

THE CROWN ESTATE

ERECTION OF UP TO 580 RESIDENTIAL DWELLINGS, LIVE-WORK UNITS, RETAIL SPACE, OTHER MIXED USE DEVELOPMENT AND OPEN SPACE TO INCLUDE PLAY AREAS AND LINEAR PARK, AND ASSOCIATED LANDSCAPING AT LAND OFF NERROLS DRIVE, TAUNTON

Grid Reference: 324205.126832

Outline Planning Permission

RECOMMENDATION AND REASON(S)

Subject to the completion of a section 106 agreement to secure the following :-

1. 25% affordable housing to be split in accordance with the core strategy.
2. Transport requirements as needed for access and offsite improvement works;
3. Travel Plan
4. Education contributions which must include a site for a new primary school plus contributions for secondary school places and preschool (based on the formula listed in the consultation response below)
5. Country Park - Offsite commitment for green wedge land beyond application.
6. Drainage- Maintenance of the surface water attenuation ponds

Recommended Decision: Conditional Approval

The proposal is considered as an interim proposal in order to maintain an acceptable supply of housing land. It is generally in keeping with the Regulation 30 published Core Strategy and would result in an acceptable mixed use development with acceptable highway access and good transport links to existing services in accordance with Taunton Deane Regulation 30 Core Strategy published plan policy SS2.

RECOMMENDED CONDITION(S) (if applicable)

1. Approval of the details of the layout, scale, appearance, boundary treatments and internal access of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of three years from the date of this permission. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of S92 (2) Town and Country Planning Act 1990 (as amended by S51 (2) Planning and Compulsory Purchase Act 2004).

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 21262-L-229 Figure 3 Illustrative Masterplan
(A3) DrNo 21262-L228 Figure 1 Site Location Plan
(A1) DrNo 21262-L181b Figure 2 Planning Application Site Boundary
(A3) DrNo 21262-L231 Figure 4 Land Use Budget
(A3) DrNo 29392-L09 Revised Illustrative Masterplan (November 2011)
(A3) DrNo 29392-L07 Preliminary highway design option1
(A3) DrNo 29392-L08 Preliminary highway design option 2
(A3) DrNo 29392-L88 Rev A Proposed site access/A3259
(A3) DrNo 29392-L87 Rev A Proposed site access/ neighbourhood Centre
(A3) DrNo 29392-L85 Rev A Proposed site access/Southern access, Nerrols Drive
(A3) DrNo 29392-L189a Junction 2 Priorswood Roundabout mitigation.

Reason: For the avoidance of doubt and in the interests of proper planning.

5. The layout and alignment, widths and levels of the proposed roads, road junctions, and points of access, visibility splays, footpaths and turning spaces shall be provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The roads shall be laid out prior to the occupation of any dwelling, or any dwelling in an agreed phase of the development that may have been agreed by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed estate is laid out in a proper manner with adequate provision for various modes of transport in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

6. No development shall take place on the site until there is submitted to and approved in writing by the Local Planning Authority, a design code for the site in its entirety (herein after called the design code). The Design Code shall be

approved prior to the approval of any reserved matters application submitted in association with this permission. The design code shall include detailed codings for :

Architectural and sustainable construction principles
Character Areas, street types and street materials
block types and block principles
renewable and energy efficiency measures;
Principles of internal highways, cycle-ways and footpaths;
car and cycle parking principles
building types, heights and materials;
boundary treatments and surface treatments.

Reason: To ensure high standards of urban design and a comprehensive approach to the physical form and development of the site as a whole to achieve a co-ordinated and well planned development in accordance with the requirements of the National Planning Policy Framework (Draft) Planning Policy Statements 1 and 3 and Somerset and Exmoor National Park Structure Plan policy STR1, Taunton Deane Local Plan policies S2,

7. Prior to the commencement of works on site details for the parking of motor vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved parking shall be provided on site prior to the occupation/commencement of use of the building to which it relates and shall thereafter be maintained.

Reason: In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and relevant guidance in PPG13.

8. The development shall provide for covered and secure storage facilities, details of which shall be indicated on the plans submitted in accordance with condition above. Such facilities shall be provided prior to the occupation of any dwelling to which it relates and shall thereafter be retained for those purposes.

Reason: To ensure that adequate facilities are included for the storage of cycles, in accordance with policy S1 of the Taunton Deane Local Plan and policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

9. The development shall provide for bin storage facilities, details of which shall be indicated on the plans submitted in accordance with condition above. Such facilities shall be provided prior to the occupation of any dwelling to which it relates and shall thereafter be retained for those purposes.

Reason: To ensure that adequate facilities exist for the future residents of the site, in accordance with policies S1 and S2 of the Taunton Deane Local Plan.

10. Prior to the commencement of the development a landscape strategy and management plan shall be submitted to and approved in writing by the Local Planning Authority, The landscaping strategy shall include details of the proposed structural and internal landscaping and the proposed phasing of any landscaping works. The landscape management plan shall include a maintenance plan specifying the extent and timing of grass cutting, shrub pruning and tree maintenance. The landscape strategy shall thereafter be implemented on site in accordance with the approved strategy and a management plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

11. Prior to the commencement of works on site details of a Country Park, to the east of the site, and as illustrated on the submitted masterplan, a timetable for its provision on site and its future management regime shall be submitted to and approved in writing by the Local Planning Authority. The Country Park shall thereafter be provided in accordance with the approved detail unless a variation is first submitted to approved in writing by the Local Planning Authority. The submitted details shall be in general accordance with the design brief attached to the certificate.

Reason: In order to ensure the provision of a proportion of the Country Park required from this proposal and the Regulation 27 Core Strategy policy SS2.

12. Prior to the commencement of works on site details for the multi purpose green necklace around the boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the provision of land for and outdoor recreation in addition to the buffer planting required for wildlife mitigation purposes.

Reason: In order to ensure an appropriate mix of uses within a multi-purpose open space area to include allotments; outdoor recreation and wildlife habitat in accordance with the requirements of Regulation 30 published Core Strategy policy SS2

13. Prior to the commencement of works on site full details of the public open space and childrens play areas, in accordance with Taunton Deane Local Plan policy C4 (to include 1 Local Equipped Area for Play(LEAP) and 1 Neighbourhood Equipped Area for Play(NEAP)) with details of their size; location; equipment and future management shall be submitted to and approved in writing by the Local Planning Authority. The public open space and play areas shall thereafter be provided in accordance and maintained in strict accordance with the approved details unless an alternative is first submitted to and approved in writing by the Local Planning Authority.

Reason : In order to ensure adequate provision for public open space and

children's play and its maintenance in the future to serve the needs of residents from the development site in accordance with Taunton Deane Local Plan policy C4.

14. Before any part of the development hereby permitted is commenced a plan showing:
 - (a) the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter exceeding 100 mm, showing which trees are to be retained and which are to be removed and the crown spread of each retained tree (in accordance with Section 5 of BS 5837:2005); and
 - (b) details of the species, height, trunk diameter at 1.5 m above ground level, age, vigour and canopy spread of each tree on the site and on land adjacent to the site.

Reason: To safeguard the existing trees and ensure their contribution to the character of development in accordance with Taunton Deane Local Plan Policies S2 and EN6.

15. Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2005. Such fencing shall be erected prior to commencement of any other site operations and at least two working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 9 and detailed in figures 2 and 3 of BS 5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Taunton Deane Local Plan Policies S2 and EN8.

16. No service trenches shall be dug within the canopy of any existing tree within the land shown edged red on the approved drawing without the prior written approval of the Local Planning Authority.

Reason: To avoid potential harm to the root system of any tree leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policies EN6 and EN8.

17. Before any part of the permitted development is commenced, the hedges to be retained on the site shall be protected by a chestnut paling fence 1.5 m high, placed at a minimum distance of 2.0 m from the edge of the hedge and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soils levels around the base of the hedges so retained shall not be altered.

Reason: To avoid potential harm to the root system of any hedge leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policy EN6.

18. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the agreed scheme or some other scheme that may otherwise be agreed in writing by the Local Planning Authority.

Reason: To ensure the preservation of archaeological remains in accordance with Policy [11] [12] [13] of the Somerset and Exmoor National Park Joint Structure Plan Review, Policy [EN21] [EN22] [EN23] of the Taunton Deane Local Plan (~~delete which ever is not relevant~~) and advice contained in Planning Policy Guidance note 16.

19. Prior to any reserved matters approval, a detailed surface water drainage strategy must be submitted to and approved in writing by the Local Planning Authority. The strategy shall be generally in accordance with section 4.6.2 and figure 4.1 of the approved FRA (prepared by Entec UK Ltd and dated December 2010) and include details of the phasing and timing of the surface water infrastructure as well as the maintenance regime and responsibilities. The scheme shall be subsequently implemented and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improved habitat and amenity and to ensure future maintenance of the surface water drainage system in accordance with PPS 9, PPS23, PPS25 and the Draft National Planning Policy Framework.

20. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance. Where remediation is necessary a remediation scheme must be prepared in accordance with the above authoritative guidance and submitted to the Local Planning Authority for approval in writing by the Local Planning Authority and such scheme shall be implemented prior to the occupation of any units that would be affected by the contaminated area.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies S1 and EN32 of the Taunton Deane Local Plan.

21. Prior to the commencement of any development works on site the applicant shall submit details of a sound reduction scheme based on the noise assessment in the Environmental Statement, Entec UK Ltd, December 2010 (Ref 21262rr113). This shall include details of the glazing and ventilation to be used to achieve the "good" standard for internal noise levels as detailed in British Standard 8233, for residential premises on the development, and the calculations and reasoning upon which any such scheme is based. The report is to be accepted in writing by the Planning Authority prior to commencement of development works and the accepted works carried out in accordance with the approved sound reduction scheme prior to occupation and maintained as such thereafter unless an alternative is first agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of the locality by reason of noise which would be contrary to Taunton Deane Local Plan Policy S1(E).

22. Prior to the commencement of works on site details of a foul drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include arrangements for the points of connection and capacity improvements required to serve the development and the timing for the implementation of the strategy. Prior to the occupation of any of the dwellings hereby permitted the drainage scheme shall be fully implemented in accordance with the approved details unless a variation is first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure acceptable provision for foul and surface water discharge from the site prevent discharge into nearby water courses in accordance with Policy EN26 of the Taunton Deane Local Plan and PPS 25 Development and Flood Risk..

23. Prior to any reserved matters approval, a detailed surface water drainage strategy must be submitted to, and approved in writing, by the Local Planning Authority. The strategy shall be generally in accordance with section 4.6.2 and Figure 4.1 of the approved FRA (prepared by Entec UK Ltd and dated December 2010) and include details of the phasing and timing of the surface water infrastructure as well as maintenance regimes and responsibilities. The scheme shall be subsequently implemented in strict accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure future

maintenance of the surface water drainage system in accordance with PPS9, PPS23 and PPS25.

24. No development shall take place on land to which reserved matters relate until the detailed drainage design for each plot, phase or parcel of land, incorporating sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved by the Local Planning Authority. Drainage designs shall ensure that surface water from each plot, phase or parcel of land is attenuated to the 1 in 2 year Greenfield Runoff rate (4.55 l/s/ha) for all storm events up to and including the 1 in 100 year plus climate change event. The scheme shall subsequently be implemented and completed in strict accordance with the approved details before any built development commences on site.

Reason: To prevent the increased risk of flooding as a result of the development in accordance with PPS25.

25. No development shall take place on land to which reserved matters relate until a scheme for finished floor levels for each plot, phase or parcel of land has been submitted to, and agreed in writing by, the Local Planning Authority. The finished floor levels of the built development shall be set no lower than 150mm above the existing ground level on site.

Reason: To reduce the impact of flooding on the development and its users in accordance with PPS25.

26. The development hereby permitted shall not be commenced until details of a strategy to protect and enhance the development for wildlife and their habitats has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the advice of Entec's Environmental Statement dated December 2010 and up to date surveys and include:.....

- Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
- Details of the timing of works to avoid periods of work when the species could be harmed by disturbance;
- Measures for the retention and replacement and enhancement of places of rest for the species.

Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme for the maintenance and provision of the new bird boxes, bat boxes and the bat house and related accesses have been fully implemented. Thereafter the bird boxes, bat boxes and the bat house and related accesses

shall be permanently maintained in a useable condition.

Reason: To protect and enhance wildlife and their habitats in accordance with the requirements of PPG9 Biodiversity and Geological Conservation.

27. Prior to the commencement of development ,a scheme for the Ecological monitoring of the site by the applicant for a period of 10 years following completion of the first phase of development shall be submitted to and approved in writing by the Local Planning Authority. The ecological monitoring scheme shall include an assessment of the bat mitigation planting and be fully implemented following commencement of works on site and a report of the results shall be submitted in accordance with the scheme.

Reason: To monitor the impact of the development on Lesser Horseshoe and other bats on the site and to ensure that the long term management of the site is informed by the results, by modifying the maintenance regimes if necessary, and to determine if the buffer and off site planting areas are providing adequate mitigation for bats to ensure that the development does not have a detrimental impact on the Lesser Horseshoe Bat colony as required by Planning Policy Statement 9 and the Habitats Regulations Assessment for Hestercombe House Special Area of Conservation by Somerset County Council July 2009.

28. No development shall take place on site until a scheme for the mitigation of the impact on the Lesser Horseshoe Bat from the Hestercombe House SAC colony is submitted to and approved in writing by the local planning Authority. The scheme shall include the following:-

1. Details for the provision of a 20 metre buffer of woodland around the northern and eastern boundaries of the site, which will connect with the retained tree belt on the eastern side of the Maiden Brook. This must be designed to form a continuous unlit corridor around the perimeter of the site, to provide the opportunity for light sensitive bat species (including lesser horseshoe bats) to commute around the site, and to provide additional foraging habitat. The submitted details shall include a planting schedule and layout for the 20m buffer planting that must conform to that set out in the Appropriate Assessment (Somerset County Council, 2009). The agreed on-site buffer planting shall be installed no later than year one of Phase 1a of the proposed development and advanced stock (Extra Heavy Standards) will be used, with the objective of ensuring that 40% of trees reach a height of 5.5m before commencement of Phase 2 of the development.
2. Details showing the retention and incorporation of the existing hedgerows on the boundaries of the development facing open countryside into the buffer planting.
3. Details for the retention of trees, hedgerows and scrub around Nerrols Farm.
4. Details of any proposed paths and cycleways through the buffer . These must be designed no wider than 3m and to go diagonally through the buffer

and will not be lit.

5. The scheme shall show that all buildings, gardens, roads and footpaths will be offset from the buffer planting and the Maiden Brook by a minimum of 5m.
6. Details for the retention of the trees and mature hedgerows surrounding Nerrols Farm and plans to ensure its connectivity to the farmland to the north of the farm buildings.
7. Details for the provision of a 20m woodland buffer between Nerrols Farm and its ancillary farm buildings and the development site as indicated on the illustrative masterplan, in order to retain the suitability of the farm for lesser horseshoe bats, both as a foraging area and a potential night roost.
8. Details for the creation of an area of 3.15 hectares for off-site woodland planting using the methodology described in the, based upon the current site boundary and habitat data provided in the baseline ecology report (Entec 2010b). The planting schedule and layout of the off-site planting will conform to that set out in the Appropriate Assessment (Somerset County Council, 2009). To minimise the time taken to achieve functionality, the off-site planting will be installed no later than year one of the proposed development.
9. Details for the preparation and implementation of a habitat management plan to ensure that the buffer planting and off-site compensatory woodland planting is managed appropriately for lesser horseshoe bats. The management plan must cover management of the whole site, plus the off-site compensation areas for a period of 25 years from completion of the works and must include measures to promote the establishment of the buffer and off-site planting, such as thinning and the replacement of 'nurse crop' species (poplar and Norway spruce) with oak and ash to give a more diverse age range. It is proposed that the preparation and implementation of the management plan be secured a planning condition.
10. Details for the provision of a purpose-built bat house to provide roosting opportunities for a variety of bat species, including lesser horseshoe bats, in compensation for the loss of the barn to the west of Nerrols Farm. The bat house should be designed so that it does not induce a maternity colony to set up which might replace and undermine that of the Hestercombe House roosts.
11. Details of a lighting strategy to minimise the effects on lesser horseshoe bats (and other bat species), and must incorporate the following:
 - No night-time working during the construction stage of the development.
 - Street lighting that is no higher than 5 metres, directed away from the landscape buffers and hedgerows designed to avoid light spillage and pollution.
 - Lighting adjacent to features used by bats as flight corridors and foraging habitat (namely the woodland buffer strip, hedgerows, the Nerrols Farm access road and Maiden Brook) will be directed away from these features and lighting levels will be as low as legally permissible.
 - Lighting will not be of the white mercury vapour or high pressure sodium types. Where possible, LED, highly directional and/or 'light on demand' forms of lighting will be used.

Reason: To ensure that the proposed development does not have a significant impact on the conservation objectives, namely to maintain in favourable condition the habitats for the population of Lesser horseshoe bat, of the

Hestercombe House SAC in accordance with Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (known as the 'Habitats Directive') and to ensure that the impact of the development on other wildlife and habitats is adequately mitigated for in accordance with Taunton Deane Local Plan Policies EN4 in accordance with relevant guidance in PPS9.

29. Prior to the submission of a reserved matters application for phase 2 of the development site details showing the provision of a minimum of 660m² of employment land for class "B1" business uses as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) on the application site, or adjacent land known as Nerrols Farm, and the timing of its provision shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the provision of Town and Country Planning (Use Classes) Order 1987 (as amended) Class B1 employment land in accordance with the Taunton Deane Regulation 30 Core Strategy published plan policy SS2.

