

Application Details	
Application reference numbers	2024/1051/OUT
Application type	Outline
Extension of time	Yes
Description	Application for Outline Planning Permission with some matters reserved for up to 24 dwellinghouses with details of access.
Site address	Land At Pear Tree Farm, Cullen Farm Road, Glastonbury, Somerset.
Parish	Glastonbury
Conservation area	No
Somerset Levels & Moors Ramsar site catchment area	Yes
National landscape	No
Case officer	Ed Winter
Agent	Matt Williams
Applicant	T & A Land Associates Ltd
Reason for reporting to East committee	Major development & officer recommendation conflicts with that of Glastonbury TC.

1. Background and reason for return of item

1.1. This application was first considered at Somerset East Planning Committee on 5th November 2024, where it was deferred. At East Committee on Tuesday 3rd December 2024, it was **refused** for the following reason:

- The development site is located outside of the development limit and would result in a cumulative change to the general character of the area, adversely affecting the significance of the nationally important heritage asset at Glastonbury Tor (ST MICHAELS CHURCH TOWER (scheduled monument and grade I listed building, list entry number 1345475)) through development in its setting.

For: 5, Against: 3, Abstain: 3.

1.2. The National Planning Policy Framework was revised on 12th December 2024 and therefore, because the decision had not been issued at that time, it must be reconsidered in the light of the changes to the NPPF.

2. Changes to NPPF material to this application (published 12th December 2024)

Key changes to the NPPF for this application

2.1. Housing supply calculations have changed meaning that the five-year housing supply (“5YS”) available in the Somerset East area is reduced from **3.67 years to 2.20 years**.

2.2. For the purposes of decision-making, NPPF paragraph 11(d) has been amended as follows: (**changes in bold**)

“d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

*i. the application of policies in this Framework that protect areas or assets of particular importance, provides a **strong** reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, **having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.** **

***The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.**

2.3. Importantly, if paragraph 11(d)(i) applies, 11(d)(ii) and the lack of a five-year supply does not need to be considered: the application would simply be refused on the basis of 11(d)(i).

2.4. For paragraph 11(d)(i) to apply, a **strong** (instead of clear) reason for refusal, which relates to policies in the NPPF that protect areas or assets of particular importance (**“footnote 7 policies”** habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; **designated heritage assets** (and other heritage assets of archaeological interest referred to in footnote 75).

2.5. If Committee considers that there is not a strong reason for refusal based on footnote 7 policies, Committee would need to go on to assess the application in line with paragraph 11(d)(ii), as discussed below.

- 2.6. Where paragraph 11(d)(ii) applies, as Somerset East does not have a five-year supply of housing sites, it remains the case that for applications involving the provision of housing, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. However, the new section starting “**having particular regard**” alters how applications should be assessed.
- 2.7. Decision-makers are required to attach more weight (whether harmful or beneficial) to the policies referred to, in their planning judgments. This is considered a significant change and is analysed further below, in the context of this application (see section 3, Officer advice to Planning East Committee in the light of the revisions to the NPPF).

Other changes to the NPPF

The changes in this section are provided for information but are not considered to affect the assessment of this application.

- A ‘vision-led’ approach to transport planning is to be adopted instead of the former ‘predict and provide’ model.
- In the previous NPPF there was a reference to uplifts in density that may be inappropriate if the resulting built form would be wholly out of character with the existing area. This has been removed, in line with the government’s push for greater housing delivery.
- The reference to beauty has been removed from the design chapter. The emphasis on high-quality design is retained.
- Changes to Green Belt.
- Promotion of sites to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.
- Restricting the locations of hot food takeaways.
- Faster delivery of public service infrastructure.
- Approving homes of suitable brownfield sites unless it would result in substantial harm.
- Specific reference to achieving net zero by 2025.
- New paragraph 163 explicitly recognises the importance of climate mitigation as a consideration in the decision-making process.
- Specific reference to sustainable drainage.
- Identifying areas for renewables & low carbon energy sources in plan-making.
- Giving significant weight to low carbon retrofit.
- Some clarifications about when the flood risk sequential test should be applied.
- Paragraph 187(d): an additional reference to “incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.”
- Paragraph 190: the previous reference to AONBs has been changed to “National Landscapes”.

Annex 1 - Implementation

For all development management decisions, the NPPF is to take immediate effect (paragraph 231). Ongoing applications and appeals will therefore need to consider the new NPPF.

