

**APPELLANT DRAFT STATEMENT OF COMMON GROUND
(submitted with notice of Planning Appeal)**

Appeal Ref: APP/xxxxxx

Land at Manor Farm, Combe Hill, Templecombe

“Outline application for the demolition of existing buildings and residential development of 60 units including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access)”

APPELLANT: **Gleeson Strategic Land Ltd**

LOCAL PLANNING AUTHORITY: **South Somerset District Council on the Application**

This Statement of Common Ground (SoCG) is submitted by Origin 3 on behalf of our client Gleeson Strategic Land Ltd (the Appellant) in relation to an appeal against South Somerset District Council's (the Council) decision to refuse planning permission for the following proposed development:

“Outline application for the demolition of existing buildings and residential development of 60 units including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access)”.

A separate Transport Statement of Common Ground has been prepared and agreed by Somerset County Council (SCC) (the Local Highway Authority) and i-Transport (the Appellant's transport consultant) to assist the Inspector with regard to highways and transport matters at the forthcoming Appeal.

Issue	Gleeson Strategic Land	South Somerset Council
1.0 The Planning Application (19/03416/OUT)		
1.1	The description of development is: <i>“Outline application for the demolition of existing buildings and residential development of 60 units including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access)”.</i>	Agreed
1.2	The Outline application submission on 13 th December 2019 for a residential development of up to 80-units (all matters reserved except access) consisted of the following drawings and documents: <ul style="list-style-type: none"> • Outline planning application form and certificates • Cover letter • Planning Statement including Affordable Housing and Community Involvement Statements • Design and Access Statement • Site Location Plan (drawing number 19025_200C) • Illustrative Masterplan 1:1250 (Origin3) (drawing number 19025_406D) • Parameter Plan for approval (drawing number 19025_600B) • Arboricultural Impact Assessment and Survey including Tree Plan • Heritage Statement • Agricultural Land Classification Survey 	Agreed

	<ul style="list-style-type: none"> • Archaeology Desk Based Assessment • Archaeological Written Scheme of Investigation • Geophysical Survey • Ecological Appraisal including Constraints and Opportunities Plan • Energy and Sustainability Statement • Landscape and Visual Impact Assessment • Flood Risk Assessment and Preliminary Surface & Foul Water Drainage Strategy • Transport Assessment and Traffic Analysis • Travel Plan • For approval, details of access, including: <ul style="list-style-type: none"> • Proposed site access layout from A357 (drawing number ITB14082-GA-019A) • Proposed site access layout from A357 (drawing number ITB14082-GA-030A) • Proposed pedestrian footpath to East Street (drawing number ITB14408-GA-031A) 		
1.3	<p>Revised information was submitted on 10th March 2020 in support of a reduced 76-unit Scheme. This information comprised:</p> <ul style="list-style-type: none"> • Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_406G) • Transport Assessment Addendum (23rd March 2020) • Travel Plan (i-Transport) (Amended and submitted 18th May 2020) • ATC Data (November 2018) 	Agreed	
1.4	<p>A further revised scheme for 60-units (subject to this Appeal) was submitted on 26th June 2020. The submission comprised:</p> <ul style="list-style-type: none"> • Cover letter • Planning Statement Addendum including Affordable Housing Statement update (Origin3) • Addendum to Design and Access Statement (Origin3) • Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_406J) • Revised Parameter Plan (19025 600C) (Origin 3) • Arboricultural Impact Assessment Addendum and Revised Tree Protection Plan (Aspect Ecology) • Heritage Statement Addendum (June 2020) (Heritage Collective) • Ecological Appraisal Addendum (Aspect Ecology) • Landscape and Visual Impact Assessment Addendum (June 2020) (David Williams Landscape Consultancy Ltd) • Flood Risk and Drainage Addendum (Waterman Group) • Transport Assessment Addendum (i-Transport) • Travel Plan Addendum (i-Transport) 	Agreed	

	<ul style="list-style-type: none"> Proposed Traffic Calming Scheme on A357 for approval (drawing number ITB14408-GA-039) Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 1 of 3 for approval (drawing number ITB14408-GA-040) Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 2 of 3 for approval (drawing number ITB14408-GA-041) Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 3 of 3 for approval (drawing number ITB14408-GA-042) 		
1.5	A rebuttal of the consultee response from Charles Potterton (SSDC Appointed Landscape Consultant) was produced and submitted in July 2020, alongside a rebuttal to the objections to the 60-unit scheme.	Agreed	
1.6	The appellant wishes to introduce for approval a refined Illustrative Masterplan (drawing number 19025 SK01 Rev H), Landscape Strategy Plan (drawing number 0360 L4 Rev I) and for information a Levels Parameter Plan (drawing number 610) and, and impose a condition requiring RMAs to be broadly consistent with these plans.	Agreed	
1.7	The appellant wishes to introduce a new drawing for approval, the proposed drop kerb tactile paving crossing (drawing number (drawing number ITB14408-GA-045)	Agreed	
1.8	A swept path analysis drawing was submitted for information in the original TA (drawing number - ITB14408-GA-034 Rev A)	Agreed	
2.0 Discussion with South Somerset District Council			
2.1	<p>A pre-application meeting was held with South Somerset District Council on 4th September 2019. The pre-application submission comprised the following documents:</p> <ul style="list-style-type: none"> Pre-application submission - letter Pre-application submission – site plan Pre-application submission - Illustrative Masterplan Pre-application submission – site photographs Pre-application submission – summary 	Agreed	
2.2	The Council's Pre-Application Submission Report was produced on 22nd October 2019.	Agreed	
2.3	The Appellant's transport consultant also undertook pre-application scoping discussions with the local highway authority, Somerset County Council (SCC).	Agreed	
2.4	A meeting was held on site with the case officer on 3rd March 2020 to discuss the scheme and outstanding consultee issues that had been identified through that formal consultation. The meeting was attended by David Kenyon for the	Agreed	