30. Reserved matters submissions for phase 2 of the development, as defined in the design and access statement shall include a highway, footpath and cycleway links up to the boundary of the site with the land to the north and north west.

Reason: In order to ensure that there is a comprehensive development of the site with permeability for all future residents between development areas in different ownership and in accordance with the Taunton Deane Regulation 30 Core Strategy published plan policy SS2

31. Prior to the submission of any reserved matters application in connection with this permission a detailed Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details an investigation into the feasibility and viability of providing a suitably located energy centre in order to provide locally generated electricity to serve the whole allocated site.

Reason : In order to provide for a sustainable development including the consideration of renewable and low carbon energy sources of energy in accordance with the requirements of the Regulation 30 published Core Strategy policy CP1, Planning and Climate Change, Supplement to Planning Policy Statement 1 and the National Planning Policy Framework.

Notes for compliance

1. In connection with conditions 10 the Local Planning Authority expect the landscape scheme to include the following :-
 - a) earth mounding in order to provide additional screening around the perimeter of the site

- b) a minimum distance of 25m between any trees and the listed buildings
 - c) the planting scheme must be in keeping with the requirements of the HRA mitigation.
 - d) footpath links throughout the site including footpath links and footbridges the green open space adjacent to Maiden Brook.
2. regarding condition 11 the provision of land for Allotments shall be based on the Council's allotment policy for 15.4m² per dwelling.
 3. The above drainage conditions have been recommended to ensure that the principles of the agreed FRA are delivered as the development comes forward. It is important that sufficient attenuation storage is provided for each phase of development and this should be clearly demonstrated in an updated FRA / masterplan which shows discharge rates, storage volumes and SuDs control measures for each catchment and the subsequent phases of development.

The strategy will need to be supported by Micro-drainage calculations for all storm periods up to and including for the 1 in 100 year event plus climate change. Details of the existing and proposed surface water drainage system will need to be provided. It must be demonstrated that all surface water features are located in Flood Zone 1 and this should be supported by site levels compared against the predicted 1 in 100 year event.

The timing / phasing of surface water infrastructure is critical to ensure that all surface water is attenuated for as the development comes forward. The drainage infrastructure for each plot will need to be completed before any built development occurs on site to ensure that surface water flooding is not increased at any stage of development.

Any exceedance flows, routes and depths must be mapped and addressed to ensure that the development is safe from flooding.

The strategy must include details of the re-configuration of the two existing dry surface water attenuation basins on site. This must be undertaken in line with Section 4.7 of the FRA and Figure 4.1 of the FRA. Details must also be submitted to demonstrate that the capacity of the surface water drainage features are sufficient so that the attenuation features will not be exceeded. The risk of increased surface water flooding during all stages of development must be addressed.

Each reserved matters application will need to demonstrate a viable drainage scheme in accordance with the approved masterplan to allow us to recommend approval for any detailed layout proposals.

4. in regard to condition 25, in seeking to discharge the above condition, the applicant should supply a topographic survey of the existing site together with proposed floor levels that are set 150mm or more above the existing levels.
5. The applicant is advised that any works within the channel of the Maiden Brook (i.e. the surface water outfalls from the ponds) are likely to require Flood Defence Consent from the Environment Agency. The applicant should contact my colleague Sam Capel (01278 484 810) to discuss this matter. All

works in or near the channel should be undertaken in accordance with our Pollution Prevention Guidance Note 5 which is available on our website.

Any waste used on site or taken off site will be subject to the appropriate Licences and Exemptions required from the Environment Agency. Further details on this legislation are provided on our website.

6. The buffer planting around the Nerrols Farm, must ensure that an appropriate distance is provided between the planting and the listed building in order to protect the setting and structures of the listed complex.

PROPOSAL

This is an outline planning application with all matters, except access, reserved for future determination.

The proposal is for a mixed use development comprising:-

- 27ha for residential use to provide up to 580 residential dwelling units of which up to 25% will be affordable;
- 0.6ha for a mixed use local centre to include: up to 600m² gross floor area for convenience shopping (A1); up to 440m² gross floor area for uses including financial and professional services, restaurants and cafes and drinking establishments (A2, A3 and A4); live work units; and residential (C3)
- 1.1ha land for the provision of a new primary school;
- New vehicular accesses to the site off Nerrols Drive and A3259.
- New internal access roads and associated walking/cycling networks and links to the existing public transport networks
- A new sustainable urban drainage system with increased treatment of water attenuation basins and roadside swales.
- New formal and informal open space, including a linear park along the Maidenbrook.
- Landscaping enhancement including new tree planting and landscaping within the site.
- Ecological mitigation including the provision of tree buffer planting along the north and east boundaries of the site and 4.2ha land for offset woodland planting to the north of the development site.
- potential B1 use of Nerrols farmhouse and ancillary buildings (0.8ha).
- marketing of the remaining plots at the Crown Industrial Site to provide approx 2,800m² employment.

SITE DESCRIPTION AND HISTORY

The site is located to the north east of Taunton on the outside edge of the settlement limit approximately 2km from the town centre. The site comprises 31.2 hectares (ha) of agricultural land. Land immediately to the north and east of the site is agricultural land, identified in the Local Plan as a green wedge, which separates Taunton from Cheddon Fitzpaine (less than 1km to the north of the site) and Monkton Heathfield (1km to the east).

Nerrols Drive runs along the western boundary of the site beyond which lies the

existing residential development of Nerrols Farm. To the south of the site is the Maidenbrook roundabout junction that gives access to the A3259 Taunton to Monkton Heathfield road, the Maidenbrook residential estate and the Crown Industrial Estate. The site is currently accessed from the A3259 via an unclassified farm road serving Nerrols Farmhouse.

The site has good access to existing public transport services which use the A3259 and Nerrols Drive and link the site to the Railway Station and town centre. It is also in close proximity to the Crown Medical Centre to the south (140m) and local shopping centre of Priorswood approximately 1km to the north west.

Within the site boundary there was an application in 2007 (ref 08/07/0003) for the change of use of agricultural land to form a fun farm, a farm based tourist attraction including farm animals, Quad bikes, trampoline, bouncy castle and cafe at Nerrols Farm (Retention of unauthorized use). Permission granted 7th November 2007.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - no objection in principle. Additional information is awaited regarding offsite improvement works and travel plan detailing. Views to be included on update sheet.

CHEDDON FITZPAINE PARISH COUNCIL - The following comments represent the views at the meeting:-

1. Does this address the needs of the community?

- The proposal for 1,000 new houses with associated employment, recreational and leisure facilities threatens to overwhelm the existing settlement and "urbanize" the rural nature of the village
- Siting such a development on prime agricultural land undermines the continuing profitability of the tenanted farms already struggling with the recession.
- The contours of the land involved mean that much of the proposed development would defy screening and be clearly visible from the conservation village and the special heritage site of Hestercombe Gardens
- However the limited proposals submitted by Crown Estates for their land have some merit
- Access to Taunton town centre - due to the restrictions on access routes created by the river and railway line, access from the north-east is very difficult at peak times with roads almost at capacity; this will be exacerbated by the addition of so many extra dwellings

2. What other community needs should be included?

- Need to safeguard the rural nature of the area
- Sufficient places at primary and secondary schools
- Sufficient capacity at doctors surgeries
- Local facilities for employment, retail and leisure activities
- Strong visual screening and enhanced landscaping to mitigate against light, noise and atmospheric pollution, potential for enhancing existing hedgerows as

- well as creating new woodland
- No building should exceed the height of those currently on Nerrols and Maidenbrook housing estates i.e. not above 2/3 storeys as this would be totally inappropriate in a rural setting
- Low density housing is essential to merge urban and rural setting.
- Sufficient infrastructure – roads, access to major transport links, consideration to reduce rat-running through local lanes.

3. What is positive about this?

- The proposals for an additional 600 houses Crown Estate land seem to have more merit if it is essential that further development will have to take place on the north-eastern side of Taunton.
- Potential for strengthening the green wedge between Cheddon Fitzpaine and West Monkton
- Enhanced local facilities
- Access to green space and community woodland

4. What is negative about this?

- Building on prime agricultural land
- Effect on local wildlife
- Urbanization of rural area
- Dramatic effect on views from the conservation village and surrounding areas if the full development was to proceed, less so, if development was restricted to Crown land only.
- The extra 400 homes proposed to the west of the Crown land
- The creation of a “country park” if this means putting prime agricultural land out of production at a time when farmers are struggling and “food miles” becomes an important issue

WEST MONKTON PARISH COUNCIL - The Parish Council notes that although Nerrols Drive is not within the Parish boundary, the traffic will have an impact on the Parish. The Parish Council could not support another concrete jungle and would expect the build would be with integrity. Any increase in run off water will have an impact on Allens Brook and flooding. It is essential that suitable employment land is provided on site.

