal: Approval of reserved matters, for the erection of 45 dwellings, a car park, public open space and other associated infrastructure.

Site Location: Land South Of, New Road, West Huntspill, Highbridge, Somerset, TA9

Applicant: Edenstone Homes

**** THIS APPLICATION IS CODED AS A MAJOR APPLICATION ****



Committee decision required because

This application is referred to the area committee as it is a major development and the comments from the Parish Council are contrary to the recommendation.

Background

Outline planning permission was granted in June 2023 for up to 45 dwellings on a parcel of land to the south of West Huntspill Primary School on the eastern side of Main Road. All matters were reserved except for access.

The site falls outside of the settlement boundary although adjoins it to the north and west. The site is currently in agricultural use with land drainage surrounding the site and hedged boundaries. The whole of the site and the surrounding area is located within flood zone 3. There is a historic mile marker (which is listed) within the hedgerow on the west boundary and bus stops on Main Road adjoining the site and on the opposite side of the road.

An application has been submitted for the remaining reserved matters of appearance, landscaping, layout and scale. The application seeks permission for the erection of 45 dwellings, including affordable housing, open space, a car park, landscaping and associated site infrastructure.

Of the 45 dwellings there are to be:

- 27 market units, of which:
 - 6x 3 bedroom dwellings
 - 21x 4 bedroom dwellings
- 18 affordable units, of which:
 - 2x 1 bedroom dwellings
 - 6x 2 bedroom dwellings
 - 7x 3 bedroom dwellings
 - 3x 4 bedroom dwellings
 - Of these 2 are shared ownership, 16 are affordable rent

All dwellings are to be two storey. Materials are a mix of brick and render, with some occasional use of reconstituted stone on some projecting gables. Roofs are to be tiled and windows and doors are white UPVC.

A sixteen space public car park is to be located in the north west corner of the site. Public open space is provided via a Local Equipped Area of Play (LEAP) and Local Area of Play (LAP), positioned on the northern boundary.

Attenuation ponds are proposed throughout the site, discharging to surrounding watercourses.

Relevant History

Reference	Case Officer	Decision	Proposal
52/20/00024	DD	GTD	Outline application with some matters

			reserved for the erection of up to 45 dwellings, a car park, public open space, and other associated infrastructure with all matters reserved for future consideration except access.
--	--	--	---

Supporting information supplied by the applicant

Arboricultural Impact Assessment
Tree Protection Plan
Proposed Softworks Schedule
Landscape and Ecological Management Plan
Arboricultural Impact Assessment & Method Statement
Construction Ecological Management Plan
Great Crested Newt Impact Assessment
Energy and Sustainability Statement
Drainage Strategy & Flood Risk Assessment
Supporting & Compliance Statement
Design & Access Statement

Consultation and Representations

- Date of consultation: 01 May 2024
- Date of revised consultation (if applicable):
- Press Date (if applicable): 14 November 2023
- Site Notice Date (if applicable): 10 November 2023

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

Consultees the following were consulted:

Consultee Name	Summary of Response
West Huntspill Parish Council	<p>24th November 2023 - Objects:</p> <p><i>'The appearance of the houses, in particular the colour of tiling on the roofs and elevations are not in keeping with the surroundings and houses in the village.</i></p> <p><i>For the Planning to have received initial planning consent in the first place there must be a benefit to the community. The car parking offered is likely to be treated as an overflow car park by the residents of the new estate unless measures are take to prevent this thus offering no benefit to the community.</i></p>

