

**Reference: 19/01824/PREAPP**

**Description of Proposal: Demolition of existing barns and residential development of up to 80 dwellings, including the creation of a new pedestrian access, open space, landscape planting and surface water attenuation. (all matters reserved)**

**Author: Stephen Baimbridge**

**Date: 22/10/2019**

Thank you for your pre-application submission.

Based on the information you have supplied this response will highlight known issues and provide advice and guidance to assist. Online references will also be used to help you shape and submit your proposal and explain some of our processes and procedures.

Where matters need more attention or revision you may resubmit that proposal as a continuation of this pre-application submission.

You has asked that the principle, access, landscaping, layout, and scale of the proposal be addressed.

## **ASSESSMENT OF MAIN ISSUES**

### **Relevant Policies**

#### SD1 - Sustainable Development

This policy mirrors the NPPF in stating that sustainable development will be sought

#### SS1 - Settlement Strategy

The policy sets out a hierarchy for the spatial distribution of housing across the District, directing growth to the more sustainable settlements.

#### SS2 - Development in Rural Settlements

This is an exceptions policy where housing can be delivered in settlements not explicitly identified in the settlement hierarchy, subject to the settlement containing at least two of the services listed and also by providing a sustainability enhancement beyond simply providing open-market dwellings.

#### SS5 - Delivering New Housing Growth

This policy sets out a housing target for the Local Plan period of at least 15,950 dwellings, and breaks down that target per named settlement and for the Rural Settlements tier.

#### SS6 - Infrastructure Delivery

The Council will secure the provision of (or financial contributions towards) affordable housing, social, physical and environmental infrastructure and community benefits which the council considers necessary to enable the development to proceed. Proposals that

form part of potentially wider sites will be assessed in terms of the capacity of the site as a whole and such requirements sought on a pro rata basis.

Planning Obligations (through S106 legal agreements) will be used to cover those matters which would otherwise result in planning permission being refused for an individual development and will be negotiated on a site by site basis.

#### HG3: Provision of Affordable Housing

This policy seeks for 35% of all dwellings to be affordable housing on schemes of 6 dwellings or more. This policy is read in conjunction with the May 2016 Court of Appeal decision (SoS CLG vs West Berks/Reading), the 2019 NPPF and the Planning Practice Guidance; therefore affordable housing is only sought for major residential development.

The policy requires:

- All affordable housing contributions shall enable the provision of the number of affordable dwellings without the need for public subsidy;
- Affordable housing will be provided on the application site except where there are good planning grounds that indicate that the provision of affordable housing would not be appropriate on that site. It is preferable in such circumstances that a financial or other contribution should be made towards the provision of affordable housing on another site in the settlement or nearby settlement;
- Where the above level of affordable housing provision renders a site unviable a reduction of provision will be accepted on the basis of an 'open book' submission in accordance with Policy SS6 and the Planning Obligations Protocol 2006.

#### TA1 - Low Carbon Travel

For each new dwelling, at least one electric charging point (16amp minimum) must be provided adjacent to the area allocated for parking.

#### TA4 - Travel Plans

The policy sets out the degree of travel plan required relative to the development scale and type.

#### TA5 - Transport Impact of New Development

This policy requires that the transport impacts of the proposal would not be demonstrably harmful.

#### TA6 - Parking Standards

Though the parking provision for the development should be design-led and based upon site characteristics, location and accessibility, there will be an expectation that the parking standards within the Somerset County Council Parking Strategy will be applied.

#### HW1: Provision of open space, outdoor playing space, sports, cultural and community facilities in new development

Where new housing development generates a need for additional open space, outdoor playing space, local and strategic sports, cultural and community facilities, provision/contributions will be made in accordance with the standards set out in South Somerset District Council's published adopted assessments and needs strategies. The need for additional open space may be required due to the proximity to sensitive (internationally-designated) conservation areas, so as to alleviate potential development-related pressure on those sites.

#### EQ1 - Addressing Climate Change in South Somerset

The policy seeks that new dwellings be energy efficient, and wherever reasonable maximising solar gain and incorporating opportunities for micro-generation. It also seeks to ensure that the proposal does not adversely impact flood risk.

#### EQ2 - General Development

Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.

#### EQ3 - Historic Environment

Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place.

#### EQ4 - Biodiversity

Proposals should protect and wherever reasonable enhance the biodiversity of the site.