BRITISH WATERWAYS - Whilst the site is some distance from the Canal it is adjacent to the Maiden Brook. Officers may remember the issues a few years ago with the culvert and overtopping of the canal as a result of developers lowering the canal bank. In order to prevent further issues with SWD we would request that the applicants discuss the proposal in detail with our Senior Water Engineer prior to commencement to ensure that the existing issue has been properly resolved and that the proposal will not have an adverse impact on water levels in the Bridgwater & Taunton Canal.

SOMERSET WATERWAYS ADVISORY COMMITTEE - no response

SCC - DEVELOPMENT CONTROL ARCHAEOLOGIST - The evaluation of heritage assets which will be impacted by this proposal indicates that the archaeological

assets are not of designatable quality. A full, staged archaeological evaluation has been submitted indicates archaeology of local significance representing prehistoric and Medieval occupation. In this case the Archaeology should be recorded prior to development and I have no objection subject to an appropriate condition.

ENVIRONMENT AGENCY - Generally pleased with the proposed drainage strategy which will attenuate both surface water run-off rates and volumes and the additional details

SCC - CHIEF EDUCATION OFFICER - A development of 630 dwellings would generate the need for 126 primary school places. The existing local primary schools would not have the capacity to take these additional pupils. Whilst a contribution towards new primary school facilities would be required, it is also extremely important that the Nerrols Farm development makes provision for a new school site relatively early in the phasing. The DfE Basic Need Cost Multiplier per primary school place is £12,257, so the total contribution required would amount to £1,544,382, in addition to the new school site.

At the secondary tier, there is less pressure on the schools across the town as a whole, but as the attached tables show, there will be pressure on capacity in the longer term. Furthermore, the school most likely to attract parents living in Nerrols Farm is Heathfield, but this is also already over-capacity. The development would be expected to require 90 additional places; and as the DfE estimate of cost per place is £18,469, the contribution would total £1,662,210.

Apart from primary and secondary school places, there is also a statutory requirement for the County Council to ensure sufficiency of pre-school places for three-four year-olds; and to provide these itself if demand is not met from the independent sector. The Childcare Act 2006 (Section 6 and 7) places duties on the Local Authority to ensure that sufficient childcare places are available to meet the needs of working parents and those parents in training to get work, and to ensure that there are sufficient places for all children to access their free early years provision. Under the provisions of Circular 05/2005 therefore, contributions should be sought for pre-school places if the developers are not able to ensure the provision of these themselves.

Three places are required for each 100 dwellings (assuming each child attends either a morning or afternoon session). If the Basic Need Cost of £12,257 per place is applied, the contribution in the case of Nerrols Farm would be calculated as follows:

630/100 dwellings x three places x £12,257 = £231,657

Views on amended proposals awaited.

SCC - RIGHTS OF WAY - The site is crossed by footpaths T 5/11,12&14. There is an aspiration for a Quantocks to Taunton multi-user link with a wider desire to link beyond to the Blackdowns, which we are supportive in principle. The preferred route for this multi-user path largely aligns with the current public footpath T 5/14. The applicant should dedicate higher rights over this footpath (public bridleway) in order

to allow for cycle and equine use and provides a suitable shared surface. We also request a commuted sum to cover costs for any off-site associated works that would be required to deliver this route, eg: road crossing of A3259 and possible missing link to Maidenbrook Lane to the north.

It is not clear at this stage whether footpath T 5/12 (west side of the site) would require a diversion. Footpath T 5/14 may benefit from a diversion to take it slightly further west where it passes in the vicinity of Nerrols Farm at present.

WESSEX WATER - comment

Foul Water - A high level desktop appraisal has identified that the existing 225mm local sewer will not have the capacity to serve the development. Initial desktop appraisal has identified that a length of sewer from the site periphery to manhole 5201 will need up sizing. The extent of off site reinforcement including the capability of the receiving pumping station (Maidenbrook site id 14632) will have to be confirmed by sewage network modelling. The developer will be expected to contribute to the cost of modelling, which will be offset against any subsequent scheme and also contribute to the cost of off site reinforcement.

Surface Water- Surface water should be limited to greenfield runoff rates before discharging to the land drainage system either directly, or via our surface water sewers. The Masterplan, indicates that the local centre is situated on top of the existing balancing ponds. The use and operation of the balance ponds must remain unhindered, to reduce the risk of flooding or an alternative proposed.

Water Supply- There is adequate capacity within the existing local water supply network to serve the proposed development. Buildings over two storeys will require pumped storage.

Flood and Water Management Act 2010 - The Flood and Water Management Bill became an act of parliament during April 2010 and central government intend to issue and implement detailed regulations and Codes of Practice some time after April 2011. This will follow consultation upon the new national build standard which will be implemented at the same time.

The developer should note that the provisions contained in the new Flood and Water Management Act 2010 will require that;

- a) sewers and off site lateral connections are subject to a compulsory signed adoption agreement before connecting into the public sewerage system
- b) new sewers and lateral connections are built in accordance with the proposed Government Mandatory Build Standard.

CONSERVATION OFFICERS - Whilst noting what is submitted about the curtilage for Nerrols Farm, I am concerned that we secure the long term existence and appropriate maintenance of the tree belts, such that the buffers suggested are in practice there ad infinitum and giving the farm complex the setting it deserves. In this respect, the houses to the east must not be too close, and any longer term issues with falling distances for mature trees/ loss of light etc must be avoided.

NATURE CONSERVATION & RESERVES OFFICERS - A number of protected species are known to be present on the site including the Lesser Horseshoe Bats from the Hestercombe House site which is designated a Special Area for Conservation. In order to assess the impact of the development on the species an Appropriate Assessment (Habitat Regulations Assessment) has been undertaken on behalf of Taunton Deane Borough Council by the County Ecologist and this identifies the potential threat to the species and what measures are considered appropriate to mitigate the effects of the development on the species.

In terms of this proposal, survey work for wildlife on the site has been undertaken and the results submitted in support of the application. The report proposes the loss of 2.7 ha of young plantation adjacent to Nerrols Drive and the loss of some hedgerow and trees. A mitigation scheme has been proposed that includes a 20m landscape buffer around the north and east boundaries of the site; 4.2ha of off-set woodland planting and the provision of a linear park converting arable fields to meadow. The planting must be deemed as functional before phase 2 of the development can take place. The mitigation works recommended in the submitted report are considered to be in accordance with the requirements of the Appropriate Assessment and other wildlife concerns on site.

DIVERSIONS ORDER OFFICER - 3 Public rights of ways (T5/11, T5/12 and T/14) will be affected and appropriate protection measures must be taken early discussions should take place regarding any proposals to re-align the paths.

DRAINAGE ENGINEER - The requirement for site attenuation will need to be limited to that for a 1 in 1 year greenfield event. I believe the EA have requested a run off for all the Taunton area of 2l/s/ha but these details will need to be agreed.

LEISURE DEVELOPMENT MANAGER - equipped play areas should be provided in accordance with TDLP policy C4 with details in line with TDBC Play Policy. A Country Park could be accepted in lieu of outdoor recreation and the park's Department should be asked to comment. 15.4m² of allotment land should be provided per dwelling and should be located within 1km of the site. £885 per dwelling is required towards community hall provision; public art should be included (1% development costs) either by commissioning and integrating a piece of art into the design of the buildings and public realm

LANDSCAPE LEAD - Generally the environmental study is robust and to the point but I am concerned that it makes no reference to the Council's landscape Character Assessment of Taunton's Rural-Urban Fringe' or the Council's Green Infrastructure Strategy. These are important documents, which are particularly relevant to this development and should be fully considered.

Although 'Green Wedges' are a planning rather than landscape issue their context in this area is such importance more weight should be given to importance of the Landscape in this key area where the Green Wedge functions to avoid coalescence, acts as a rural buffer and provides a strong link between the town and the countryside the foothills of the Quantock Hills.

These two issues make it difficult to fully review the application and therefore I would request that the applicants carry out a review of their submitted materials as a matter of urgency. I have seen no details of how the areas of bat mitigation are to be planted within the areas to the north and how they relate to green infrastructure requirements. I was also expecting to see the area of higher ground to the east of Maidenbrook Lane to be shown as additional country park but could see no reference to it.

Otherwise the development has respected existing hedgerows and the landscape context of the site but it will require the felling of trees within the two woodland blocks on the north western side of the application site. The retention of the buffer planting on the western boundary of the site is important are the proposed green links running east west across the site.

The bat mitigation works provide opportunities for green infrastructure features but there are no details within the landscape section as to the proposed planting or scope for green infrastructure.

Given that some of the housing is on higher ground visible in the short term from the north I consider it important that roofs are either slate or grey in colour as this will have less of a visual impact than the alternative of tiles.

HOUSING ENABLING LEAD - The affordable 25% is considered acceptable and the split between affordable housing tenures should conform to the Core Strategy document.

NATURAL ENGLAND - support the comments of the Borough's Biodiversity Officer and agree that no development should take place until a strategy is agreed that will protect and enhance the development for wildlife, based on the Entec Environmental Statement dated December 2010.