3. Officer advice to Planning East Committee in the light of the revisions to the NPPF

- 3.1. If Committee considers that there is a **strong** reason for refusal based on a footnote 7 policy or policies, the application could simply be refused on that basis and does not need to consider aspects related to paragraph 11(d)(ii).
- 3.2. If Committee considers that there is not a **strong** reason for refusal based on a footnote 7 policy or policies, Committee will need to go on to assess the application in line with paragraph 11(d)(ii) consideration, as discussed below.

Paragraph 11(d)(ii) considerations

- 3.3. Given that the housing supply now amounts to 2.2 years, instead of 3.67 years, the housing that would be delivered from this scheme is considered more important. Previously this was considered a significant benefit. Now it is considered a very significant benefit.
- 3.4. The revised NPPF requires particular regard to be given to certain paragraphs within the NPPF (66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12. The table below provides officer advice on whether this affects the assessment of this application.

<i>NPPF paragraph number</i>	<i>Affects planning assessment?</i>	<i>Commentary</i>
<i>Chapter 5: Delivering a sufficient supply of homes</i>		
66	No	<i>Paragraph 66, as amended, is concerned with ensuring affordable housing mix reflects local housing needs. It removes the 10% requirement for affordable home ownership. Officer advice is that the increased weight to be placed on this paragraph does not alter the assessment, because the proposed mix was already as per the revised NPPF.</i>
84	No	<i>Paragraph 84 concerns isolated homes in the countryside, which does not apply to this application. Therefore, the planning assessment is unaffected.</i>
<i>Chapter 7: Ensuring the vitality of town centres</i>		
91	No	<i>Paragraph 91 concerns the sequential approach to town centre uses, which is not relevant to this application.</i>
<i>Chapter 9: Promoting sustainable transport</i>		

110	Yes	<p><i>Paragraph 110 promotes sustainable transport broadly. The planning system is to actively manage patterns of growth to achieve sustainable transport objectives through focussing significant development on locations which are or can be made sustainable and offer a genuine choice of transport modes.</i></p> <p><i>Officer advice is that greater weight should be placed on the site's location, which is considered to be a sustainable one. This should be taken into account in the planning balance.</i></p>
115	Yes	<p><i>Paragraph 115 also covers a range of transport issues, including the prioritisation of sustainable transport modes taking into account the vision for the site and its location, safe and suitable access for all users, design of streets and impact on the transport network.</i></p> <p><i>The officer assessment of the site's accessibility overall, was that while walking is unlikely to be an attractive option for most daily trips, the site provides good accessibility by cycle or bus and is therefore considered to have reasonably good accessibility overall, noting its location adjacent to a principal settlement.</i></p> <p><i>This should weigh in favour of granting permission.</i></p>
Chapter 11: Making effective use of land		
129	No	<p><i>Paragraph 129 concerns making efficient use of land. While a range of considerations are referred to under 129, including the desirability of maintaining an area's prevailing character and setting, officer advice is that this is in the context of achieving appropriate density, rather than whether land should be development or not. As such, this paragraph could be relevant if the density were considered too high or too low, but that is not the case here.</i></p>
Chapter 12: Achieving well-designed places		
135	No	<p><i>Paragraph 135 deals with a range of design considerations, but most are more relevant to detailed design stage rather than outline stage.</i></p> <p><i>The reference to developments being sympathetic to local character and history, is considered more relevant to history in terms of design response, rather than the assessment of heritage assets, which come under NPPF Chapter 16.</i></p> <p><i>Officer advice is that, due to the reference to local character and history, and that the reason for refusal</i></p>

		<i>identified by Committee related to change to the general character of the area, adversely affecting the significance of the nationally important heritage asset at Glastonbury Tor through development in its setting, this could attract greater weight in the planning balance.</i>
139	No	<i>Paragraph 139 concerns matters of details design not relevant to this application.</i>

Conclusion of officer advice

3.5. The revisions to the NPPF change the way some aspects of this application should be assessed and therefore Committee should carry out a fresh assessment and planning balance of this application.

3.6. If Committee considers that there is a **strong** reason for refusal based on a footnote 7 policy or policies (e.g. a heritage asset), the application could simply be refused on that basis and does not need to consider aspects related to paragraph 11(d)(ii) below. This would also outweigh the lack of a five-year housing supply.