#### EQ5: Green Infrastructure

The District's green infrastructure should be protected and wherever possible enhanced.

### **Principle of Development**

Paragraph 11 of the National Planning Policy Framework (NPPF) explains that decisions should apply a presumption in favour of sustainable development, and that for decision-taking that means:

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

Footnote 7, page 6, of the NPPF states that the policies which are most important for determining the application are out-of-date if "...for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites..."

The Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land. Therefore, the policies which are most important for determining this housing application must be considered out-of-date, and the application should be approved unless points i and ii apply.

According to the Supreme Court judgement, *Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant)*, "[i]f the policies for the supply of housing are not to be considered as being up to date, they retain their statutory force, but the focus shifts to other material considerations. That is the point at which the wider view of the development plan policies has to be taken.

Having regard to the above, the planning merits of the proposal are considered against the Local Plan and the aims of the NPPF as a whole. These considerations are set out below:

#### Sustainability of the Settlement

The latest monitoring information suggests that there have been 63 completions (as at March 2019) and 93 commitments (as at 31<sup>st</sup> July 2019) so far in the Local Plan period. A total of 156 dwellings could be delivered within the Plan period.

I am mindful that there are applications pending determination for residential development at Templecombe, including:

- 19/00123/OUT: Demolition of the existing buildings and the erection of up to 21 dwellings with associated access and parking (Outline application).
- 19/01604/OUT: Outline application with all matters reserved save for access for residential development for up to 49 dwellings including landscaping, drainage and new vehicle access from West Street.

Should both of those applications be approved, there will be potential for 226 dwellings. Your proposal for 80 dwellings would take this figure to 306 dwellings.

You will note that this would exceed the housing targets for all Rural Centres – the tier above Rural Settlements, of which Templecombe is one. The total number of dwellings would therefore result in harm to the settlement hierarchy. You should also note that this would take Templecombe in excess of the deliverable number of dwellings in Henstridge, following an appeal hard-fought by the Council and local people and where over-delivery against the housing target and the impact on the settlement hierarchy was a key argument.

Bearing in mind that Templecombe has a greater level of services than Henstridge, including a train station, and that Henstridge was permitted to deliver 252 dwellings, a further 54 dwellings beyond that permitted at Henstridge (taking the number 306) should not in my opinion be an insurmountable issue. The harm to the settlement hierarchy must though be outweighed by benefits. Intrinsicly, there will be benefits through the provision of housing to the Council's current under-supply of housing land. During our pre-application meeting, we discussed the potential for improvements to the pedestrian and cyclist experience and improvements to highway capacity. Such improvements would be considered in the planning balance and could go some way to overcoming the harm to the hierarchy.

Public engagement to understand what local improvements would be valued locally would be worthwhile. This could assist in reducing the level of objection from local people. I have already seen media coverage regarding the over-development of the village, and would expect this level of development to be strongly objected to by locals. Given recent decisions and discussions, I consider it highly unlikely that the proposal would be supported at the Area East Committee.

Further to the argument regarding over-delivery against the settlement hierarchy, there is an issue of highway capacity along the A357.

The below completions and commitment data for settlements along this stretch of the A357 is in addition to the growth of Stalbridge for which I do not have data (being that it is outside of this local authority).

Settlement	Completions (as at March 2019)	Commitments (as at 31 <sup>st</sup> July 2019)
Henstridge	104	148
Abbas & Templecombe	65	93
Horsington	7	1
North Cheriton	0	1
Holton	3	0

The site is located contiguous with the built up area of Templecombe. Nevertheless, Templecombe does not have direct and continuous pavements between the site and the village centre. Furthermore, pedestrian and cycle movements between the site are not encouraged through more direct means of egress from the site but rather they are reliant on the vehicular access to the south-east of the site. Any increased pedestrian and cycle permeability would be encouraged.

The proposal would not comply with Policy SS2 as it would not –

- Provide employment opportunities appropriate to the scale of the settlement; and/or
- Create or enhances community facilities and services to serve the settlement; and/or
- Meet identified housing need, particularly for affordable housing (this is interpreted by the Local Planning Authority as providing a proportion in excess of the policy requirement of 35%).

Having regard to the above it is considered that the development would not comply with policies SS1, SS2, or SS5 of the South Somerset Local Plan. Given the current policy position with the Council unable to demonstrate a five years supply of housing land, and with the level of services available to Templecombe, the principle of your proposal is very finely balanced, made more turbulent by there being applications pending consideration for residential development in the village. Overall, it is considered that there is potential for the development to be recommended for approval but the applicant is urged to find and exploit opportunities for infrastructure improvements within the village to make the scheme more acceptable.