STRATEGY UNIT - The site is included within the Core Strategy as a strategic site for a range of uses including residential, employment (1 ha), retail, new primary school and open space. The Core Strategy site extends however extends to the north –northwest of the current application which thus appears to show the first two phases of development. However, until adopted this would presumably remain a departure which would require to be advertised accordingly.

Whilst supportive of the principle of development on these lands I have the following concerns.

- A minimum 1 ha employment area (Class B) was envisioned for this site but is not included in this application so that it can contribute towards the short term employment deficiency in Taunton. Live -work units have been shown but live work units form a very minor element of the mixed use local centre land take.
- The application excludes the triangular paddock fronting A3259 Yallands Hill which is included within the Core Strategy allocation. This site shouldn't be dealt with in isolation. It could sterilise its future potential.

- I believe that County have required a primary school but this is not shown on the illustrative masterplan.
- The last phase of the proposed allocation is to the north of the application site but there is no obvious route to this area on the layout.
- As a phased development, many of the proposed houses will be required to meet higher levels of energy saving elements of the C for SH. Their design and access statement makes no reference to energy saving solutions which, if planned comprehensively, may require a site for an energy generation plant.
- Although only outline it indicates 4 storey but I consider that 3 storey for the local centre and 2.5 storey for the residential would be more appropriate given the sub urban location.

WASTE SERVICES OFFICER - no comments received

ENVIRONMENTAL HEALTH - NOISE & POLLUTION - no objection subject to conditions.

Air Quality - The main source of pollutants would be from road traffic and this is considered to be insignificant.

Noise - The submitted noise report concludes that there will be no significant effects from noise on existing residential premises. For the application site, the estimated noise levels indicate that most of the site would be affected by road noise and residential properties will require an adequate level of protection to be provided. The report suggests that a scheme of soundproofing, using a suitable standard of glazing and ventilation, can be used on properties that are close to the boundary of the site and are affected by higher noise levels and this should be a condition of any permission.

Therefore, I would recommend that a condition is used to ensure that the required details are submitted, accepted and implemented.

Contaminated land - A contaminated land report has been submitted which concludes that the majority of the site is greenfield and unlikely to be significantly affected by contamination. There are a number of potential sources of contamination near the farm buildings at Nerrols Farm but that the area of the farm buildings is not covered by this planning application.

I consider that the Entec report is acceptable as a desk study and risk assessment for the site. A condition is advised to ensure that the developer deals with any unexpected contamination that may be found on the site during construction.

SCC - ECOLOGY - The 'test of likely significance' assessment for Nerrols is based on surveys submitted with the application, hence the updated calculation of the amount of offset required.

The amount of survey at Nerrols is within the Bat Conservation Trust Guidelines (2007) for bat surveys but considering the situation at Maidenbrook that at Nerrols

may now not be considered adequate. Natural England may have a comment on the amount of bat survey effort on this site. Yes I would consider that lesser horseshoe bats are present as evidenced by survey work but would also consider requesting that further bat surveys, including use of additional static detectors, be carried out to see if the zoning has changed through increased use of the site. However, I would not consider a reduction in the current combined area based on previous survey data.

Representations

612 letters have been received raising objections to the loss of the Fun Farm, situated at Nerrols farm, for the following reasons:- The development will result in a loss of green space and leisure facility for young children and families “a little bit of countryside in Taunton’s growing urban sprawl”; the fun farm offers an opportunity for indoor play, climbing, and handling / education about animals and there is no other such opportunity in the area; the development will result in the loss of green space with important bats, barn owls and badgers setts in Nerrols Farm; the Barrel train ride, which the children enjoy would be lost.

In addition a petition of approx 800 signatures has been received to save the Fun Farm.

(Since the submission of these letters the fun farm facilities have been damaged by fire and the tenant is looking for alternative premises)

16 letters of representation has been received raising the following objections to the proposal:-

- The westward intrusion of the development is onto greenwedge where such development is currently resisted by Local Plan policy. We can find no justification for this either in the application or in the documentation for the emerging core strategy;
- The area may form part of the feeding range for bats for which no mitigation is proposed;
- This application is only for a portion of the proposed land for development as outlined in the core strategy but the proposal fails to plan for the development site as a whole area and may give rise to difficulties in delivering the remaining land shown in the core strategy ie the land to the north and west;
- The site would erode the strategic gap between Taunton and Monkton Heathfield and does not support the Core Strategy plan for the retention and enhancement of the greenwedge;
- The site covers high quality agricultural land where development should be avoided
- The site has flood risk implications and should be avoided;
- up to date ecological survey work should be undertaken to inform the decision as there may have been changes in bat feeding ranges resulting in a greater concern for the Hestercombe Bats;
- other more sustainable sites are available and this site should be refused;
- The extra traffic will result in a grid lock, it is already difficult for pedestrians and cyclists to cross the roundabout;
- This area of Taunton has numerous proposals without the necessary

infrastructure to cope (schools, roads etc) and the new relief road will not solve these problems;

- This part of town is already overdeveloped with too many new houses in a small area. Smaller developments with larger green areas would be more in keeping with the surrounding area;
- To develop one side of town on an important green belt seems ill thought out;
- The proposal is contrary to the adopted Local Plan policy;
- Properties facing existing development should be two storey only to prevent overlooking;
- It would result in the loss of prime farming land that will be needed in the future to provide food; the development will effect the wildlife that is present on the site;
- Taunton is already overdeveloped without enough parking spaces or local facilities for the existing residents without an additional 600 on this site;
- Nerrols farm will become unsafe with an additional volume of traffic;
- The development will result in unacceptable levels of noise and disturbance for existing residents;
- Greater green space should be provided between the development and the adjacent housing for amenity of the existing residents and to use for recreation as the existing areas are vandalised with anti-social behaviour;
- Local schools do not have the necessary capacity for more homes – a new school is essential;
- New local facilities should be provided with a new shop and pub;
- The houses seem close to the existing dwellings;
- The entrance to the development is shown on a dangerous bend on the Monkton Heathfield Road and should be relocated to a safer position
- The Monkton Heathfield Road is very busy and the density will increase as a result of these proposals
- The new entry to the development should be aligned with Summerleaze Crescent, Warren's Road and Stoney Furlong with roundabouts at the junctions with Nerrols Drive Thereby providing safe access and traffic claiming and important if is to be part of a northern distributor road in the future;
- The entrance to the estate should be altered so that waiting traffic does not impede traffic moving along the A3259;
- The development will erode the distinction between Taunton and Cheddon Fitzpaine, removing the local character;
- The new bus lane will change the character of the area;
- The proposal does not make adequate provision for the on site parking of cars;
- The local health surgery will be unable to cope with the volume of new residents;
- The green areas should provide allotment space.

1 letter has been received in support of the proposal :- more houses are needed in this area and this site would be perfect.

PLANNING POLICIES

CP8 - TD CORE STRATEGY - ENVIRONMENT,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
C1 - TDBCLP - Education Provision for New Housing,
C4 - TDBCLP - Standards of Provision of Recreational Open Space,
M2 - TDBCLP - Non-residential Car Parking Outside Taun & Well,
M4 - TDBCLP - Residential Parking Provision,
EN2 - TDBCLP - Sites of Special Scientific Interest,

EN3 - TDBCLP - Local Wildlife and Geological Interests,
EN8 - TDBCLP - Trees in and around Settlements,
EN10 - TDBCLP - Areas of Outstanding Natural Beauty,
EN12 - TDBCLP - Landscape Character Areas,
EN13 - TDBCLP - Green Wedges,
EN21 - TDBCLP - Nationally Important Archaeological Remains,
EN22 - TDBCLP Dev Affecting Sites of County Archaeological Importance,
EN28 - TDBCLP - Development and Flood Risk,
ROW - Rights of Way,
EN31 - Pipelines identified by HSE,
STR2 - Towns,
STR4 - Development in Towns,

DETERMINING ISSUES AND CONSIDERATIONS

Policy

The planning application is for the development of land outside of the existing settlement limit of Taunton and is therefore a departure from the Taunton Deane Local Plan.

The application was submitted as an early release “ interim” site to ensure that a continuous supply of housing land would be available and a 5 year supply could be maintained thereby enabling a planned comprehensive development. Since the submission of the application the Reg 30 Core Strategy has been published and the site is identified as part of an allocated site for the provision of mixed use development of 900 houses. The Core Strategy includes a policy including all of the requirements for development of the site. This is a material consideration although it does not have full weight as the examination into the Core Strategy has not yet taken place.