	<p><i>The car parking should only made available to the school, as proposed in the planning application as this is not shown to be secured on the plans. It requires to be secured from New Road (pathway) and from the residential road.</i></p> <p><i>The play area should only accessible during daylight hours and is secured overnight to prevent antisocial behaviour as has occurred at the Ilex Play a few hundred meters away.</i></p> <p><i>The landscaping plans adjacent to New Road are insufficient and there should be full coverage with native trees.'</i></p> <p>15th May 2024 - Objects:</p> <p><i>'The Parish Council discussed the amendments to the plan and raised the following comments:</i></p> <p><i>During construction phase - set times and direction of movement needed on construction traffic, as may cause major disruption to surrounding neighbours, school and traffic on A38.</i></p> <p><i>Will there be pile driving? If so will provision of base line survey be given to all surrounding homes and school.</i></p> <p><i>What noise abatement will there be?</i></p> <p><i>A pedesetrian crossing is essential over the A38 for safety of public</i></p> <p><i>The proposed staff carpark for the school, how will this be managed to prevent visitors and residents using the parking as over flow? will this are be gated and access requirements?</i></p> <p><i>Concern raised with leap and lap are next to the staff carpark and backing on to new road. Concerns over child safety playing in the area especially with balls etc.</i></p> <p><i>Concern raised over development going ahead and affecting child learning at the school - noise issues and safety from construction areas.'</i></p>
Cllr Aujla (Ward Member)	<i>'Please bring this application before the committee so that the concerns raised by West Huntspill Parish Council can be</i>

	<i>addressed.'</i>
Axe Brue Drainage Board	<p>28th November 2023 – Objects, as disagrees with method used to calculate discharge rate. Outflow must be limited to greenfield run-off rate. Attenuation needs to be revised accordingly.</p> <p>14th December 2023 – Reiterates previous comments regarding flow and discharge rates.</p> <p>5th January 2024 – Removes objection, following clarifications from drainage consultant regarding discharge rates proposed and attenuation calculations.</p>
Environment Agency	<p>No further comments to make above those provided in 2021 (when conditions were recommended regarding finished floor levels, flood resilience and contamination.</p> <p>7th February 2024 – Agrees to discharge of condition 8 of outline application regarding flood resilience having reviewed submitted Flood Risk Assessment and Flood Warning and Evacuation Plan.</p>
Sustainable Drainage Systems (LLFA)	<p>27th November 2023 – Raises comments regarding permeable paving, flood management, connections, land drainage consent, access agreements, flood paths and management/maintenance.</p> <p>2nd January 2024 – Having reviewed documents advise applicant should update calculations using 45% climate change allowance. Maintenance details sufficient for reserved matters stage but for discharge of condition will need details of management company and evidence of consultation with Wessex Water. Applicant needs to confirm discharge rate with the IDB.</p>
Somerset County Council - Civil Contingencies	If approved, recommend condition imposed to complete and maintain a Flood Warning and Evacuation Plan.
Environmental Health	Requests noise conditions, construction environmental management condition, dust condition and contaminated land condition
Parks & Open Spaces Officer	Proposals appear acceptable in terms of play provision provided and quantity of public open space. Details to be secured by condition or s106.
Police - Crime Prevention (Bridgwater)	No objection. Provides advice on the design of the scheme.
Somerset Highways	30 th November 2023 – Objects due to insufficient information. Notes internal roads will be laid out as a private street. Entrance to shared surface access is within 25m of edge of the A38,

	<p>contrary to residential design guidance. Raises matters of detail regarding parking provision and dimensions, margins, bin storage, footway widths, surfacing, visitor parking, tracking and swept paths.</p> <p>19th January 2024 – Following review recommends approval of application. Our understanding that internal roads will remain private. Position of shared street in proximity to A38 not in compliance with residential design guidance but given roads are to remain private, this is a matter for the designer and scheme promoter to decide on whether this constitutes a road safety concern. Parking should be in accordance with Somerset Parking Strategy, of appropriate dimension and visibility. Recommends conditions are imposed regarding cycling parking, EV charging provision and submission of a structural report regarding structures within 6m of the edge of the highway.</p>
Affordable Housing Officer	<p>18th January 2024 – Disappointed there are no 1 bed units, and only 2x 4 beds, contrary to the October 2020 Housing Needs Assessment. Would ideally like to see 2x 1 beds and less 2 beds. I understand constraints of flood zone [re preclusion of ground floor units]. The integration of affordable homes is not acceptable in terms of providing a mixed and balanced community. I would like to see a better spread of the affordable housing within the site.</p> <p>15th May 2024 – Supports. Have been in discussions with applicant who has amended the scheme to ensure that the affordable housing is integrated within the development to ensure a mixed and balanced community. They have also changed the affordable units to meet national space standards. Both of these amendments will ensure a Registered Provider will be interested in managing the units.</p>
Conservation Officer	<p>Observations re scale and textures of proposed dwellings. This part of West Huntspill is open and flat and buildings predominantly in brick and roofing of red clay of varying shades. Indicative materials and roofs do not embrace this character and has missed opportunities regarding decorative features and detailing.</p>
Somerset Ecologist	<p>Recommends that with submitted information, conditions 16 (hedgerow protection), 17 (Landscape and Ecological Management Plan), 18 (Construction Environmental Management</p>