It is unlikely that the scheme will be seen favourably by Members and as such I do not consider that the Council would approve the application.

You may wish to reduce the number of dwellings proposed or phase the applications to make it more palatable, locally and politically, and reduce the adverse impact on the settlement hierarchy.

### **Consultee Responses**

#### Highway Authority

The document states that a Transport Statement will be provided. This Authority is aware of local opinion in this area regarding further development and therefore comprehensive, robust evidence will be required to support the application.

It is therefore recommended that a full Transport Assessment be produced covering the following matters;

- 1) Trip Generation (TRICS Database) rates appear to be a little low for Templecombe. I would expect the levels to be somewhere in the region of 50-55 vehicles in the peak hour, and 480-640 movements throughout the day
- 2) TEMPRO Growth Rates

- 3) CENSUS data for distribution. The figure of 59% heading south from Templecombe appears to be slightly low. The issue is the 19% classed as 'other' on the table on page 15. How have these vehicles been attributed in the directions?
- 4) Comparison between existing traffic associated with the brownfield site, and the proposed scheme
- 5) Full modelling of the following showing traffic impact;
  - Traffic signals under railway bridge
  - All priority flow sections along the A357
  - A30/A357 junction in Henstridge
- 6) NMU Assessment of the local environment
- 7) Passenger transport infrastructure provision in the village
- 8) Speed Survey backing up the vehicle visibility splays noted in paragraph 4.4 including full results and forward visibility splays
- 9) Independent RSA1 and designer's response to provide comment on the assertions made in paragraph 4.5.5 re pedestrian use of the existing carriageway and the potential increase
- 10) Mitigation measures to accommodate any adverse impact on the highway infrastructure.
- 11) Collision data review

If acceptable, the new footway on the A357 and connection of the new access to the existing highway would need to be secured under a s278 agreement.

I trust the above is helpful but would confirm that the advice given is offered on an informal basis having regard to the information that is at hand at the present time and is wholly without prejudice to the formal consideration given on any planning application submitted for planning permission on the site. I would also point out that any advice given by the Highway Authority can either be accepted or rejected by the Local Planning Authority in the determination of the planning application.

#### Education

This housing development will be in the catchment for Abbas & Templecombe Primary school and King Arthurs Community School.

80 dwellings would generate the following number of children for each education type:

$80 \times 0.09 = 7.2$  - 8 Early years pupils

$80 \times 0.32 = 25.6$  - 26 Primary pupils

$80 \times 0.14 = 11.2$  - 12 secondary pupils

#### Cost to Build

EY & Primary = £17,074 per pupil

Secondary = £24,861 per pupil

Abbas & Templecombe primary is at capacity (as detailed in the Wincanton section of the IGP attached), therefore an expansion is necessary. However there appears to be capacity in King Arthurs Community school so unless capacity issues arise in the near future we will not require contributions for secondary.

Contributions would expect to be as follows:

$8 \times 17,074 = £136,592$  for early years expansion

$26 \times 17,074 = £443,924$  for primary expansion

There may be changes to these figures so they are just a guide at the moment, please contact me again closer to the time of an application being submitted.

### Ecology

I'm satisfied with the majority of the proposed surveys to assess, mitigate and compensate for impacts from the development.

As per the standard consultation assessment process I would need to see detailed photographs of the building to concur with the statement that they only provide negligible potential for roosting bats.

Furthermore, the ecologist will need to confirm if birds are nesting within the buildings to be demolished, as I can see no mention of this within the pre-assessment.

I'm pleased to see that a SERC data search has been requested to inform the assessment. Further to this the applicant, and their consultant ecologist, should be aware that the site is within the following SCC species consultation zones (zones of potential negative impacts: Zone A = High, Zone B = Moderate, Zone C = Low):

#### NAME

Consultation Zone

Barn Owl: C

Bechstein's Bat: C

Brown Long Eared Bat: C

Common Pipistrelle Bat: C

Common Toad: C

Hedgehog: B

Kingfisher: C

Natters Bat: C

Serotine Bat: C

I appreciate the habitats on site may not support the above species, however for the species which may occur the final assessment should take this in to consideration. I look forward to receiving the final Ecological Impact Assessment, including a constraints and opportunities plan.