Policy SS2 refers to the development of this site and states:-

Policy SS 2 - PRIORSWOOD / NERROLS

Within the area identified at Nerrols / Priorswood a new sustainable neighbourhood will be delivered including:

- Phased delivery of around 900 new homes at an average of 40 dwellings per hectare;
- 25% of new homes to be affordable homes in line with Policy CP4: Housing;
- A new mixed-use local centre comprising 600 m2 (gross) retail (A1), 440 m2 (gross) financial and professional services (A2), restaurants and cafes (A3) and drinking establishments (A4), 10 live-work units and 30 new homes, and community facilities;
- 1 hectare (gross) of additional employment land for research and development (B1 (b)), light industrial (B1 (c)), general industrial (B2) and storage and distribution (B8);
- 1 new primary school;
- A country park within the green wedge between Priorswood and Monkton Heathfield, including part of the green link between Halcon and the Quantocks;
- Infrastructure for bus rapid transit;
- A new highway link between Bossington Drive and Lyngford Lane/Cheddon

- Road;
- New homes will be energy efficient and will be built to government guidelines;
- A suitably located energy centre to provide locally generated electricity to the new development;
- Strategic SUDS infrastructure;
- A multi-purpose 'green necklace' surrounding the settlement providing allotments, outdoor recreation and wildlife habitat. This will also include:-
 - A 20m wide buffer of woodland planting around the boundaries facing bat activity from Hestercombe House SAC; and
 - Off-site offset habitat in accordance with the recommendations of Hestercombe House SAC Appropriate Assessment to compensate for the loss of habitat of lesser horseshoe bats. The off-site offset habitat should be functional prior to the commencement of any development.

The development form and layout for Nerrols / Priorswood should provide:

- A neighbourhood that attracts a wide range of people by providing a range of housing types, including family homes, market and affordable housing, shared ownership and key worker housing;
- An accessible, compact local centre with a mix of uses and facilities that can be accessed easily and safely on foot;
- A positive relationship between the local centre, Priorswood roundabout and the Crown Medical Centre to create an attractive gateway to the neighbourhood;
- A permeable street network which accommodates pedestrians, cyclists and vehicles, provides good access to Yallands Hill / Priorswood Road and the public transport corridor and integrates with the existing street network in Priorswood;
- Well designed public open spaces (including semi-natural spaces) which are enclosed and overlooked by new development;
- A positive relationship between new housing and existing communities;
- A well defined green edge to the urban area that protects views from Hestercombe House and the Quantock Hills.

The current application generally complies with the policy requirements.

Housing

The application is for approximately two thirds of the allocated site. The initial proposal was for 620 dwellings to be developed on 16.9 hectares at a density of just under 37 per hectare. The proposal has now been amended to include a primary school site and this has resulted in a development of 540-580 dwellings on a reduced site area of 15.9 Hectares with a density of 34 - 37 per hectare.

The policy, which requires a density of around 40 per hectare, was written prior to the downturn in the housing market. This downturn has significantly reduced the demand for flats within the area and as a result it is anticipated that, should this lack of demand continue, the lower density of 34 represents a realistic target for this site.

The proposal will provide 25% affordable housing as required by the Core Strategy. Currently the tenure split is under discussion in order to comply with the Core Strategy in the Section 106 agreement.

Employment

The Core Strategy has used an employment led approach for the identification of housing sites in Taunton Deane. In this case the application proposes a 600 sq m local centre, to include live work units and 440 sq m (gross) financial and professional services (A2), restaurants and cafes (A3) and drinking establishments (A4). The Local Centre would be sited to the south of the site, in close proximity to the Priorswood roundabout and main road network. This is considered to be the best location for the centre. The current proposal indicates an 'iconic' feature building occupying the visually prominent corner site and the proposed uses in that area are in accordance with the Core Strategy.

The proposal does not include the provision of an additional 1ha of employment land for research and development uses (B1(b)), light industry (B1(c)); general industrial (B2) and storage and distribution (B8) as required by the core strategy. The applicant has argued that the character and dimensions of the application site would not be suitable for B2 and B8 uses given its residential character; the potential landscape and ecological impacts on the area and the impact of such uses in regard to the listed buildings at Nerrols farmhouse. This has been accepted by the Strategy Lead who has confirmed that B1 uses would be more appropriate for this site.

In understanding the Council's desire for employment associated with the development the applicant indicates that a similar number of jobs (as those associated with a 1ha site for B1, B2 and B8 uses) could be provided if the wider Crown Industrial Estate land holding is included (as currently suggested) for example:-

- 40+ jobs at the local centre
- 15+ jobs at the primary school
- 10+ jobs as part of the live work units
- 70+ jobs on the 0.78ha land at Nerrols farm complex
- 50+ jobs at the Crown Industrial Estate - secured by the release of the remaining plots at the Crown Estate (2,800m²).

This would result in a total of 185+ estimated jobs. In addition to that figure there would still be a requirement for additional employment land to be provided with the later phases of the allocation which would include the triangle of land to the southeast of the site and the Shapland Trust land to the north.

This proposal has been considered by the Strategy Lead who considers that the above figures are misleading as the employment land is required in addition to the local centre and primary school. In policy terms the principle of using the Nerrols farm complex for class B1 or smaller B8 uses seems acceptable but without any specific details it is not possible to assess any impact on the Listed complex which could make such a use unacceptable. It might be possible to consider the provision of the adjoining triangle of land for employment use but as this land is in a separate ownership it would require the input of that owner who is not currently involved in this application.

As this is an outline application I suggest that the additional employment land is required by planning condition. In this way the suitability of the Nerrols Farm Complex can be properly assessed as can the potential provision of addition live work units or the use of the adjoining triangle of land (not part of this application and

not in the same ownership) for employment. The Local Centre is to be provided in a phased manner to suit demand from the development. If this is completed during phase 1 then the remaining employment land can be provided within phase 2 when additional need for employment is generated.

Education

The initial application, for 620 dwellings generated the need for 18.9 pre-school places; 90 secondary school places and 126 primary school places. Usually developers offer contributions to pay for the cost of providing for those additional spaces at existing schools and that is the case here for pre-school and secondary school places. However, the local primary schools are all full and there is no capacity to provide temporary classrooms for the additional children likely to result from this proposal. As a result a site for a new primary school is required to be provided during the first phase of the development.

The current application now proposes a primary school site adjacent to the local centre at the southern end of the site. The advantages of placing the primary school site at the south of the allocation is that it would provide some distance from the existing primary school to the north and west of this site and would allow the school to be constructed as soon as possible in order to provide for the educational needs of future occupants. The footpath and cycle way link to the east of the school boundary would encourage access to the site by sustainable means. In my view the location also has several disadvantages. Firstly due to the limited dimensions of the school site there is no room for an internal vehicular access from within the development to the local centre and this would result in traffic associated with residents from the north of this site having to use the main Nerrols Drive link increasing the likelihood of congestion during dropping off and collection times and secondly, the site would separate the local centre from the housing areas to the north, again forcing traffic from the development to use Nerrols Drive and reducing the effectiveness of the local centre to act as a community hub. However, on balance the provision of the primary school site is considered to be of paramount importance and subject to appropriate Section 106 details the proposal is acceptable in this respect.

Highways

The site lies to the east of Nerrols Drive which would be used for access. Whilst the proposal is an outline application the main accesses into the site are submitted for detailed approval. The proposal would create three access points off Nerrols Drive, two at the more southern end of the site and one in the northern area. The most southern access would provide a pedestrian and vehicular access to the Local Centre. It is located approximately 50m north of the Priorswood roundabout and a right hand turn lane would be provided in Nerrols Drive to enable safe access. In the original application there was to be a highway access from the local centre to the residential areas to the north. The amended application, siting the Primary School immediately to the north of the local centre, would only provide a pedestrian and cycle link between the local centre and the residential. The remaining two access points off Nerrols Drive would also each be served with its own right hand turn lane in Nerrols Drive and both would provide access into the residential areas. Finally, the proposal also includes a fourth access into the site, turning north off the A3529. This would provide access to the residential area lying to the west of the Maiden Brook. As with the other site accesses a right hand turn lane would be situated within the

carriageway (this time on the A3259) to provide for safe turning movements.

The amended masterplan submitted in support of the application indicates that the two residential accesses would be linked by an internal highway network to provide easy and direct access throughout. The internal access arrangements would be the subject of a subsequent reserved matters application as the detail of the scheme is formulated. It is anticipated that there will be a highway hierarchy within the site, from footpath and cycleway links to main roads for a mix of traffic. In that respect the size, role and design of internal linkages will support their function to provide safe and easy access and also a sense of a place within varying character areas. The main internal road link would need to be designed to enable bus usage, details being submitted as part of the reserved matters. There is an argument that the retention and improvement of bus services along Nerrols Drive may be more appropriate as any improvements would benefit the existing community as well and may encourage a mixing of communities that is unlikely if a separate transport system is provided. This matter will need to be fully explored in connection with the reserved matters submission.

The development of the site will inevitably have an impact on the surrounding highway network and the applicants have proposed a package of offsite transport measures to ease any additional congestion by increasing the capacity of junctions where problems might otherwise occur. I am currently awaiting the SCC Highway Authority confirmation that these are now acceptable.

The applicant also proposes a travel plan to be included in the Section 106 requirements, which would include a package of measures to reduce car usage and improve public transport, cycle and walking both within the site and to facilities located elsewhere in Taunton.