	Plan) and 19 (biodiversity enhancements) can be discharged. Requested further details regarding Great Crested Newt District Level licensing in order to discharge condition 20. Lighting condition will also remain to be discharged.
Cllr Healey (Ward Member)	No response received.
Coastal and Land Drainage	No response received.
National Highways	No response received.
Police Helicopter - Western Counties Air Operations Unit	No response received.
Transportation Officer	No response received.
Somerset Education Services	No response received.
Somerset Waste Partnership	No response received.
Somerset Wildlife Trust	No response received.
Strategic Housing	No response received.
Wessex Water Services (DC)	No response received.
Western Power Distribution (re: Planning)	No response received.
Somerset County Council - Economic Development	No response received.
NHS Somerset LPA Engagement	No response received.
Sustrans	No response received.

Local Representations

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

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

Material Planning Considerations	
Objections	Officer Comment
Area subject to significant development	Principle of development established through grant of outline planning permission.
Traffic impact	Impacts in terms of highways capacity and

	impact on local road network assessed and confirmed as acceptable at outline planning permission stage.
New entrance will make it harder to use existing A38 entrance	Position of access agreed when outline permission granted.
No pedestrian crossing proposed	Not within scope of reserved matters application. Highways and related off-site infrastructure assessed at outline planning permission stage.
Harm to village character	Addressed in report.
Query where children will go to school	Noted.
Increased flooding risk	Addressed in report.
Rhynes adjoining site never maintained; who will maintain them in future	Addressed in report.
Increased pressure on local services/facilities/education provision	Principle of development established through grant of outline planning permission. Nonetheless, no statutory consultee has indicated an capacity issues with local infrastructure.
Wildlife impact	Mitigation is provided by conditions attached to the outline permission.
Increased impact on utilities	Noted.
Use of car park at night/anti-social behaviour	Addressed in report.
Use of car park as overflow by residents	Addressed in report.
Hedge planting will take time to establish along New Road for privacy of residents. Recommends tree planting.	Noted.
Concern for safety of residents/children near ponds and rhynes.	Noted.
Concern for safety of pedestrians/cyclists at point of access.	Noted, but position of access agreed when outline permission granted.
Concern about visibility when bus at adjoining bus stop.	Noted, but position of access agreed when outline permission granted.
Air pollution.	No concerns raised by Environmental Health regarding air pollution impacts on existing/future residents.
Absence of noise attenuation features; noise impacts.	Addressed in report.
Building company is not local._Noted.Impact of pile driving; limitation on its hours of undertaking	Addressed in report.
Outline application was mishandled and	No evidence to support these comments.

democratic and consultation procedures not satisfactory addressed.	
Details of management company to operate the site should be provided.	Details secured through conditions and legal agreement attached to outline planning permission.
Allocation of affordable housing should not go beyond local needs.	Allocation of the affordable units is controlled via a local lettings policy in the s106 legal agreement attached to the outline to secure occupation by local residents.
Affordable units have changed and look different to market units.	Addressed in report.
Only 7 visitor spaces provided.	Addressed in report.
Queries various comments made in flooding documents.	Noted, but documents have been reviewed by the statutory consultees, who, following changes/clarifications, are not objecting.
Play area is adjacent A38; balls could go over and accidents happen.	Play area is over 35m from the A38, separated by an intervening car park and boundary vegetation.