### Informal Open Space

A development of this size would require a minimum of 0.31ha of Public Open Space (POS). Looking at the plans provided in the 'Pre-Application Summary', this amount looks to be included, however, we would need scale drawings to confirm and would also like to remind the developer that the SuDS features on site would not be included in the calculation.

We are encouraged by the inclusion of a green entrance onto the site helping to incorporate the development with its surroundings in Templecombe as well as a welcoming feature for residents and locals.

The green corridors included within the site are another welcoming feature as they help to break up the built form and provide links across the development to the main area of POS along the north-eastern section of the site. We would like to see more detail for the green corridor in the bottom half of the site as it looks to include a possible area of open space which could be designed as a village green, which being in such a central location provides a very valuable and accessible area for the residents and would help even further to promote the usability of the green corridor. The wider green corridor area towards the north of the site is a cleverly designed buffer area and could also allow for a village green style area as well as providing the views out to the developments surroundings.

We would also like to see further detail of the SuDS and how they will be incorporated with the surrounding POS so they are not just muddy puddles and can be enjoyed as part of the wider POS.

Overall we are until we can measure more accurately the provision of POS and can see more detail of the above features commented on, we are unable to say if we are happy with the progression of this application but are encouraged by this as a first design.

#### Sports, Arts, & Leisure

No response received. Once I have received their response, I will pass it on.

### Heritage

Policy EQ3 requires that the development maintains or enhances the character of the historic environment. Paragraph 193 of the NPPF states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

You will note the presence of the Grade II\* listed Manor House to the west of the site. I have not visited the site and do not at this stage have an appreciation of from what factors the building derives its significance. A Heritage Statement has not been provided but I note your comments that “The Listed Manor House and Barn range lie to the west of the site, off Combe Hill. Whilst existing boundary trees screen the site from the house, it is advised that it would be appropriate to integrate a landscape corridor across the site to the rear of the house.”

Should you submit an application, you will need to provide a Heritage Statement, in line with paragraph 189 of the NPPF, below:

*“189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

You will need to evidence that the proposal does not have a detrimental impact on the setting of the heritage asset. Given that it is a Grade II\* listed building, the weight afforded to any harm would be difficult to outweigh through the provision of 80 dwellings, especially when the principle of the development is likely to be finely balanced.

Given that the setting of the listed building would be a key consideration, I would encourage that further work is done and the revisions are submitted for further consideration. I have not consulted with Historic England or our Conservation Officer as we had agreed in our meeting that further details were to be submitted. On receipt, I will circulate to our Conservation Officer and Historic England.

The site is recorded as being host to the ‘Preceptory Knights Templar (remains of)’, and it is closely related to an area of High Archaeological Potential and an archaeological site. As part of the application submission, you will wish to submit any findings of your

archaeological surveys. The South West Heritage Trust will be consulted as part of the application to better understand the implications of the development on archaeology.

### **Design and Landscape Impact**

The 2018 National Planning Policy Framework (Chapter 12) placed greater emphasis on achieving well-designed places than the previous Framework and the 2019 revision maintained that emphasis.

I am unable to comment convincingly on density as the only submitted plans provide broad areas of development and no breakdown into units of accommodation.

Development pattern is broadly acceptable, with a clear hierarchy of roads.

I note the proposed buffer for the Grade II\* listed Manor House. It is imperative to the success of the development that the setting of the listed building is not adversely affected. Should the development result in harm to the significance of the listed building, the weight to be applied to the harm would be significant in line with chapter 16 of the NPPF. Given the substantial weight afforded to safeguarding this significant listed building, it would be very difficult to evidence a sufficient level of public benefit to outweigh the harm.

In our meeting we discussed that dwellings could be located to the north of the plot, to the rear of the properties on High Street. This would require moving the SUDS pond shown and may allow for a greater buffer of Manor House.

The Templars Barton properties are very close to boundary so the scheme needs to be designed around them, ensuring appropriate relationships from a visual and amenity standpoint.

It is proposed to have a single access point. The access could be softened to create a gateway to village with potential to work with adjoining development site. This could result in a single and more coherent access point. The scheme could benefit through a re-enforcement of place. A suggestion is made that the entrance point make reference in some way to the Preceptory Knights Templars (remains of) site suggested to be at this location.

