



South Somerset District Council

Development Management
The Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT
Telephone: (01935) 462462
Website: www.southsomerset.gov.uk

Simon Fox – Lead Specialist – Planning

Thales UK
C/o Miss Alys Thomas
Rivergate House
70 Redcliff Street
Bristol
BS1 6AL

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)
DETERMINATION OF APPLICATION FOR PLANNING PERMISSION (Outline)**

APPLICATION NO **18/02739/OUT**
APPLICANT **Thales UK** PARISH: **Abbas/Templecombe**

DESCRIPTION: Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure.

**LOCATION: Land At, Slades Hill, Templecombe, Somerset, BA8
OHE(GR:370842/122983)**

In pursuance of powers under the above Acts and Orders the South Somerset District Council gives you notice that its decision upon your application described above and in the plan(s) which accompanied that application is to:

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The principle of development is considered acceptable as the identified harm does not significantly and demonstrably outweigh the benefits of the scheme. The proposed development of the site would respect the character of the area, with no demonstrable harm to the setting of nearby listed building, highway safety, flood risk and drainage, protected species, or residential amenity. As such the proposal complies with local plan policies SD1, SS1, TA1, TA5, TA6, HG3, EQ2, EQ3 EQ4, and HW1, and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. Details of the appearance, landscaping, layout, and scale of the development hereby permitted (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

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02. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

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

17.25.R01-B - Site Location Plan
42622-5501-SK01-C - Residential Site Access Junction
17.25.S106 - S106 Playing Field Identification and Cemetery Extension Land

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

04. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
- Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors;
- and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
 - Measures to prevent the spread of the variegated yellow archangel recorded on site

Reason: In the interests of highway safety and residential amenity and in accordance with policies EQ2, TA5 and TA6 of the South Somerset local plan.

05. At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

06. The proposed development shall be served by the new access constructed in full accordance with drawing 42622/5501/SK01 rev C and shall be available for use before the first occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

07. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles (as detailed in FRA and drainage strategy PBA 31 August 2018 Rev B) together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Detailed information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site (including layout plans, cross sections and any key levels), and the site specific measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution.
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the

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Development, in accordance with National Planning Policy Framework (July 2018) and the accompanying Technical Guidance.

08. The development hereby approved shall include no more than 70 units of residential accommodation.

Reason: To ensure the density of the proposed development is appropriate to the context in accordance with policy EQ2 of the South Somerset Local Plan.

09. The reserved matters application shall include full details of proposals for the incorporation of features to enable the enhancement of biodiversity and shall take into account the Landscape and Ecology Management Strategy and the sensitive lighting scheme contained within the 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018).

Reason: For the enhancement of biodiversity in accordance with NPPF.

10. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

11. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details for archaeological monitoring at construction phase, the recording of any heritage assets encountered, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: In the interests of protecting and recording any buried archaeology and in accordance with the aims and provisions of the NPPF.

12. Prior to the first occupation of the development hereby approved details of the ongoing management and maintenance of all public open space and landscaping on site shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the maintenance management regime specified shall be fully implemented in accordance with the timescales approved unless the local planning authority gives written consent to any variation.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan.

NOTES (if any)

01. *In relation to the biodiversity enhancement condition above, the applicant should consider the incorporation of swift and swallow boxes as appropriate features to enable the enhancement of biodiversity.*
02. *Please be advised that subsequent full or reserved matters approval by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.*

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details

<https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk

03. *Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary diversion/stopping up Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.*
04. *The developer should be aware when designing any detailed scheme of the LPA's desire to see the inclusion of bungalows, particularly on the western side of the southern portion of the site, where close to adjoining residential properties built at a lower level than the application site.*
05. *The LPA would like to see some of the s106 education contribution spent on well-designed fencing of the land that is proposed to pass to the school as part of this proposed development*
06. *The LPA will seek parking design solutions that do not lead to on-street parking on estate roads and do not allocate excessive on plot parking. The LPA is concerned about garages not being used for parking by occupants and tandem parking leading to parking on the street. The LPA will expect to see a design solution agreed with the SCC Highways Authority and would encourage the use of communal ports/shelters, which could also be used to ensure good electric vehicle parking and cycle parking.*

07. *The developer should be aware of the concerns of the LPA regarding the safety of the proposed access in relation to the proximity of the junction with Blackmore Vale Close and recommends that a visibility envelope is plotted from Blackmore Vale Close to ensure that this proposed new development does not have an impact of the safety of the existing junction.*

A handwritten signature in black ink, appearing to read 'Simon Fox', with a horizontal line underneath the name.

Simon Fox
Lead Specialist – Planning

Date: 20 February 2020

NOTES:

(1) Please read the above condition(s) very carefully. This permission has only been granted on the basis that all of the conditions are fully complied with. Applicants are advised that failure to comply with the requirements of each and every condition as detailed may become the subject of enforcement action by the Council.

(2) The applicant has a right of appeal against this decision, which, amongst other things, is explained in the attached notes. That right of appeal is only available to the applicant; it is not available to those who made representations on the application.

(3) In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

(4) It is the legal responsibility of SSDC to issue and register all new postal addresses. If appropriate in this case, please contact the Street Name and Numbering Department (address at head of letter) prior to commencement of development for details of the appropriate process.



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Town and Country Planning Act (as amended) 1990

NOTICE OF COMMENCEMENT

You are requested to notify the Planning Authority **21 days** prior to commencement of development or use of land approved under planning permission **18/02739/OUT**.

Many planning permissions have conditions imposed upon them which require the submission of details prior to commencement of development or use of land. Failure to comply with such conditions prior to commencement may mean that the development becomes the subject of enforcement action by the Council.

Please ensure you notify the Planning Authority prior to starting work (see form below for your convenience).

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NOTICE OF COMMENCEMENT – RETURN FORM

please return this completed form to

To: Development Management, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT

Planning Permission: **18/02739/OUT** Case Officer **David Kenyon**

It is intended to implement the above planning permission on:

Date: / / Signed: Print.....

Address

.....

Phone Number Email

APPLICANT: **Thales UK**

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LOCATION: **Land At Slades Hill Templecombe Somerset BA8 0HE**