Most Relevant Policies

National Planning Policies

National Planning Policy Framework

Local Plan (2011-2032)

- S1 Presumption in Favour of Sustainable Development
- S2 Spatial Strategy for Sedgemoor
- S4 Sustainable Development Principles
- S5 Mitigating the Causes and Adapting to the Effects of Climate Change
- T3a Tier 3 Settlements - Housing
- D1 Flood Risk and Surface Water Management
- D2 Promoting High Quality and Inclusive Design
- D3 Sustainability and Energy in Development
- D5 Housing Mix
- D6 Affordable Housing
- D13 Sustainable Transport and Movement
- D14 Managing the Transport Impacts of Development
- D19 Landscape
- D20 Biodiversity and Geodiversity
- D21 Ecological Networks
- D24 Pollution Impacts of Development
- D25 Protecting Residential Amenity

D26 Historic Environment

D34 Outdoor Public Recreational Space and New Residential Areas

Community Infrastructure Levy (CIL)

The application is for residential development in West Huntspill where the Community Infrastructure Levy (CIL) is Non-urban Residential £111.81sqm of additional gross internal floor area created. The amount due 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

Outline planning permission at the site for up to 45 dwellings was given resolution to grant consent at a meeting of Sedgemoor's Development Committee in October 2021. Following completion of a s106 legal agreement, the consent was issued in June 2023.

The outline application approved the principle of development and details of the access on to the A38. All other matters were reserved for later determination. These remaining matters of layout, scale, appearance and landscaping have now been submitted for approval. The focus of this report is on those outstanding matters – the principle of development and details of the access are not for re-consideration. Various matters are also controlled by conditions imposed on the outline permission.

Layout

Conformity with approved design principles

The scheme proposes the erection of 45 dwellings, public open space, car park and surface water attenuation ponds. These are laid out such that the car park and play areas are located at the northern part of the site, accessed via an internal tree-lined road. The general layout follows the parameters established at outline stage which fixed certain elements and required the development to come forward in accordance with an approved Development Parameters and Design Principles Drawing. The vehicular point of access on the western boundary was predefined following the grant of outline consent. The approved car park was for the benefit of the adjoining primary school, located immediately to the north of the site. To be of most use to the school, it needed to be positioned in close proximity. It is therefore proposed in the north west corner, where a short footpath through the existing boundary treatment is proposed, to provide a means of connection on to New Road and the school.

The green street remains a feature of the centre of the site, providing an attractive focal point with its specimen trees and attenuation ponds, providing interest and biodiversity value. Short residential roads connect to the green street, each serving a small number of dwellings. Overall, the layout of the scheme is considered to be in conformity with the parameters drawing.

Affordable housing layout, tenure and mix

The outline application was granted on the basis that the scheme was to meet a need for affordable housing as identified in an up-to-date Housing Needs Assessment (HNA). This enabled consent to be granted for up to 45 dwellings, of which 40% were to be affordable housing. This reserved matters application bring forward a scheme for 45 units, of which 18 would be affordable dwellings, meeting the 40% requirement.

There is a requirement to bring forward units in accordance with the mix set out in the HNA. The Council's Affordable Housing Officer raised a number of concerns with the scheme as originally submitted with regard to layout, mix and size of units.

The proposed layout was considered to be a concern as the affordable units were not sufficiently integrated with the market units so as to provide a balanced and mixed community. The affordable units were provided in one cluster, in the western/north-western part of the site. The layout has been adjusted to spread the units more widely around the site, whilst still maintaining a degree of clustering preferred by the Registered Providers who will manage the properties. These changes address the consultee's concerns.