	<p>Council and Joanna Manley for the appellant.</p> <p>There was an acceptance by the case officer of the principle of residential development on the site but the scale of growth and resultant impact on the character and appearance of the area were raised as potential issues that required further consideration.</p>		
2.5	<p>A meeting was held with Historic England, the Case Officer and South Somerset's Conservation Specialist on 12th May 2020 to discuss potential changes to the layout of the scheme. At the meeting the appellant was present alongside the heritage consultant, urban design specialist and planning consultant.</p> <p>There was acknowledgement that steps had been taken to create a greater green buffer within the immediate context of the listed building (this was set out in Historic England's response on 22nd April) and two outstanding issues were identified:</p> <ul style="list-style-type: none"> • Issue 1: Buffer/Green swathe – a pinch point in the proposed layout affecting the experience of the Manor House from nearby public viewpoints. • Issue 2: Long Range Views – concern regarding view corridor to skyline between Manor House and receptor points to north east of the Site 	Agreed	
2.6	<p>At the meeting on the 12th May, the Council asked for further design evidence to be submitted for their consideration. A visualisation and massing study and visual receptor study which identified key visual receptors, which had been agreed with Historic England and the Council's Conservation Specialist, was undertaken to demonstrate how the proposed layout addressed their concerns.</p> <p>From this additional work, 3D modelling was undertaken which was presented to the Case Officer and Council's Conservation Specialist, at their request, at a design workshop on 9th June 2020. For the appellant, the planning consultant and urban design consultant were present.</p> <p>This work was incorporated into a DAS Addendum and submitted to the Council on 26th June 2020.</p>	Agreed	
2.7	<p>Following the meeting on the 9th June, the Council appointed a landscape consultant and notified the Appellant on 11th June 2020 that the consultant would be undertaking a detailed landscape assessment in response to the submitted application.</p>	Agreed	
2.8	<p>At the end of the 21-day consultation period for the 60-unit scheme (23rd July), no comments had been submitted from the Council's conservation officer or landscape consultant.</p>	Agreed	
2.9	<p>The Council's landscape consultant formally objected to the Appeal scheme on 24th July 2020 and the conservation</p>	Agreed	

	officer provided his first written objection opposing the scheme on 3rd August 2020.		
2.10	Three extensions of time were granted to determine the application: <ul style="list-style-type: none"> • 1st June 2020 • 1st July 2020; and • 14th August 2020. 	Agreed	
2.11	A request was made to the Council on 31st July to discuss landscape concerns in detail as had been done with heritage matters previously, this request was refused by the Council and the scheme was refused under delegated powers on 14th August 2020.	Agreed	
2.12	In the Officer's delegated report, the following is accepted:	Agreed	
A	The principle of development in Templecombe.	Agreed	
B	Templecombe has a range of local services and facilities including a Primary School, a convenience store, takeaway, health service, employment opportunities, train station, sports facilities, and places of worship.	Agreed	
C	The existing large employer, Thales UK Ltd, employs in the region of 700-750 on site at any one time, of which 51 people live in the Templecombe BA8 postcode. It is estimated that employment numbers will increase once the new manufacturing building granted planning permission in December 2018 has been constructed and is in operation. (ref. 18/02738/FUL).	Agreed	
D	The Local Plan Review Preferred Options document proposes that Abbas & Templecombe is elevated into a higher tier of the settlement hierarchy termed as 'Villages'. This category elevates a number of the larger Rural Settlements due to their scale, development capacity, role and function. Consequently, the Preferred Options document reflects that 'Villages' are capable of accepting a higher level of development than the remaining Rural Settlements. The proposed elevation of the settlement from a Rural Settlement to a Village is based on an assessment of all the Rural Settlements to identify the most sustainable locations based on a number of factors including existing employment levels, accessibility by road/bus/rail, and attractiveness to the housing/employment market and consideration of constraints such as flood risk, ecological designations, conservation areas and presence of the Best and Most Versatile agricultural land.	Agreed	
E	The principle of development on the Site.	Agreed	
F	The site is not subject to any specific protective designations.	Agreed	
G	The site of the proposed development is identified as a suitable, available, and developable site in the HELAA.	Agreed	

H	There is landscape capacity for development on the site taking into account landscape character and sensitivity; and historic, wildlife or environmental constraints.	Agreed	
I	The Landscape Consultant “ <i>expresses an opinion that there is potential for some development on the site</i> ”.	Agreed	
J	When the Council is unable to demonstrate a five year housing land supply, a presumption in favour of sustainable development exists and paragraph 11 of the NPPF is a significant material consideration with regard to the tilted balance in favour presumption of sustainable development.	Agreed	
K	The settlement is considered to be a sustainable location that can support a reasonable level of housing growth and granting permission would contribute positively to the Council's supply of market and affordable housing, with the accompanying social and economic benefits “mindful of the variety of services and facilities referred to above, the settlement is considered to be a sustainable location that can support a reasonable level of housing growth. This weighs in favour of the application, having regard to Policy SD1”.	Agreed	
L	The scheme would indirectly enhance existing community facilities by means of provision of financial contributions towards such facilities.	Agreed	
M	The application site is at a low risk of flooding, lying within Flood Zone 1. It is considered that the application accords with the requirements of Local Plan Policy EQ1 and relevant guidance within the NPPF5	Agreed	
N	An Ecological Appraisal of the application site was carried out by Aspect Ecology and reported in November 2019. The County Ecologist raises no objections to the proposal subject to the imposition of several conditions should outline planning permission be forthcoming. With the incorporation of such conditions, it is considered that the proposed development would not conflict with the aims and aspirations of Policy EQ4 of the South Somerset Local Plan and relevant guidance within the NPPF.	Agreed	
O	The proposal is not considered to give rise to any demonstrable harm to residential amenity that would justify a refusal based on Policy EQ2 of the Local Plan.	Agreed	
P	The increase in vehicle movements as a result of the proposed development does not give rise to an objection on traffic generation or highway safety grounds from the Highway Authority and is therefore deemed to be acceptable in accordance with Local Plan Policies TA5 and TA6 and relevant guidance within the NPPF.	Agreed	
Q	Granting permission would contribute positively to the Council's supply of market and affordable housing, with the accompanying social and economic benefits. The residents of the new dwellings would support local businesses through their expenditure. The application proposes affordable housing at 35% for Templecombe and is therefore compliant with the required provisions for Policy SS2 and Policy HG3. In addition, there would be temporary	Agreed	

	<p>economic benefits during the construction phase in that construction jobs would be generated together with associated expenditure in the local economy. Although these economic benefits that would arise during the construction period would be temporary, nevertheless it is considered that such material considerations should be given great weight.</p>		
2.13	<p>There are two Reasons for Refusal.</p>	Agreed	
2.14	<p>The first Reason for Refusal is:</p> <p><i>This is an outline application which seeks to establish the principle of development and access. All other matters of appearance, landscaping, layout and scale are reserved for future submission, consideration and determination. An illustrative Masterplan no 19-025 406 Rev J has been submitted indicating where and how the quantum of 60 dwellings could be accommodated on the application site. The Council is of the opinion that, whilst some residential development can be provided on parts of the site without causing unacceptable detriment to landscape character and harm to visual amenity, there are other parts of the site, particularly on the eastern and southern outer slopes where residential development is indicated on the Masterplan and which the Council considers would cause an unacceptable level of harm to the rural character of that part of the site and the wider landscape. Development in these areas would also cause an unacceptable level of harm to the visual amenity of those receptors adjacent to the site as well as those in the wider landscape. With that concern in mind, it is considered that the illustrative Masterplan has not demonstrated that the proposed quantum of residential development can be accommodated on the site without resultant unacceptable levels of harms to the landscape and for which an overriding essential need has not been justified. The Council is of the opinion therefore that the presumption in favour of sustainable development does not apply in this case.</i></p>	Agreed	