3.7. If Committee considers that there is not a **strong** reason for refusal based on a footnote 7 policy or policies, Committee will need to go on to assess the application in line with paragraph 11(d)(ii) consideration, as discussed below.

3.8. The reduction in the five-year housing supply from 3.67 years to 2.20 years is significant and officer advice is that greater weight should now be placed on the benefit of housing supply.

3.9. The revised paragraph 11(d)(ii) requires that greater weight should be placed on the site's location, which is considered to be a sustainable one (110). The change weighs in favour of granting permission.

3.10. Having reassessed the application in light of the above, it is open to the Committee to:

- Refuse, approve or defer the application.
- If the decision is to refuse, the reason(s) must take the revised NPPF into account.

3.11. In light of the worsened housing supply position and lack other reasons to refuse the application supported by specialist advice or policy reasons, the officer recommendation remains that the application should be approved.

4. Recommendation: Approval subject to the completion of a Section 106 agreement to include the following heads of terms and the conditions as set out below:

5. Section 106 heads of terms

5.1. A planning obligation will secure:

- 30% affordable housing (7 units if 24 are delivered)

- Public open space, including ongoing maintenance (on-site local area of play and locally equipped area of play) and other open space.
- Travel plan (measures only).
- Nutrient neutrality and mitigation (upgrade of two septic tanks to PTP).
- A financial contribution of £10,459.00 towards multi use games area.

6. Conditions

1. Outline Time Limit (Compliance)

The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

Reason: This is an outline permission, and these matters have been reserved for the subsequent approval of the Local Planning Authority, and as required by Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Reserved Matters Time Limit (Compliance)

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

3. Plans List (Compliance)

This decision relates to the following drawings:

20190 – 6 Rev B (Location plan)

Nutrient Neutrality Assessment & Mitigation Strategy (NNAMS), dated 1st February 2024 reference NNAMS/335

4. Sustainability Strategy Statement (Reserved Matters)

Any application for approval of Reserved Matters in relation to the development hereby approved shall include a Sustainability Strategy Statement ('SSS'). The SSS shall demonstrate how the development will, in line with a timetable, incorporate reasonable and practical sustainability measures through:

- i) the siting, layout and design of the dwellings hereby permitted, and
- ii) maximising appropriate opportunities for the use of sustainable construction techniques, renewable energy on site and water efficiency measures (including rainwater harvesting or other methods of capturing rainwater).

The development hereby permitted shall be undertaken in accordance with the approved SSS, which shall thereafter be maintained as such.

Reason: To reduce carbon dioxide emissions and in the interests of residential amenity in accordance with Development Policies 7 and 8 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014) and the Mendip District Council

Supplementary Planning Document Design and Amenity of New Development: Guidance for interpretation of Local Plan Policy DP7 (adopted March 2022).

5. Finished Floor Levels and Ridge Heights (Reserved Matters)

Any application for approval of Reserved Matters in relation to the development hereby approved shall include details of finished floor levels and ridge heights of all dwellings. Thereafter the dwellings shall be constructed in accordance with the approved details.

Reason: For the avoidance of doubt and to clarify the finished ground levels of the development to accord with Policies DP1 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because the ground levels have the potential to affect the overall impact of the development.

6. Hard and Soft Landscaping (Reserved Matters)

Any application for approval of Reserved Matters in relation to the development hereby approved shall include details of a hard and soft landscape scheme. The scheme shall include the following details:

- (a) size, species and positions for new trees and plants,
- (b) boundary treatments,
- (c) surfacing materials (including roadways, drives, patios and paths) and
- (d) any retained planting and
- (e) a detailed programme of implementation.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Development Policies 1, 3, 4 and 7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

7. Landscape and Ecological Management Plan (Reserved Matters)

Any application for approval of Reserved Matters in relation to the development hereby approved shall include a Landscape and Ecological Management Plan (LEMP). The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.

- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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 policy DP5 of the Mendip Local Plan.

8. Lighting and Bats (Reserved Matters)

Any application for approval of Reserved Matters in relation to the development hereby approved shall include a lighting plan, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018) and all street lighting shall be designed with luminaires which reduce light spill and skyglow in order to limit the extent of additional lighting impacts to that already resulting from the existing effects of the adjacent town. 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 shall accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux levels. Lux levels shall be below 0.5 Lux on the identified horseshoe bat commuting routes. 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 and no other external lighting shall be installed on the site. The approved lighting scheme shall be implemented before the occupation of the development hereby permitted and shall thereafter be permanently retained as such.