As I have had no consultation response regarding sports, arts, and leisure provision, I cannot be certain what the requirements will be for on-site provision. I will pass on the consultation comments when I am in receipt. The play area is shown as being located to the eastern corner of the site. This is not a central location which encourages play with natural surveillance. I would encourage a more central location but careful consideration should be given to the potential impacts on the setting of the Grade II\* listed Manor House.

A range of market housing types and sizes should be provided based on the evidence from the Strategic Housing Market Assessment. We discussed that if there were no one-bed properties, this in itself may not be an issue, subject to compensation with a greater quantum of smaller properties. However, I will be led by the Strategic Housing Officer on local need.

I have previously raised concerns about the limited opportunities to walk and cycle from the site due to there being only one point of access which would require moving away from the centre of the village to come back again. Additional points of access for pedestrians and cyclists should be pursued in addition to creating a link to the Public Right Of Way (reference WN 29/12) which runs to the east of the site, connecting with East Street.

We discussed in our meeting some additional plans being drawn up for comment. I would be happy to comment on receipt.

## Highways, Access, and Parking

Highway capacity and the lack of suitable walking conditions within the village are two issues previously raised in the principle section as these are significant matters that are likely to cap the amount of growth that Templecombe can reasonably accommodate.

As per the comments of the Highway Authority, you will need to provide a Transport Statement in line with their requirements, with comprehensive and robust evidence to demonstrate that the scheme would be acceptable despite the aforementioned issues.

Policy TA4 requires that a Full Travel Plan be submitted for schemes of over 50 dwellings. The requirements of the Full Travel Plan are set out in the policy which is viewable on our website as part of our Local Plan.

The visibility splays for the proposed access should meet the requirements as set out in the Standing Advice, which for a 30mph road is 43 metres in both directions.

You should evidence that the parking levels required by the Somerset Parking Strategy could be met.

The SSDC website has advice and guidance regarding Planning considerations for parking and highways: <https://www.southsomerset.gov.uk/services/planning/planning-permission/planning-considerations-for-parking-and-highways/>

Key documents published by the Highway Authority (Somerset County Council) can be found here:

<http://www.somerset.gov.uk/environment-and-planning/planning/highway-authority-consultation-on-planning-process/>

### ACTION:

A Full Travel Plan compliant with Policy TA4 will be required.

The pedestrian and cycle access should be improved.

Subject to agreement from Somerset County Rights Of Way, a connection should be made to the Public Right Of Way to facilitate pedestrian connection to East Street.

Opportunities for pedestrian and vehicular infrastructure improvements should be identified and enhancements offered as part of a legal agreement to both mitigate and stand as a benefit of the scheme to the village.

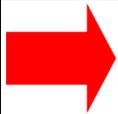
## Trees

In the interests of biodiversity and respecting the rural character of the area, it is important that the hedgerows and existing trees be protected wherever possible.

I note from the indicative plan that there are trees to be retained and planted but the information is insufficient to provide any detailed comments on.

The application should be accompanied by an arboricultural appraisal and all significant trees should be retained unless with convincing justification. Vegetation to be retained should be identified at outline stage.

You will note that the Council has declared a climate emergency and that trees can have significant cooling and air quality benefits. As such, and even though landscaping is likely to be a reserved matter, I would encourage that your scheme show higher levels of planting than those indicatively shown so that they can be provided at the detailed stage.



**ACTION:** We have highlighted that you should retain significant vegetation wherever possible. Opportunities for additional planting should be considered as early as possible even if secured at reserved matters stage.

## Ecology

Whilst not in any formally designated area for ecology, there is potential that the site could be home to wildlife. A Preliminary Ecological Assessment (PEA) will therefore be required to be undertaken by a suitably qualified person and submitted as part of the application.

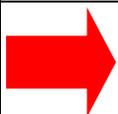
This action is required in line with:

- Natural England advice requires that all developments likely to affect European Protected Species should have surveys carried out to inform the planning decision. They cannot be conditioned. This was confirmed in case law through *Woolley v Cheshire East Borough Council and Millennium Estates Limited* in 2009.
- Section 99 of the Government circular 2005/06 on biodiversity and geological conservation states that 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'

Establishing presence of/implications upon protected species/habitats in the National Planning Policy Guidance (NPPG) (<https://www.gov.uk/guidance/natural-environment#biodiversity-and-ecosystems>) and Standing Advice/Gov.uk Guidance (<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#when-applicants-need-a-species-survey>)

The report should set out opportunities to mitigate or the loss of any green infrastructure and habitats and should include recommendations for ecological enhancements in accordance with policy EQ4 and the provisions of the NPPF. You will be required to accord with any recommendations within the PEA report, including undertaking any further surveys and reports as necessary.