	<p><i>As such, the proposal is contrary to Policies SD1 and EQ2 of the South Somerset Local Plan 2006-2028. The adverse impacts are considered to significantly and demonstrably outweigh the acknowledged benefits towards meeting the Local Planning Authority's housing supply (including affordable housing provision), and other social and economic benefits, having due regard to paragraphs 11.d) ii. and 12 of the National Planning Policy Framework (2019).</i></p>		
2.15	<p>The second Reason for Refusal is:</p> <p><i>This is an outline application which seeks to establish the principle of development and access. All other matters of appearance, landscaping, layout and scale are reserved for future submission, consideration and determination. Nevertheless, an illustrative Masterplan no 19-025 406 Rev J has been submitted indicating where and how the quantum of 60 dwellings could be accommodated on the application site. The Council is of the opinion that part of the site identified for provision of residential development would extend too far north into the strategic views that are the setting of the nearby Grade II* Listed Building (Manor Farm) and the erosion of its rural historic character, resulting in 'less than substantial' harm being caused to the designated heritage asset as described in paragraph 196 of the National Planning Policy Framework. It is considered that the illustrative Masterplan has not demonstrated that the proposed quantum of residential development can be accommodated on the site without causing unacceptable detriment to the character and setting of the designated heritage asset.</i></p> <p><i>As such, the proposal conflicts with the Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and, in the absence of any public benefits that would outweigh such harm, is contrary to Policy EQ3 of the South Somerset Local Plan 2006-2028 and Section 16 of the National Planning Policy Framework (2019), in particular paragraphs 192, 193 and 196.</i></p>	Agreed	
2.16	The Council accepts the principle of development on the site in the Reasons for Refusal.		
3.0 The Development Plan			

3.1	<p>The Development Plan comprises:</p> <ul style="list-style-type: none"> • The South Somerset Local Plan 2006 – 2028 (adopted in March 2015) (SSLP 2015) • Saved policies and proposals from the South Somerset Local Plan 1991-2011 <p>The South Somerset Local Plan Review (2016-2036) Preferred Options can be afforded limited weight.</p>	Agreed	
3.2	<ul style="list-style-type: none"> • The SSSLP 2015 Policies most relevant for determining the application are: • Policy SD1 – Sustainable Development • Policy SS1 – Settlement Strategy • Policy SS2 – Development in Rural Settlements • Policy SS4 – District Wide Housing Provision • Policy SS5 – Delivering New Housing Growth • Policy SS6 – Infrastructure Delivery • Policy HG3 – Provision of Affordable Housing • Policy HG5 – Achieving a Mix of Market Housing • Policy TA1 – Low Carbon Travel • Policy TA4 – Travel Plans • Policy TA5 – Transport Impact of New Development • Policy TA6 – Parking Standards • Policy HW1 – Provision of open space, outdoor playing space, sports, cultural and community facilities in new development • Policy EQ1 – Addressing Climate Change • Policy EQ2- General Development • Policy EQ3 – Historic Environment • EQ4 – Biodiversity • EQ5 – Green Infrastructure 	Agreed	
3.3	<p>If the inspector finds there is no five-year housing land supply, then Policies SS1, SS2, SS4 and SS5 of the adopted South Somerset Local Plan carry limited weight.</p>	Agreed	
3.4	<p>Other Material Considerations are:</p> <ul style="list-style-type: none"> • National Planning Policy Framework • National Planning Practice Guidance • SSDC South Somerset Local Plan Review: The Potential for Rural Settlements to be Designated Villages (2018) • Accelerating delivery of housing in South Somerset (June 2020) 	Agreed	

	<ul style="list-style-type: none"> SSDC Five-Year Housing Land Supply Paper (November 2020) 		
4.0 Characteristics of the Site and Surrounding Area			
4.1	The Site is located on the south-eastern edge of Templecombe, a Rural Settlement in South Somerset.	Agreed	
4.2	The Site adjoins the existing built up edge of the settlement with open countryside/farmland to the east and south.	Agreed	
4.3	The Site measures 4.31 hectares.	Agreed	
4.4	The Site comprises four small open pasture fields, agricultural buildings including a modern steel barns, areas of gravel, concrete hardstanding and slurry pits.	Agreed	
4.5	The site is not subject to any protective designations such as SSSI, SAC, Areas of Nature Conservation Interest i.e. local wildlife sites, Green Belt, National Parks and AONBs, Flood Zone, Conservation Area or Special Landscape Area.	Agreed	
4.6	The site comprises Grade 3b agricultural land, therefore not best and most versatile agricultural land.	Agreed	
4.7	The immediate vicinity of the Site is characterised by a variety of 20 th century housing development schemes with the notable exception of Manor House, a Grade II* listed building and its outbuildings, which are situated on the main A357 road.	Agreed	
4.8	The Site lies on a ridge with the land falling southwards to a minor valley before rising to another ridge.	Agreed	
4.9	The Site levels fall west to east away from the existing settlement and Combe Hill. The highest point can be found at the site entrance where the levels plateau. The lowest point of the Site is in the northern most corner.	Agreed	
4.10	The agricultural barns of Manor Farm and its associated slurry pits are sited on a plateau.	Agreed	
4.11	Existing development to the west of the Site adjoining Combe Hill, lies at a similar level to the higher and southern parts of the Site.	Agreed	
4.12	The south western parts of Templecombe and housing areas served off Bowden Road lie at a higher elevation than the Site.	Agreed	
4.13	Development on East Street extends beyond the eastern extent of the Appeal scheme housing edge.	Agreed	