The Affordable Housing Officer's issue regarding mix was that it did not sufficiently comply with the identified need from the October 2020 HNA. In particular the scheme fell short in not providing any 1-bed units and only a limited number of 4-beds.

The provision of 1-bed units presents a particular challenge in this location due to being within Flood Zone 3a. The Environment Agency would object to any ground floor only accommodation that did not have access to a first floor place of refuge. This effectively rules out a number of the built options in which 1-bed units could be provided, such as a block of flats.

A compromise has been reached where 2x 1-bed units have been able to be provided in the form of flats above garages. The number of 4-beds has also been increased in line with the Affordable Housing Officer's request. With these changes, and taking account of the limitations placed on the site by flood risk, the mix is considered to be acceptable.

Finally, changes were also made to dwelling types to ensure they were not distinguishable from the market units and were able to meet national space standards (the latter being a pre-requisite for some Registered Providers). The smallest units have been omitted from the scheme and layout

changes provided to facilitate the larger properties.

The Affordable Housing Officer has reviewed all amendments resulting from discussions and confirms the scheme provides an appropriate mix and balance of units and now has their support.

Public Open Space provision and layout

The public open space within the site is in the form of a Local Area of Play (LAP) and Local Equipped Area of Play (LEAP), which are to be co-located in the northern edge of the site. Whilst the Parish Council has raised concern about child safety given proximity to the car park and New Road, there is no reason to consider that the scheme would give rise to specific issues different from any other play area provided on a new build development. Furthermore, the location is as specified in the approved parameters plan and no concerns were raised by the Council's Parks and Open Space Officer during the consultation period.

Highways layout

The vehicular access on the A38 was approved at outline stage and is not for redetermination. Only the internal road layout and parking provision remain for consideration as part of the remaining reserved matters. Within the site the internal road layout follows a simple arrangement, with a series of cul-de-sacs or shared surface streets located off a central access road.

Parking is provided via combination of on-plot and on-street provision. Seven visitor parking spaces are provided in the scheme in addition to the 16 space car park provided for the benefit of the school. The size of parking spaces has been measured and confirmed as of the correct dimensions following a query from the highway authority. Overall, the scheme is considered to provide for the parking needs of the future occupants and no objection on the matter has been raised by the highway authority.

The Highway Authority had initially raised concerns regarding the proximity of the shared surface access serving plots 1-3 to the A38, but has since stated it is for the applicant's designer to confirm the separation distance is safe – their highways engineer subsequently confirming the separation is appropriate. The Highways Authority has therefore confirmed that they raise no objection to the scheme. They recommend three conditions regarding provision of cycle storage, EV charging and an assessment of structures near the highway. Discussions have taken place with the highways authority, and the latter has been confirmed as falling with the separate s278 Highways Act, and does not need to be conditioned. Electric vehicle charging is being provided, but the detail is already controlled under Part S of Building Regulations and does not need to be duplicated via condition. Cycle storage details will however be secured.

Overall, it is considered that the proposal provides a layout which is acceptable in terms of its

design and which is in accordance with the approved parameters plan.

Scale, appearance, and visual impact

The dwellings proposed are two storey in height throughout the scheme, which is typical of the character of the villages' built environment. The layout and positioning of units is considered to respect the low density of the locality. Design cues have been taken from the existing built form of the village, which is generally varied in design and form, but where features such as bay windows, use of brick and render and red/brown tiles are in evidence.

Some changes were requested to the scheme to remove or reduce the number of some house types which were less reflective of local vernacular. This resulted in losing some units with projecting gables and to ensure those dwellings in prominent positions reflected elements typical of the street scene. The units facing the A38 now feature either low eaves or projecting bay windows – features evident on existing properties in vicinity of the site.

The materials palette has been updated to include more brick units and feature red/brown tiles in addition to the grey originally proposed. These amendments pick up on concerns raised in local correspondence and following input of the Conservation Officer.

With the changes it is considered the units proposed appropriately respond to local dwelling stock, ensuring a high quality development which positively responds to local character.