Reason: In the interests of the integrity of a European site, the 'Favourable Conservation Status' of populations of European Protected Species, and to reduce light spill and skyglow in order to limit the extent of additional lighting impacts to that already resulting from the existing effects of the adjacent town, in accordance with Mendip District Council Local Plan Part 1 Policies DP5, DP6 and DP8. This is a condition precedent as potential harm to protected species needs to be understood and thereafter prevented from the earliest states of the development.

9. Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include:

- a. The working methods to be employed on site during the demolition and construction (and preparation associated with construction) of the site.
- b. Measures (including screening) to be taken to minimise emissions of dust, fumes, odour, noise and vibration.
- c. Proposals for the safe disposal of waste materials confirming that no burning of site generated waste will occur.
- d. A map to identify which route(s) is to be used by construction vehicles to access the site.
- e. The parking of vehicles of site operatives and visitors.
- f. Loading and unloading of plant and materials.
- g. Storage of plant and materials used in constructing the development.
- h. Other measures to control the emission of dust and dirt deposition during construction including any wheel washing facilities.
- i. Delivery and construction working hours, which shall not permit:

noise generating activities outside of the following hours:

Mon - Fri 08:00-18:00

Sat 08:00 -13:00

All other times, including Sundays, Bank and Public Holidays there shall be no such noise generating activities.

The development shall thereafter be carried out in accordance with the approved CMP.

Reason: To minimise the effect of noise, odour and dust from the development on occupiers of nearby properties in the interests of residential amenity and sustainable development, in accordance with Policies DP7 and DP8 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014) and having regard to the NPPF, in particular chapters 8 and 12. This is a condition precedent because the impacts identified above need to be understood at the earliest stage of development.

10. Construction Ecological Environmental Management Plan (Pre-commencement)

No development shall take place (including ground works or vegetation clearance) until a Construction Ecological Environmental Management Plan (CEEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEEMP (Biodiversity) shall include:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity 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), including for reptiles, nesting birds, dormice and badgers.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority.
- g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEEMP shall be adhered to throughout the construction period.

Reason: In the interests of the integrity of a European site, the 'Favourable Conservation Status' of populations of European Protected Species 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 Mendip District Council Local Plan Part 1 Policy DP5, and Chapter 15 of the NPPF. This is a condition precedent as harm to protected species needs to be prevented from the earliest stages of the development.

11. Surface Water Drainage System (Pre-commencement)

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development. Thereafter, the surface water drainage scheme shall be permanently retained as approved.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

12. Roads, Footpaths and Turning Spaces (Pre-occupation)

The proposed roads, including footpaths 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 footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that suitable access, parking and turning areas are provided and thereafter retained in the interests of amenity and highway safety in accordance with

Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

13. Water Efficiency Standard (Bespoke)

The dwellings hereby approved shall be designed and constructed to ensure that the potential consumption of wholesome water by persons occupying a new dwelling does not exceed 110 litres per person per day. Prior to the occupation of any dwelling, the developer shall provide a written confirmation to the local planning authority that the water efficiency measures have been implemented in accordance with the approved details.

Reason: This condition ensures that the new housing development adheres to the standard for water use, on which the approved Nutrient Neutrality and Mitigation Strategy is based, in the interests of the integrity of a European site, the 'Favourable Conservation Status' of populations of European Protected Species and UK protected species, UK priority and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006, and in accordance with Development Policy 5 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014) and Part 15 of the National Planning Policy Framework.

14. Estate Roads (Bespoke)

Except for enabling works (construction access, ground clearance, ecology works, archaeology works and the formation surface water drainage) no development shall commence until details of the proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include plans and sections, the design, layout, levels, gradients, materials and method of construction.

Reason: To ensure that suitable access, parking and turning areas are provided and thereafter retained in the interests of amenity and highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because any initial construction works could have a detrimental effect on highway safety and residential amenity.

Informative notes

1. Condition Categories

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 145GBP per request (or 43GBP where it relates to a householder application). The request must be made in writing or using the Standard Application form (available on the Planning Portal, see council's website). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. Positive, creative and pro-active working

In determining this application, the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.

3. Biodiversity Net Gain (Pre-commencement)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Somerset Council.

Appendix A – Report to Planning East Committee 5th November 2024

Appendix B – Report to Planning East Committee 3rd December 2024