4.14	The Site's northern boundary abuts the back gardens of existing residential properties on the A357, Templars Barton and East Street. The end house of East Street has a conservatory along the eastern part of the existing field edge.	Agreed	
4.15	At the north-western corner of the Site, a number of existing dwellings on Templars Barton are adjacent to the boundary. The majority of these dwellings back onto the site and have relatively small gardens. The private access to residential properties, Temple View and Templars Retreat also adjoin the Site at this boundary. The eastern gable end of the northern range of Manor House, a Grade II* listed building, is close to this boundary.	Agreed	
4.16	The eastern boundary of the Site is in part defined by a post and wire fence, the fence does not carry on for the length of the eastern boundary, the boundary follows a line to join the PRoW at East Street. Beyond the boundary is open farmland and countryside.	Agreed	
4.17	The southern field boundary is characterised by a mixture of hedgerow and post and wire fencing. Planning permission has been granted for two residential properties (Application Reference: Land opposite The Orchard, Combe Hill – 18/03222/OUT, 19/03409/REM).	Agreed	
4.18	The western boundary of the Site with the Manor Farm driveway is formed from a wooden fence. Beyond this are the residential properties that front Coombe Hill/A357, Tally-Ho to Manor House, the listed building, backing on with boundary treatments of low hedges and fencing providing limited screening.	Agreed	
4.19	Vehicular access to the Site is via an existing track from the A357/ Coombe Hill.	Agreed	
4.20	There is a Public Right of Way (PRoW) (WN 29/12) to the east of the Site which connects to East Street at the northern buffer of the Site.	Agreed	
5.0 Status of Templecombe in the Development Plan			
5.1	Templecombe is identified as a Rural Settlement in the adopted South Somerset Local Plan on the basis that it contains all but one of the qualifying Policy SS2 community facilities and services.	Agreed	
5.2	In addition to the Policy SS2 qualifying community facilities and services the settlement also has a recreation and sports club, fish and chip shop and café.	Agreed	
5.3	A new Co-op convenience store will open in December 2020.	Agreed	
5.4	The employment density ratio for Templecombe is 0.93, meaning there is nearly 1 job per economically active resident.	Agreed	

5.5	There is significant employment provision within the settlement, reinforced by a recent permission for an industrial building for the expansion of Thales.	Agreed	
5.6	Thales is an expanding business.	Agreed	
5.7	The new Co-op and additional jobs at Thales improve the sustainability credentials of Templecombe. Both changes since the adoption of the Local Plan.	Agreed	
5.8	Templecombe is named in the South Somerset Local Plan (para 5.30) as an example of “one of the larger Rural Settlements which has a relatively strong employment function and good sustainable transport links with the presence of a railway station”.	Agreed	
5.9	<p>“The Potential for Rural Settlements to be Designated ‘Villages’” (November 2018), Local Plan Review evidence based document, looks to elevate Templecombe from a Rural Settlement in the settlement hierarchy to a Village in recognition of its sustainability based on a series of factors which include:</p> <ul style="list-style-type: none"> • Size of existing population and number of dwellings • The level of existing community services • Whether opportunities for housing and employment growth have been identified • Existing employment levels • Accessibility by road, bus and rail • Apparent attractiveness to the housing and employment market • Flood risk • The presence of Best and Most Versatile (BMV)5 agricultural land • Ecological designations; and • Conservation Areas 	Agreed	
5.10	Templecombe Railway Station operates an hourly service to Exeter and London Waterloo.	Agreed	
5.11	There is a regular bus service to Wincanton, Yeovil and nearby villages including Milborne Port.	Agreed	
5.12	Templecombe is a sustainable location that can support a reasonable level of housing growth.	Agreed	
6.0 Planning history of site			
6.1	<p>The planning history of the site comprises:</p> <ul style="list-style-type: none"> • 04/01581/OUT – erection of 15 dwellings and formation of vehicular and pedestrian access. Refused 11/08/2004. 	Agreed	

	<ul style="list-style-type: none"> • 06/02405/OUT - erection of 15 dwellings and formation of vehicular and pedestrian access. Refused 30/08/2006. • 07/01308/OUT - erection of 17 dwellings and formation of vehicular and pedestrian access. Refused 18/06/2007. 		
6.2	Historically, the main reason for refusal has been that the Site is outside development limits. Planning policy has evolved since the consideration of these applications.	Agreed	
7.0 Housing Land Supply			
7.1	<p>Paragraph 73 of the NPPF requires the Council to demonstrate annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old (known as a Five Year Housing Land Supply - 5YHLS). This goes on to explain that the supply of deliverable sites should in addition include a buffer (moved forward from later in the plan period) of 5%, 10% or 20%:</p> <ul style="list-style-type: none"> • 5% to ensure choice and competition in the market for land; or • 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or • 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. 	Agreed	
7.2	Paragraph 74 directs that a five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State and incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.	Agreed	
7.3	The NPPF definition of a deliverable site is "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."	Agreed	

7.4	The Council's November 2020 Five-Year Housing Land Supply Paper based on a 5 % claims a 6-year housing land supply. The requirement side of the calculation is wrong as it has misapplied paragraph 74 of the NPPF and has a failed to apply the correct 10% buffer to the supply of deliverable sites.	Agreed	
7.5	The South Somerset Local Plan is more than five years old and therefore in accordance with paragraph 73 of the NPPF, if the Council wishes to demonstrate a five year supply of deliverable sites through an annual position statement, a 10% buffer must be applied and not the 5% buffer which has been applied.	Agreed	
7.6	The November 2020 Five Year Housing Land Supply Position Statement states the following number of dwellings will be delivered in South Somerset over the next 5 years: <ul style="list-style-type: none"> • 2020/21 – 859 dwellings • 2021/22 – 1,576 dwellings • 2022/23 – 840 dwellings • 2023/2024 – 674 dwellings • 2024/25 -419 dwellings 	Agreed	
7.7	South Somerset have completed the following number of dwellings annually: <ul style="list-style-type: none"> • 2006/7 – 620 dwellings • 2007/8 -724 dwellings • 2008/9 – 547 dwellings • 2009/10 – 482 dwellings • 2010/11 – 984 dwellings • 2011/12 – 480 dwellings • 2012/13 – 528 dwellings • 2013/14 – 511 dwellings • 2014/15 – 770 dwellings • 2015/16 – 606 dwellings • 2016/17 – 616 dwelling • 2017/18 – 563 dwellings • 2018/19 – 650 dwellings • 2019/20 – 651 dwellings 	Agreed	
7.8	In the last 14 years 859 dwellings a year has only been delivered once, 1,576 dwellings in one year has never been delivered.	Agreed	
7.9	Covid-19 has impacted housing delivery nationally.	Agreed	