Landscaping and trees

The Arboricultural Assessment submitted with the application noted the presence of 12 diseased trees within the site, infected with Ash Dieback Disease. These were all categorised as poor quality (U category) and are to be removed. Short sections of hedgerow are proposed to facilitate the highways access on to the A38, and for site infrastructure (culvert/drainage infrastructure). All are low quality (category C) hedgerow/tree groups.

The hedgerow boundary which delineates the entirety of the site is otherwise to be retained in full. Over 40 new specimen trees are proposed throughout of varying species and size. These include apple and cherry species, field maple, elder and oak.

Concern has been raised by residents of the properties on New Road about screening of the development site. At present there is a hedgerow and tree boundary which runs along the northern part of the site. The hedgerow boundary is proposed to be retained along its length (save for where the car park footpath is located at the very western end). New planting is also proposed in the vicinity of the nearby properties to bolster the hedgerow with native species such as blackthorn. So whilst the development will be visible in views from the neighbouring properties, it will be seen behind the backdrop of existing mature hedgerow planting.

Overall, it is considered that the planting lost is low or poor quality trees, the loss of which will be offset by new placement planting. Subject to an appropriate condition to secure the provision of the landscaping and its protection/replacement for the standard five year post-planting period, the proposals are considered acceptable.

Car Park

Queries has been raised by the Parish Council and in local representations about how the on-site car park will be managed. The applicant has been in ongoing discussions with Priory Learning Trust who operate West Huntspill Primary School. It has been agreed between the parties that it would operate best as a school staff car park instead of a pupil drop off location. The applicant's appointed management company will oversee the operation and maintenance of the car park and will set up a regular point of contact for communication with the school. Staff number plates will be registered with the management company. Only registered staff members will be able to use the car park during the hours of 7.30am-5.30pm. Outside of these hours, and during school/bank holidays, access will be allowed for residents, again controlled by number plate recognition. The car park and pathways will be appropriately lit and the proximity of neighbouring properties provides active surveillance of the car park to deter anti-social behaviour or illegal parking. Anyone parking in the car park who is unauthorised to do so would be fined by the company managing the number plate recognition system.

The applicant has experience of managing similar car parks on other consented sites. The Priory Learning Trust has confirmed to the applicant that they are happy with the proposed arrangements and confirmed they have happy to work with the management company to ensure it is implemented as smoothly as possible.

Sustainability

An Energy and Sustainability Statement has been provided with the application as was a requirement by condition. The scheme proposes the installation of various means to deliver on-site renewable energy generation. Dwellings are to be served by Air Source Heat Pumps and solar photovoltaic panels. Electric Vehicle charging is also proposed. These measures are considered to positively contribute towards mitigating the impact of climate change.

Other Matters

With regard to other matters raised in representations, the following comments are offered:

- Flood risk – comments have been received from residents regarding potential increased flood risk as a result of the development and concern about the management of the surrounding rhyne network, which is stated as having never been managed. Flood risk is a

matter of principle considered as part of the outline application, and not within this scope of the remaining reserved matters. Nonetheless, the statutory flood risk consultees were satisfied at outline stage and the Lead Local Flood Authority is satisfied with the details which have been provided as part of the reserved matters application regarding the surface water drainage system proposed. The applicant's management company will also be managing the rhynes within the site, ensuring they are kept clear of obstruction. Compared with the existing situation where they are reportedly not maintained, this is a potential benefit in terms of actively managing surface water discharge from the site.

- Impact of noise – comments have been raised about noise impacts and disturbance arising from construction methods, such as piling. Noise impacts are also a matter of principle to be considered at the point of granting outline planning permission. To ensure adequate protections are in place for residents during the build out period, Environmental Health recommended a Construction Management Plan, which was imposed as a condition on the outline. A CMP has been submitted and approved by Environmental Health which contains measures to mitigate the impact of noise during the construction period. Whilst piling is proposed due to ground conditions, measures to limit its impact on adjoining residents are proposed including equipment to lessen vibration, use of control zones and sound barriers. The CMP also states that works will need to comply with the mitigation measures set out in the British Standard S 5528: Parts 1 and 2: 2009 'Code of practice for noise and vibration control on construction and open sites'.