The SSDC website has further advice and guidance regarding this: <https://www.southsomerset.gov.uk/services/planning/ecology/>



**ACTION:** It has been highlighted that a Preliminary Ecological Assessment is required. You should consider the findings and recommendations of that survey and outline in any eventual application how they have been addressed. This should be in addition to the 2019 National Planning Policy Framework requirement for biodiversity enhancement.

## Flood Risk and Surface Water Drainage

From the information available to us it appears the site is within Zone 1. However, given the scale of the proposal, it will be necessary to provide a Flood Risk Assessment and a drainage strategy at least. The development scheme should identify clearly how surface

water will be managed in line with Sustainable Urban Drainage (SUDs) principles. I refer you to West of England Sustainable Drainage Developer Guide Section 1 (March 2015): <https://www.bristol.gov.uk/documents/20182/34524/West+of+England+sustainable+drainage+developer+guide+section+1/864fe0d2-45bf-4240-95e2-a9d1962a0df9>

### **Refuse collection and recycling requirements in new developments**

Waste and recycling collections are essential services for households, and must be considered when designing a new development or even converting an existing property. Failure to do so can lead to poor services for future residents and could result in objections to planning applications.

To ensure sufficient space is allocated for refuse and recycling storage, to ensure collection points can be accessed and has the road design taken into account access by collection vehicles please visit this SWP guidance page <https://www.somersetwaste.gov.uk/developer-guidance/>

You have asked whether swept path analysis for waste collection vehicles would need to be provided. It should be shown for all vehicular accesses (currently one) but it is not necessary if scale and layout are reserved matters.

### **Secured by Design**

This a Police initiative combining the principles of 'designing out crime' with physical security. We seek to approve developments that are safe, secure and inclusive for all residents, for more information visit <http://www.securedbydesign.com/>

### **Community Infrastructure Levy and Planning Obligations**

A development of the type and size proposed will be liable for the Community Infrastructure Levy at £40/m sq. Further information can be found on the Council's website: <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/community-infrastructure-levy-cil/>

Submitting 'Form 0' with your application will save time, as your eventual application may be delayed if we have to request this at a later time.

As per the consultee comments above, current data suggests no education contributions will be required.

As no consultation response has been received relating to Sports, Arts, and Leisure requirements, it is not possible to advise on what the contributions may be.

### **SUMMARY AND CONCLUSIONS**

The proposal is very finely balanced and unlikely to be supported locally or by Members due to the level of growth of the village. Nevertheless, the scheme may receive a favourable recommendation if it can be shown that the highway implications are acceptable, and if benefits can be provided to outweigh the harm identified. I have suggested that highway infrastructure improvements are provided for the betterment of highway efficiency and pedestrian safety and experience.

## OTHER RELEVANT MATTERS

### Validation

On average 7 out of 10 applications submitted are invalid. This means they do not contain the necessary information to assess the application and the evident issues.

For more information about submitting a planning application, please see the Council's website: <https://www.southsomerset.gov.uk/services/planning/planning-permission/apply-for-planning-permission/>

Should you wish to assess the planning application fee for your development, please see the following link: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>

### Consultation

The National Planning Policy Framework (Chapter 14) advocates pre-application engagement and front-loading. As such you are strongly recommended to undertake local consultation prior to submission. The scale and nature of this will depend on the proposal but it can help highlight local issues and concerns that can be addressed in the application submission, saving time and money later for you and this authority.

We receive a substantive number of neighbour objections that could have been resolved by the applicant/agent speaking to adjoining neighbours prior to an application being submitted. If there are fewer queries and objections we can determine the application in a timely manner, without committee referral. If there are objections we may ask you for more time beyond the initial application determination target date to resolve these matters.

Parish Councils are often keen to engage and receive presentations on prospective schemes.



**ACTION:** In any eventual application please outline how you have addressed this advice and guidance, including an overview of what issues have been raised locally and how this has resulted in any changes to the proposal.

### Disclaimer

We trust this information is of value to you. You will appreciate that the above represents an informal opinion based on the facts available. This opinion is not binding in the event of an application being submitted as the planning system is a democratic process and issues can materialise during the course of an application.