7.10	Covid-19 has impacted housing delivery locally.	Agreed	
7.11	South Somerset are a Council with a history of under delivery and an overly ambitious five year housing land supply trajectory which is unrealistic and unevidenced as identified in the SSDC report by Three Dragons “Accelerating delivery of housing in South Somerset” (June 2020).	Agreed	
8.0 Built Heritage			
The main parties agree that the following legislation, planning policies and guidance are considered relevant to this proposal in regard to built heritage consideration:			
Built Environment - National Planning Legislation			
8.1	Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the 1990 Act’) which provides statutory protection for listed buildings and conservation areas. In regard to listed buildings and their setting, s.66 states that: <i>‘In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.</i>	Agreed	
8.2	In the 2014 Court of Appeal judgement of <i>East Northamptonshire District Council v SSCLG</i> [2014] EWCA Civ 137 (the ‘Barnwell Manor case’) Sullivan LJ held that [para.29]: <i>‘Parliament’s intention in enacting section 66(1) was that decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise’.</i>	Agreed	
8.3	The Court of appeal held in <i>Jones v Mordue</i> [2015] EWCA Civ 1243 (the ‘Mordue case’) that, with regards to the setting of Listed Buildings, generally where a decision-maker works through the paragraphs of the NPPF in accordance with their terms (in particular Paragraph 134 of the previous version of the NPPF, the requirements of which are now given in Paragraph 196 of the revised NPPF, see below), they will have complied with the duty under section 66(1) of the 1990 Act.	Agreed	
8.4	The 2017 Court of Appeal judgment in <i>R (Williams) v Powys CC</i> [2017] EWCA Civ 427 (the ‘Williams case’) has clarified that the duty to have special regard to the desirability of preserving the setting of a listed building would be engaged where there is <i>‘a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape’</i> [para.56] between the proposed	Agreed	

	development and the listed building. Physical proximity was not always essential: their mutual visibility from a distant viewpoint might be relevant.		
8.5	The 2018 Court of Appeal judgment in <i>Catesby Estates Ltd v Steer</i> [2018] EWCA Civ 1697 (the 'Catesby case') has clarified that the duty imposed by the Section 66(1) of the 1990 Act to have special regard to the desirability of preserving the setting of an asset requires the decision-maker to determine the extent of the asset's setting and the impact of the development upon it. In doing so, the decision maker had to take account of social, historical and economic, as well as physical and visual, factors.	Agreed	
8.6	The National Planning Policy Framework (NPPF) was published in February 2019 and replaces the majority of Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs) and the former NPPF (July 2018), which in turn superseded the former NPPF (March 2012).	Agreed	
8.7	Annex 2 defines 'designated heritage assets' to include 'Listed Buildings' designated under the relevant legislation.	Agreed	
8.8	Paragraph 190 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.	Agreed	
8.9	Paragraphs 193 and 194 state 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. 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. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. This paragraph also discusses how substantial harm to different assets should be considered. Substantial harm is not alleged in this case.	Agreed	
8.10	Paragraph 196 deals with circumstances where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, confirming that this harm should be weighed against public benefits of the proposal, including, where appropriate, securing its optimum viable use.	Agreed	
8.11	Paragraph 197 deals with circumstances where a development proposal would lead to harm to the significance of a non-designated heritage asset, confirms that a balanced judgement will be required weighing any harm with the asset's significance.	Agreed	

8.12	<p>Local planning policy is primarily contained within the South Somerset Local Plan (adopted March 2015). The relevant policy to built heritage considerations in the Plan is Policy EQ3: Historic Environment, it states that:</p> <p><i>'Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.</i></p> <p><i>All new development proposals relating to the historic environment will be expected to:</i></p> <ul style="list-style-type: none"> • <i>Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;</i> • <i>Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;</i> • <i>Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.</i> <p>Policy EQ3 is engaged in this case and noted in the refused application's Decision Notice under Reason for Refusal 2. The extent to which the appeal proposals are capable of compliance with this policy will be a matter of evidence as will the question of its consistency with the NPPF 196.</p>	Agreed	
Built Environment – National Guidance			
8.13	<p>Historic England's Historic Environment Good Practice Advice Note 3 <i>'The Setting of Heritage Assets'</i> notes that the NPPF and the PPG make it clear that the setting of a heritage asset is the surroundings in which a heritage asset's significance is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The guidance notes that:</p> <p><i>'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated [not the situation in this case]. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associative attributes pertaining to, the heritage asset's surroundings'.</i></p>	Agreed	
The main parties are in agreement with the following statements:			
8.14	The significance of the Manor House built heritage asset [Grade II*; NHL:1056356] will be affected by the Appeal Scheme's development. The significance of no other built heritage asset will be affected by the development of the Appeal Scheme.	Agreed	
8.15	The present-day Manor House dates from the seventeenth century and later, having been converted to a farmhouse	Agreed	

	by the nineteenth century and to a domestic residence in the twentieth century.		
8.16	The house is formed of the western range of the designation with the front of the house addressing the High Street (A357) with, as described in the listing citation, ' <i>a long, non-domestic wing which may incorporate medieval fragments</i> ' forming the northern range of the designation.	Agreed	
8.17	It is the eastern gable of the northern range that is visible in some views from the Appeal Site and in views through the Appeal Site from the east. No other parts of the Manor House are visible from the Appeal Site or in views through the Appeal Site.	Agreed	
8.18	The eastern gable of the designated asset's northern range includes no windows.	Agreed	
8.19	The listing citation mainly describes features in the western range (house). No features of the northern range are described in the listing citation.	Agreed	
8.20	The significance of the Manor House is primarily gained from the building's historic fabric and form in terms of architectural interest and an historic interest partly derived from the illustrative value of the buildings as a seventeenth-century manor house and as a later farmhouse. Further historic value is gained from the site's historic association with the Knights Templar and Henry William Paget, the Marquess of Anglesey.	Agreed	
8.21	The Manor House's wider setting (that beyond its current grounds) provides a secondary level of contribution to the asset's significance.	Agreed	
8.22	Parts of the Appeal Site are included in the Manor House's wider setting.	Agreed	
8.23	The Manor House's setting has changed significantly in the last 150 years. The Manor House and ancillary buildings are shown as entirely separate and isolated from the built envelope of Templecombe on the 1885 first edition OS mapping. Through the twentieth century and into the twenty-first, the Manor House has become increasingly enclosed by residential development, such that the heritage asset is (and has been for over 50 years) experienced within an enclosing context of residential development.	Agreed	
8.24	Recent developments within the wider setting of the Manor House are noted at 14-16 Templars Barton [07/01308]; and Land to south of Templars Lane [17/04376].	Agreed	
8.25	The refused application's scheme removed built development in the northern part of the Appeal Site set out in the pre-planning iterations of the scheme. This reduced the likely level of harm of the submitted scheme to the significance of the Manor House compared to the pre-planning iterations of the scheme. The last consultation by Historic England concluded that for the submitted scheme ' <i>the level of harm has been substantially reduced</i> ' compared with earlier iterations of the scheme.	Agreed	