Summary and recommendation

It is considered that the scheme adheres to the parameters set out outline planning permission stage, delivering a high quality development which positively contributes to the village through the provision of much needed affordable housing. There are no matters which cannot be adequately addressed via conditions and therefore it is proposed that the remaining reserved matters are approved.

RECOMMENDATION

GRANT APPROVAL OF RESERVED MATTERS

- 1 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.

- 2 All landscape areas shall be protected and maintained, and 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: To ensure that development sites are appropriately landscaped to provide enhancement of the environment, mitigation for vegetation that is to be removed, to ensure biodiversity is maintained and that planting schemes are established and managed into the future in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

- 3 The development hereby permitted shall not be occupied until a scheme showing precise details of the proposed cycle parking/storage facilities at a rate of 1 cycle space per bedroom has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of sustainable transport in accordance with Sedgemoor Local Plan 2011-2032 policy D13.

Schedule A

Location Plan Drg No. OS 10042766

Site Location Plan Drg No. 101

Affordable Housing Layout Plan Drg No. 104 Rev A

Storey Heights Layout Plan Drg No. 105 Rev A

Site Layout Plan Drg No. 100 Rev I

Materials Layout Plan Drg No. 102 Rev B

Enclosures Layout Plan Drg No. 103 Rev A

Proposed Floor & Elevations Plan (Chepstow Brick Design) Drg No. 150 Rev A

Proposed Floor & Elevations Plan (Dartford Brick Design) Drg No. 151 Rev A

Proposed Floor & Elevations Plan (Samford Brick Design) Drg No. 156 Rev A

Proposed Floor & Elevations Plan (Monmouth Stone Design) Drg No. 157 Rev A

Proposed Floor & Elevations Plan (Idris Brick Design) Drg No. 160 Rev A

Proposed Floor & Elevations Plan (Brue Brick Design) Drg No. 163

Proposed Floor & Elevations Plan (Brue Render Design) Drg No. 164

Proposed Floor & Elevations Plan (Mathern Brick Design) Drg No. 165

Proposed Floor & Elevations Plan (Ogmore Brick Design) Drg No. 166

Proposed Floor & Elevations Plan (Ogmore Render Design) Drg No. 167

Proposed Floor & Elevations Plan (Wye Brick Design) Drg No. 168
Proposed Floor & Elevations Plan (Wye Render Design) Drg No. 169
Proposed Floor & Elevations Plan (Wye Corner Brick Design) Drg No. 170
Parking Strategy Plan Drg No. 106 Rev A
Refuse & Cycle Strategy Plan Drg No. 107 Rev A
Engineering Layout Plan Drg No. 100 Rev H
Impermeable Areas Plan Drg No. 101 Rev B
Longitudinal Sections Drg No. 102 Rev A
Tracking & Visibility Plan Drg No. 103 Rev F
Landscape Masterplan Drg No. 220807 L 02 01 Rev C
Landscape General Arrangement Plan Drg No. 220807 L 03 01 Rev F
Typical Tree Pit (Soft) Plan Drg No. 220807 D 04 01
Typical Hedgerow Planting Plan Drg No. 220807 D 04 02
Typical Ornamental Bed Plan Drg No. 220807 D 04 03
Typical Tree Pit (Hard) Plan Drg No. 220807 D 04 04
Proposed Softworks Plan 1/2 Drg No. 220807 L 04 01 Rev E
Proposed Softworks Plan 2/2 Drg No. 220807 L 04 02 Rev E
Proposed Softworks Schedule Doc No. 220207 R 04 01 Rev A
Attenuation Basin 1 Outfall and Basin Details Drg No. 104
Attenuation Basin 1 Outfall and Basin Details Drg No. 105
Maintenance Plan Drg No. 106 Rev C

DECISION