The submitted Design and Access Statement indicates that car parking of an average of 1.5 spaces per car will be provided in association with the development. A range of car parking, including off site parking, courtyard parking, parking square and on street parking is envisaged within a car parking strategy but the final details would be submitted and assessed within reserved matters applications for the site.

Somerset County Highway Authority comments on the detail of the amended proposal are awaited and will be included in the update sheet for the Planning Committee.

Drainage

A strategic flood risk assessment has been completed for all core strategy sites including this site and the current proposal is in line with that assessment.

The site currently drains via the Maiden Brook drainage basin which runs to the west of the site. The draft drainage strategy would attenuate increased surface water run off rates and volumes resulting from the development of the site allowing for the 100 year rainfall event plus 30% for climate change. Run-off rates will be managed through source control measures such as permeable paving and through swales and attenuation basins prior to their discharge to the Maiden Brook. The site would be split north and south. The northern area will drain into a new attenuation pond located off the development area on adjacent Crown Land adjacent to the existing pond and the southern area would use swales to convey surface water to a series of

ponds situated alongside the Maiden Brook, which would be maintained as an open stream within a green landscape buffer area. The two existing attenuation basins will be redesigned and incorporated into the drainage strategy for the area.

The Environment Agency and Taunton Deane Drainage Officer both consider that the draft strategy is acceptable and conditions are recommended for the submission of details based on the submitted strategy, its management and maintenance thereafter.

Landscaping

The landscape impact of the proposal can be divided into two distinct topics. Firstly the impact of the development on the existing landscape character and secondly the proposed landscape character that would be associated with the development in order to enhance street scenes, public open space and the environment within the development itself.

Whilst the application is in outline only details of the landscape impact on the character of the existing area have been assessed in the Environmental Statement and a strategic landscape approach has been identified to mitigate the impact and help to assimilate it into the existing landscape. The proportions of the site and its location mean that the site cannot easily be seen in total from any one place. The northern part of the site is more elevated than areas to the south and east and can be seen from the west, north, north east and east. The southern and eastern parts of the site are generally low lying and can only be seen from the immediate locality from the west, south west, south and south east. In addition the eastern part of the site can be seen from the fringes of the Quantock Hills. In this respect the proposal would retain and enhance, where necessary, as much of the existing tree and hedgerows that lie around and within the site, including retention of the tree belt that forms the boundary of Nerrols Drive; the retention of the west-east hedges to be linked with the linear open space; the retention of the hedge bounded sunken lane that provides access to Nerrols Farmhouse. In addition there would be a 20m wide woodland buffer around the north and east boundaries of the site and an area of woodland planting to the north of the site (associated with the required bat mitigation). Both of these areas of new planting will reduce the visual impact on views from Cheddon Fitzpaine and Sidbrook. Development at the north of the site where it would be more prominent would be of a lower density incorporating additional open space and planting within the scheme.

The landscape approach to the development site has sought to retain as much existing hedging and trees as possible in addition to using new planting to help create a variety of character areas within the development. It is also envisaged that the proposed open spaces, sustainable urban drainage features and country park will be designed to reinforce the semi rural location and minimise the impact of the development from beyond the site.

The Council's Landscape Lead would have preferred to see more detailed landscape proposals including the exact planting for the off site buffer planting areas and the buffer planting but as the application is in outline these details cannot be reasonable required at this stage. I recommend that the landscape strategy is requested prior to the approval of any of the reserved matters and that the detailed landscape proposals (including their ownership and management) for each reserved matters application can be conditioned.

Country Park.

Core Strategy policy SS2 requires the provision of a Country Park on green wedge land to the east of the new development. The current proposal includes the provision of a 100+m wide section of the required country park, covering the Maiden Brook floodplain. This area of Country Park would seek to include a range of recreational activities for public use. This is less than the policy requires and both the Landscape Lead and Strategy Lead are concerned that this is not part of the current proposal.

At present the detail of the future country park, occupying the whole width of the green wedge are not defined and there are a number of important questions outstanding for example, will the land remain owned and farmed as at present with additional levels of public access and use? if so who will be responsible for insuring against any accidents that might occur? would additional facilities be required in association with the use such as an on site toilet, education facilities?

The applicant considers that in these circumstances the provision of all of the green wedge land between the site and Monkton Heathfield as Country Park is premature and needs to be considered further, as part of the allocation of the whole site rather than just in connection with this application and that its function, funding and management need to be defined. As a result the applicant is prepared to enter into a memorandum of understanding with the council regarding the approach to, funding and future management of the wider country park proposed for the green wedge located between the site and Monkton Heathfield. In my view this should be incorporated into the requirements of the section 106 agreement.

Ecology

The site is located on the urban fringe of Taunton in an area of pasture and arable fields, surrounding but not including Nerrols Farm. Field boundaries are mainly hedgerows, some of which are species rich, associated with periodically wet drainage ditches. Along the western boundary is a strip of semi improved grassland with newly planted trees. In addition, numerous trees are scattered throughout the site. There are no ponds on site but several nearby which will be separated from the development by the proposed buffer planting. The A3259 runs along part of the southern boundary. The Maiden brook runs north to south through the eastern section of the site.

Entec produced an Environmental statement for the site in December 2010 which contained a section on Biodiversity. The report provides a summary of wildlife surveys (addressing habitats, hedgerows, birds, great crested newts, bats, water voles otters, dormice and badgers), carried out in support of the assessment carried out in 2008 and 2009.

The ecological assessment work indicates that the site is used by a variety of protected wildlife including 7 species of bats including Lesser Horseshoe bats known to roost at Hestercombe House Special Area of Conservation (this will be referred to separately), 5 priority bird species, slow worms and badgers.

General protected species - Given that the development will have an impact on the wildlife it is important that appropriate mitigation works are proposed so that the

development does not have a detrimental impact on the species. The applicants have suggested a number of measures including the retention of a significant amount of improvement of species poor hedgerows and the provision of additional hedgerows; a 20m woodland buffer to be planted along the north and eastern boundaries of the site, looping around Nerrols farmhouse and ancillary buildings; the improvement of two arable fields adjacent to Maiden Brook and to the north of Nerrols Farm; a new pond (associated with the SuDs for the site) and the separation of other ponds by the woodland buffer; the erection of a bat house to compensate for the loss of a outlying barn to the west of the main farm complex; the erection of bat boxes where a tree is to be lost and the provision of 2 artificial badger setts. I am advised by the biodiversity Officer, who is supported by Natural England that the proposed mitigation measures would be acceptable subject to the submission of a strategy for the protection and enhancement of wildlife on the site in line with the Entec Environmental statement suggestions.

Lesser Horseshoe Bats (LHB) - The application site is a Special Area of Conservation and such is a Natura 200 site and the impacts of the development on the LHB has to be assessed. Taunton Deane Borough Council have already undertaken a Habitat Regulation assessment for the allocation of sites within the Core Strategy but the current outline proposals also need to be assessed. The Hestercombe SAC covers the Lesser Horseshoe bat colony on the site. The protection covers not just the colony but also the habitat that supports the colony. Surveys have established that Nerrols farm and the application site form part of the habitat that supports the bats and an appropriate assessment has been undertaken by experts, on behalf of Taunton Deane Borough Council to assess the likely impacts and appropriate mitigation (based on the precautionary principal) in order to ensure the conservation of the colony.

The appropriate Assessment requires the following mitigation measures :-

1. Provision of a 20 metre buffer of woodland around the northern and eastern boundaries of the site, which will connect with the retained tree belt on the eastern side of the Maiden Brook. When functional, this will form a continuous unlit corridor around the perimeter of the site, which will provide the opportunity for light sensitive bat species (including lesser horseshoe bats) to commute around the site, in addition to providing additional foraging habitat. The planting schedule and layout of the 20m buffer planting will conform to that set out in the Appropriate Assessment (Somerset County Council, 2009). To minimise the time taken to achieve functionality, on-site buffer planting will be installed in year one of Phase 1a of the proposed development (earlier if possible) [see Figure 4]. Advanced stock (Extra Heavy Standards) will be used, with the objective of ensuring that 40% of trees reach a height of 5.5m before commencement of Phase 2 of the development, as recommended in the Appropriate Assessment (Somerset County Council, 2009)8.
2. Retention of the existing hedgerows on the boundaries of the development facing open countryside. These will be incorporated into the buffer planting.
3. Retention of trees, hedgerows and scrub around Nerrols Farm.
4. Paths and cycleways through the buffer will be constructed diagonally rather than at right angles through the buffer and will not be lit. These paths/cycleways will not exceed 3m in width.
5. Buildings, gardens, roads and footpaths will be offset from the buffer planting and the Maiden Brook by a minimum of 5m.
6. Exclusion from within the site boundary of Nerrols Farm (the only location within

the site where a lesser horseshoe bat has been recorded). The trees and mature hedgerows surrounding Nerrols Farm will be retained, as will connectivity to the farmland to the north of the farm buildings. The farm buildings will be further buffered from the proposed development by the 20m woodland buffer. These measures will retain the suitability of the farm for lesser horseshoe bats, both as a foraging area and a potential night roost.