8.26	<p>In terms of the refused application's scheme, Historic England, in their consultation response of the 16th July 2020, concluded that the submitted scheme '<i>allows the grade II* Manor to retain a more meaningful link to its rural setting</i>' compared to the pre-planning iterations of the scheme.</p> <p>The Historic England consultation response continued that the submitted scheme: '<i>Respond[s] to concerns raised in our previous letters regarding the response of the master plan to the site's heritage constraints.</i> <i>The design and layout of the proposed masterplan, following the reduction in the number of units, has allowed for the creation of a more meaningful green space within the setting of the Manor. Along the proposed boundary, the reduced density and maximum two-storey height, as well as the greater use of open space assists in creating a more gradual transition between the development and Manor Green.</i> <i>The level of harm has been substantially reduced by the most recent amendments [the refused application's scheme]. The residual harm will need to be considered by the Council as part of their wider planning balance set out under Para 196, NPPF'.</i></p>	Agreed	
8.27	The likely level of harm to the significance of the Manor House caused by the development of the Appeal Scheme will be within the spectrum of less than substantial harm. As such, paragraph 196 of the NPPF is engaged for the decision maker in this case.	Agreed	
The main parties disagree with the following statements:			
8.28	The level of harm caused by the development of the Appeal Scheme within the spectrum of less than substantial harm to the significance of the listed Manor House.	Disagreed	
9.0 Landscape			
The following matters have been agreed with the Council's landscape witness, Charles Potterton of Potterton Associates:			
9.1	The LVIA methodology (included as Appendix A to the LVIA) generally accords with the 'Guidelines for Landscape and Visual Impact Assessment Third edition' (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment in April 2013.	Agreed	
9.2	LVIA) paragraphs 3.1 to 3.21 and 3.23 to 3.44 are generally agreed.	Agreed	
9.3	The Appeal site and surrounding land is not covered by any landscape designation such as AONB / Areas of Special or High landscape Value (SLA / AHLV) nor does it adjoin any important wildlife / heritage sites, such as Scheduled	Agreed	

	Ancient Monuments or Local Wildlife Sites / Nature Reserves or areas of ancient woodland (Refer to Local Plan Proposal Map / Area East – E02 / Adopted 2015)		
9.4	None of the trees within or around the Site are protected by Tree Preservation Orders (TPO's) Refer to 'Your Area' Interactive Map https://legacy.southsomerset.gov.uk/your-area/)	Agreed	
9.5	The nearest listed building to the Site is Manor House on the High Street / A357 to the west of the Site which is a Grade II* listed building and part of the northern portion of the Site lies within the wider setting of this listed building;	Agreed	
9.6	That it is agreed that the Site can accommodate some housing development.	Agreed	
9.7	That the following are relevant documents / character descriptions: <ul style="list-style-type: none"> • Natural England – National Character Map of England published in April 2014: National Character Area Profile (NCAP) No. 133 – Blackmore Vale and Vale of Wardour (included as Appendix C of the LVIA) • South Somerset Council – Landscape of South Somerset – A Landscape Assessment of the Scenery of South Somerset published in October 1993 – “Area 6: Escarpments, ridges and vales – East of Yeovil” and “Sub-Area 2: Wooded Ridges and Clay Vales” (included as Appendix D of the LVIA); 	Agreed	
9.8	That of the landscape receptors used in the submitted LVIA the relevant receptors are: <ul style="list-style-type: none"> • Landscape elements. • Landscape pattern's / Site character. • Wider Landscape (area beyond 1 kilometre from the Site) and River Cale Valley. 	Agreed	
9.9	That the viewpoints used in the LVIA, (listed at paragraph 3.54 and 3.55 of the LVIA) are representative of views of and towards the Appeal Site.	Agreed	
The main parties disagree with the following statements:			
9.10	The sensitivity of the Site and surrounding area and the likely landscape and visual impacts arising from the proposed development and significant of effect.	Disagree	
9.11	The two tables included below set out a Summary of Comparative Landscape Assessment (Table 1) and Summary of Visual Assessment (Table 2) with areas of disagreement highlighted in red text. Yellow tone highlights “ <i>the relevant visual receptors to the Appeal</i> ”.	Disagree	
10.0 Planning Conditions			

10.1	<p>01. Approval of appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.</p> <p>Reason: To accord with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 2015.</p>		
10.2	<p>02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.</p> <p>Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.</p>		
10.3	<p>03. 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.</p> <p>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).</p>		
10.4	<p>04. The development hereby permitted shall be restricted to no more than 60 dwellings.</p> <p>Reason: To avoid any ambiguity as to what is approved.</p>		
10.5	<p>05. The development hereby permitted shall accord with the following approved plans in respect of the extent of application site to which this grant of outline planning permission relates and also the proposed access details:</p> <p>[drawing number 19025-200C]</p> <p>Reason: for the avoidance of doubt and in the interests of proper planning.</p>		
10.6	<p>05A. The reserved matters shall accord with the following plans in respect of the appearance, landscaping, layout and scale of the proposed development to which this grant of outline planning permission relates:</p> <p>[[Illustrative Masterplan - drawing number 19025 SK01 revH, Landscape Strategy Plan (15.12.20)]]</p> <p>Reason: for the avoidance of doubt and in the interests of proper planning.</p>		
10.7	<p>06. Prior to commencement of the development, site vegetative clearance, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures and any works within</p>		

	<p>root protection zones shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - 'Trees in relation to design, demolition and construction' shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include locations and details of all protective fencing to be erected to protect retained trees and hedgerows (including informative signage thereon), and a method statement for undertaking any works within root protection zones together with written confirmation that, within all tree and hedgerow protection zones,:</p> <p>(a) no materials, equipment, machinery or structure shall be attached to or supported by any part of the retained trees and hedgerows and no materials shall be stored, temporary buildings erected, moveable structures, works, plant or machinery placed or ground levels altered;</p> <p>(b) there shall be no mixing of cement or use of other contaminating materials or substances shall take place;</p> <p>(c) levels shall not be raised or lowered in relation to existing ground levels;</p> <p>(d) no roots shall be cut, trenches dug or soil removed;</p> <p>(e) no buildings, hardened areas or other engineering operations shall be constructed or carried out; and</p> <p>(f) no vehicles shall be driven over that protected area.</p> <p>Reason: The submission and agreement of a scheme of tree and hedgerow protection measures prepared by a suitably experienced and qualified arboricultural consultant prior to commencement of development is fundamental to enable the Local Planning Authority to consider all tree and hedgerow protection measures in order to preserve existing landscape features (trees and hedgerows), in the interests of visual amenity and biodiversity having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.8	<p>07. Prior to commencement of development, site vegetative clearance, ground-works, heavy machinery entering site or the on-site storage of materials, the tree and hedgerow protection scheme approved pursuant to condition 06 shall be installed and the suitability of the tree and hedgerow protection measures confirmed in writing by the Local Planning Authority within 21 days from written notification of completion of the approved protection scheme. The approved tree and hedgerow protection scheme shall remain implemented in its entirety for the duration of the construction of the development and shall only be moved, removed or dismantled with the prior written consent of the Local Planning Authority.</p> <p>Reason: The full implementation of an approved scheme of tree and hedgerow protection measures prepared by a suitably experienced and qualified arboricultural consultant prior to commencement of development is fundamental to preserve existing landscape features (trees and hedgerows), in the interests of visual amenity and biodiversity having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.9	<p>08. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles which aim to enhance biodiversity, amenity value, water quality and provide flood risk benefits (i.e. four pillars of SuDS) to meet wider sustainability aims, together with details of a programme of implementation and maintenance for the lifetime of the development, have been submitted to and approved in writing by the Local</p>		

	<p>Planning Authority. The drainage strategy shall ensure that surface water run-off post development is attenuated on site and discharged at a rate and volume no greater than 2 l/s. Such works shall be carried out in accordance with the approved details.</p> <p>These details shall include:</p> <p>(a) Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.</p> <p>(b) 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 sustainable methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.</p> <p>(c) Details of methods and means for the provision within the site for the disposal of surface water so as to prevent its discharge onto the highway.</p> <p>(d) Any works and permissions required outside the application site boundary to ensure discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).</p> <p>(e) 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 100 yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.</p> <p>(f) A management and maintenance plan for the lifetime of the development which shall include information regarding systems both inside and outside the application boundary, 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.</p> <p>Reason: The agreement of details of a surface water drainage scheme and a programme of implementation and maintenance for the lifetime of the development prior to commencement of development is fundamental to ensure that the development is served by a satisfactory system of surface water drainage, which will aim to enhance biodiversity, amenity value, water quality and provide flood risk benefits (i.e. four pillars of SuDS) to meet wider sustainability aims, and that the approved system is retained, managed and maintained throughout the lifetime of the development, in accordance with Policy EQ1 of the South Somerset Local.</p>		
10.10	<p>09. No development shall commence unless a Construction Environmental Management Plan (CEMP), including a method statement detailing the working methods to be employed on site during the construction works (and preparation associated with construction works), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout the construction period, the approved details within the CEMP shall be strictly adhered to.</p>		

<p>The CEMP shall include:</p> <p>(a) Details of the phasing of construction traffic for the development, including expected numbers of construction vehicles per day, temporary highway vehicle and pedestrian routings, means of access, times and days of large vehicle movements to and from the site, and suitable off-highway parking for all construction related vehicles.</p> <p>(b) Measures to avoid traffic congestion impacting upon the Strategic Road Network.</p> <p>(c) The location area(s) to be used for the parking of vehicles of site operatives and visitors during the construction phase. Any vehicles visiting or attending at the site shall not be parked on any access roads serving the site which would cause obstruction to the free passage of other vehicle users of said roads.</p> <p>(d) A schedule for the delivery, loading and unloading of all plant and materials to the site, including the times of such loading and unloading; details of how deliveries, loading and unloading of plant and materials would not take place during peak-time hours of the highway network in the vicinity of the application site; and details of the nature and number of vehicles, temporary warning signs to be used, and measures to manage crossings across the public highway.</p> <p>(e) The hours of construction operations, and deliveries to and removal of plant, equipment, machinery and waste from the site. Such construction works and deliveries shall be carried out only between 08.00 hours and 18.00 hours Mondays to Fridays; 08.00 hours and 13.00 hours on Saturdays, and at no times on Sundays and Bank or Public Holidays, unless the Local Planning Authority gives prior written agreement to any changes in the stated hours.</p> <p>(f) Details of temporary site compounds including temporary structures/buildings, fencing and proposed provision for the storage of plant and materials to be used in connection with the construction of the development.</p> <p>(g) A scheme for recycling/disposing of waste resulting from any demolition and construction works. There shall be no burning of materials arising on site during any phase of demolition and site clearance works and during the construction process, unless prior written approval is obtained from the Local Planning Authority.</p> <p>(h) The siting and design of wheel washing facilities and management of any subsequent run-off resulting from their use.</p> <p>(i) Measures to control the emission of dust, mud/dirt, noise, vibration and external lighting (including security lighting) during the construction period. Regard shall be had to mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites.</p> <p>(j) Details of any piling together with details of how any associated vibration will be monitored and controlled.</p> <p>(k) The location and noise levels of any site electricity generators.</p> <p>(l) Management of surface water run-off from the site in general during the construction period.</p> <p>(m) Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice.</p> <p>(n) A scheme to encourage the use of Public Transport amongst contactors.</p> <p>(o) A risk assessment of potentially damaging construction activities and identification of "biodiversity protection zones", together with the location and timing of sensitive works to avoid harm to biodiversity features and the times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>(p) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to biodiversity on site, including habitat (trees and hedgerows) and protected species (bats, birds, badgers, hazel dormice and reptiles).</p>		
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	<p>(q) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, including regular compliance site meetings with the County Council's Ecologist (frequency to be agreed, for example, every 3 months during construction phases).</p> <p>(r) Contact telephone number/s and email address/es of the site manager(s) and/or other person/s associated with the management of operations at the site.</p> <p>Reason: The agreement of details of a Construction Environmental Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents; the prevention of harm being caused to the amenity of the area; in the interests of highway safety during the construction process, and in the interests of European and UK protected species, having regard to Policies TA5, EQ2, EQ4 and EQ7 of the South Somerset Local Plan and relevant guidance in the NPPF.</p>		
10.11	<p>10. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following details:</p> <p>a) Description and evaluation of features to be created, restored, protected and managed, including the addition of native wild flower grassland areas and edges to open spaces and native pollinator friendly wetland plants to be planted within the SuDS.</p> <p>b) Ecological trends and constraints on site that might influence management.</p> <p>c) Aims and objectives of management.</p> <p>d) Appropriate management options for achieving aims and objectives.</p> <p>e) Prescriptions for management actions.</p> <p>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</p> <p>g) Details of the body or organization responsible for implementation of the plan.</p> <p>h) On-going monitoring and remedial measures.</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies)/new residents responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p>Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework, Policy EQ4 of the South Somerset Local Plan, and the Council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.</p>		
10.12	<p>11. The landscaping scheme submitted in accordance with condition 01 of this outline grant of planning permission shall include details of:</p> <p>(a) Planting plans (to a recognised scale) and schedules indicating the location, number, species, density, form root</p>		