7. Creation of 3.15 hectares (re-calculated in Chapter 5 based on a revised site area and surveys carried out by since 2009) of off-site woodland planting using the methodology described in the, based upon the current site boundary and habitat data provided in the baseline ecology report (Entec 2010b). The planting schedule and layout of the off-site planting will conform to that set out in the Appropriate Assessment (Somerset County Council, 2009). To minimise the time taken to achieve functionality, the off-site planting will be installed no later than year one of the proposed development.
8. Preparation and implementation of a habitat management plan to ensure that the buffer planting and off-site compensatory woodland planting is managed appropriately for lesser horseshoe bats. The management plan will cover management of the whole site, plus the off-site compensation areas for a period of 25 years from completion of the works. This will include measures to promote the establishment of the buffer and off-site planting, such as thinning and the replacement of 'nurse crop' species (poplar and Norway spruce) with oak and ash to give a more diverse age range. It is proposed that the preparation and implementation of the management plan be secured a planning condition.
9. Provision of a purpose-built bat house providing roosting opportunities for a variety of bat species, including lesser horseshoe bats, in compensation for the loss of the barn to the west of Nerrols Farm, which provides potential night roosts/ feeding perches for various bat species. However, the bat house should not be designed as to induce a maternity colony to set up and replace that of the Hestercombe House roosts, which would be seen as contrary to the conservation objectives of the SAC. To minimise the effects on lesser horseshoe bats (and other bat species), a lighting strategy (to be produced at the reserved matters stage) will incorporate the following measures:
 - There will be no routine night-time working during the construction stage of the development.
 - Street lighting will be set at 5 metres (the minimum height permissible in Somerset) and will be directed to where it is needed to avoid light spillage and pollution.
 - Lighting adjacent to features used by bats as flight corridors and foraging habitat (namely the woodland buffer strip, hedgerows, the Nerrols Farm access road and Maiden Brook) will be directed away from these features and lighting levels will be as low as legally permissible.
 - Lighting will not be of the white mercury vapour or high pressure sodium types. Where possible, LED, highly directional and/or 'light on demand' forms of lighting will be used.

The Environmental Impact Assessment submitted with the application identifies mitigation measures that are in line with the above requirements and it is recommended that the proposals are accepted subject to a condition requiring the submission, provision and retention of a scheme of mitigation works in accordance with the Entec Environmental report and TDBC Habitat Regulations Assessment.

Leisure

The application is an outline proposal for the erection of 580 dwellings. The Core Strategy retains Taunton Deane Local Plan policy C4 for the provision of recreational open space to include Children's Play Space (20m² per family dwelling); playing field (45m² per dwelling) and other formal parks, gardens and linear open spaces as required by specific policies. The Design and Access Statement and illustrative masterplan indicates 1.6 ha of formal open space would be provided. It is envisaged that LEAP (Locally equipped areas for play) and NEAP (Neighbourhood equipped areas for play) facilities would be provided on site within the formal open space land in accordance with the policy. The land adjacent to the Maiden Brook is being provided as Country Park in lieu of playing field provision for this site. Policy C4 requires 45m² of playing field space per dwelling which results in an area of 2.6ha being required as usable Country Park. The proposal is for the provision of 5ha around the Maiden Brook to be designated as Country Park. Whilst this is above the quantity required in lieu of playing fields, the land will have a multi functional use including north south green links, SUDS and wildlife mitigation. In the circumstances it is considered to be adequate. The details of the country park would need to be submitted as part of any reserved matters applications and it will be essential to ensure that usable open space does not fall below the 2.6ha. The leisure provision on site will need to be conditioned and its provision would need to be phased to mirror the phasing of the housing development on the site.

Noise and Contaminated Land

The submitted Environmental Statement looked in detail at the issues of air quality, noise and land contamination associated with the development of the application site.

The report concludes that the development would not be a significant impact on the air quality of the area. The information has been considered by the Environmental Health Officer (EHO) who agrees with that conclusion.

The main source of noise for the site is from the adjacent highway network. The report considers that again there would be no significant effect from the development to existing residential properties. The development proposals also have to ensure that there is an acceptable maximum level of noise for new residents. The submitted report considers that there are some areas close to the boundary of the site where, if unattenuated, noise could pose a problem. As a result it is recommended that dwellings in those areas have suitable double glazing and ventilation to ensure that acceptable levels of noise are achieved. This report has been considered by the EHO who considers that, subject to an appropriate sound reduction scheme the proposal is acceptable.

The site has a history of agricultural usage and a desk top study looking at the likely risk of contaminated land was undertaken and concludes that the land is unlikely to be effected by contamination. The site surrounds the main agricultural buildings where contaminants may have been stored and may effect areas of the application site therefore a condition is recommended for any unexpected contamination uncovered during the development to be submitted to the LPA with a risk assessment and adequate remediation.

Impact upon listed buildings/heritage assets

Nerrols Farmhouse is a grade 2 listed building dating back to the 17th Century. There are agricultural barns located in a courtyard to the rear with an outlying barn to the west all of which are considered to be listed, curtilage buildings. The buildings have some value in terms of method of construction and the historical development of the farmstead and the farmhouse is of most interest dating back to the 17th Century.

The central farm complex has been excluded from the current application site area but as the development would have an impact on the setting of the listed building, an assessment of the impact of the development on that heritage asset has been included in the submitted Environmental Statement. The ES considers that the proposed development would result in the loss of the outlying farm barn to the west of the farmhouse. The barn in question has very little heritage interest in its own right and provided an accurate record is taken before its demolition it would not have a significant impact on the listing. Although a proportion of the agricultural land has already been separated from the farm, the development of agricultural fields changes the rural setting to an urban one and would have an impact on the setting of the listed building. The application proposes a 20m wide landscape buffer around the west, north and eastern boundaries of the farmhouse complex and the applicant considers that it will provide separation to the urban form and will reduce the negative impact on the farm complex to an acceptable level.

The Heritage Lead has considered the proposal and does not raise an objection provided that the woodland planting is not sited too close to the buildings and there is sufficient land linked to the buildings to enable it to have a curtilage of sufficient size to ensure its retention in the longer term.

Archaeology.

Geophysical surveys were undertaken over the whole site. Results identified isolated anomalies of possible archaeological origin. Areas of interest were evaluated with trial trenches where archaeological remains were found. The areas of significance would be lost during the development of the site. They constitute a valuable local heritage asset. Their loss during construction would reveal their significance in terms of existing archaeological information for the area and it is recommended that a model 22 condition "watching condition" is applied so that any remains can be monitored and recorded to add to the local record. The area to the north of the site may contain further archaeological remains that could be damaged by tree roots. Further trial trenches are proposed to evaluate the area and record any evidence that may be uncovered. The County Archaeologist is in agreement with the above measures.

Fun Farm

The listed farmhouse and associated agricultural field and buildings to the west have, in recent years, been used as a fun farm by the tenant of Nerrols Farmhouse. The fun farm was open to the public and offered the opportunity to encounter and "pet" a range of animals and make use of an inside children's play area and tea room. Approximately 600 letters and a petition of 800+ signatures have been received supporting the role of the fun farm and objecting against the loss of the facility at Nerrols. Since the receipt of the letters of objection there was a fire and the

business has closed. The tenant has not chosen to re-establish the fun farm on the site in the knowledge that it has been proposed for development in the published Core Strategy for the area. The objections in this respect are therefore no longer relevant as the fun farm has already ceased and this is primarily an issue between the landlords and the tenant rather than a planning issue.

Conclusion

The site forms part of the Core Strategy allocation and has been proposed as an interim site to be brought forward ahead of the final Core Strategy in order to ensure sufficient developable land is available as soon as possible. The overall allocation is affected by the presence of Lesser Horseshoe bats from the Hestercombe House SAC. This requires mitigation, in the form of buffer planting and an offset planting area. These have to be planted alongside the development of the southern portion of the site (phase 1) so that if the areas are established and functional, ie providing adequate foraging for the bats to replace that lost by the development, before phase 2 can commence. The applicant suggests that the time delay of around 10 years has an impact on the amount of contributions that can be provided in association with the development, especially during phase 1 although a viability report has not been submitted to prove this point. In addition when originally discussed with the Strategy Team the need for a primary school site was not fully understood by the agent and this therefore has an additional impact on the viability of the site, in particular phase 1.

Since its submission the Core Strategy has now been published and the detailed policies for the site are listed. This proposal, for the southern part of the allocated site, is generally in compliance with those requirements with outstanding issues such as the provision of the Country Park; employment land; highway link to Bossington Drive/Cheddon Road and a possible energy centre, being resolved either in the section 106, conditions or in association with future applications for the remainder of the allocation. Overall, the proposal is considered to be acceptable and it is recommended that outline planning permission be granted.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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