	<p>types/root volumes and size of proposed tree, hedge and shrub, and also including native species which occur locally and chosen to provide food for insects on which bats feed. All new shrubs must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats, and the shrubs must also appeal to night-flying moths which are a key food source for bats.</p> <p>(b) The method and specifications for operations associated with installation including ground preparation, the use of bio-degradable weed-suppressing geo-textile, staking/supporting, tying, guarding, strimmer-guarding and surface-mulching; and planting establishment, protection, management and maintenance of all retained and new tree, hedge and shrub planting.</p> <p>(c) Written specifications including cultivation and other operations associated with tree, plant and grass establishment.</p> <p>(d) Existing landscape features such as trees, hedges and shrubs which are to be retained and/or removed, accurately plotted (where appropriate).</p> <p>(e) Existing and proposed finished levels (to include details of grading and contouring of land and any earthworks and details showing the relationship of any proposed mounding to existing vegetation and surrounding landform where appropriate).</p> <p>(f) The means of accommodating change in level (e.g. retaining walls, steps, railings, walls, gates, ramps, or other supporting structures).</p> <p>(g) The location, type and materials to be used for hard surfacing (including where applicable for permeable paving, refuse/recycling storage areas, tree pit design, underground modular systems, and sustainable urban drainage integration), including specifications and details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved.</p> <p>(h) The position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings, hedge (banks)), where appropriate.</p> <p>(i) A timetable for the implementation of the approved hard and soft landscaping scheme.</p> <p>The approved hard and soft landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, managed and maintained in accordance with the approved scheme.</p> <p>Reason: To clarify the level of detail of landscaping to form part of any subsequent application for reserved matters in order to safeguard and enhance the landscape character and visual amenity of the area; to help assimilate the development into its immediate surrounds; and to provide ecological, environmental and biodiversity benefits, having regard to Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.13	13. Except for any trees, hedges or shrubs that may be identified for removal on the approved landscaping plans and schedule approved pursuant to conditions 6 and 11, if within a period of five years from the date of the completion of the dwellings or completion of the approved landscaping scheme pursuant to condition 12 (whichever is the later),		

	<p>any retained tree, hedge or shrubs are felled, removed, uprooted, destroyed or die, or become in the opinion of the Local Planning Authority seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.</p> <p>Reason: To ensure the environment of the development is improved and enhanced, having regard to Policies EQ2,</p>		
10.14	<p>14. Ground investigation works shall be undertaken in order to establish the soil classification, moisture contents, plasticity indexes and CBR values. The ground investigation report (including exploratory holes logs, in-situ and laboratory test results, together with the interpretation of the data used to establish the Design CBR value), and a geotechnical report providing details of site contamination of any type, soil classification at formation level, CBR values, ground water levels, and safe earthworks slopes shall be submitted to the Local Planning Authority for review and approval at the detailed design stage.</p> <p>Reason: To clarify the level of detail of ground investigation works to be undertaken to form part of any subsequent application for reserved matters in the interests of highway safety and public convenience, having regard to Policies TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.15	<p>No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds nests immediately before the vegetation is cleared or works to or demolition of buildings commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist. In no circumstances should netting be used to exclude nesting birds.</p> <p>Reason: In the interests of nesting wild birds and in accordance with policy EQ4 of the South Somerset Local Plan</p>		
10.16	<p>16. Prior to construction above ground level, a lighting design for bats shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and Locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.</p>		

	Reason: In the interests of the Favourable Conservation Status of populations of European protected species and in accordance with policy EQ4 of the South Somerset Local Plan.		
10.17	<p>17. The following will be integrated into or mounted on buildings:</p> <p>a) A Habibat 001 bat box or similar will be built into the structure at least four metres above ground level and away from windows of the west or south facing elevation on five plots</p> <p>b) A cluster of five Schwegler 1a swift bricks or similar built into the wall at least 60cm apart, at least 5m above ground level and away from windows on the north facing elevation on five plots</p> <p>c) Two Schwegler 1SP Sparrow terraces or similar at least one metre apart directly under the eaves and away from windows on the north elevations on five plots</p> <p>d) A bee brick built into the wall about 1 metre above ground level on the east or southeast elevation on ten plots</p> <p>e) Any new fencing must have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the site</p> <p>Plans showing the installed features will be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction works above ground level.</p> <p>Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework</p>		
10.18	<p>18. Prior to groundworks and vegetative clearance, any features potentially used by hedgehogs will be checked by a competent ecologist between and any individuals found translocated to an appropriate location prior to works commencing on site. Translocation sites will be submitted and agreed by the Local Planning Authority prior to searches being made. A written confirmation of the completion of the operations will be submitted by the ecologist prior to works commencing on site. This search can only be carried out in the period between April to October inclusive which is outside the species' hibernation period.</p> <p>Reason: A pre-commencement condition in the interests of a s41 priority species and in accordance with policy EQ4 of the South Somerset Local Plan.</p>		
10.19	<p>19. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details indicated on the approved drawings and any outstanding details to be submitted to and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and in accordance with Policies TA5 and TA6 of the South Somerset Local</p>		

	Plan and relevant guidance within the NPPF.		
10.20	<p>20. Before the dwellings hereby permitted are first occupied, the vehicular and pedestrian accesses shall be constructed and shall be properly consolidated and surfaced (not loose stone or gravel), the details of which shall have been submitted to and approved in writing by the Local Planning Authority. The accesses shall be maintained in the agreed form thereafter at all times.</p> <p>Reason: In the interests of sustainable development and highway safety, further to Policies EQ2, TA1, TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.21	<p>21. Before the dwellings hereby permitted are first occupied, the pedestrian access connecting the site to East Street (generally in accordance with drawing number xxxxx) shall be constructed and shall be properly consolidated and surfaced, the details of which shall have been submitted to and approved in writing by the Local Planning Authority. The pedestrian access shall be maintained in the agreed form thereafter at all times.</p>		
10.22	<p>22. No dwelling hereby permitted shall be occupied until a scheme of street lighting has been installed to serve the development in accordance with a design and specification to be approved in writing by the Local Planning Authority. Reason: In the interests of highway safety, further to Policies TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.23	<p>23. No dwelling hereby permitted shall be occupied until the traffic calming works as shown in drawings ITB14408-GA-039 to 042 and the improvements to junction crossing facilities illustrated in drawing ITB14408-GA-045, have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.</p>		
10.24	<p>24. All garaging, parking and turning spaces shall be provided, laid out, surfaced, drained and (where appropriate) delineated in accordance with plans to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwellings hereby permitted to which they serve. Thereafter they shall be maintained and retained for such purposes of parking and turning of vehicles (including motorcycles and bicycles) incidental to the occupation and enjoyment of the dwellings and kept permanently free from any other forms of obstruction. Nor shall any proposed garages be used for, or in connection with, any commercial trade or business purposes</p> <p>Reason: To protect the visual and residential amenities of the site and surrounds and to ensure that adequate on-site parking and turning spaces are provided and thereafter retained to enable vehicles to turn on-site without having to reverse onto the County highway, in the interests of and for the safety of persons and vehicles using the development and the adjoining road, having regard to Policies EQ2, TA1, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.25	<p>25. No dwelling hereby permitted shall be occupied until electric vehicle charging points (EVCP's) rated at a</p>		

	<p>minimum of 16 amps have been provided for each dwelling within its associated garage and/or parking space. Such provision shall be in accordance with details indicating siting, numbers, design, rating and appearance of the EVCP's which shall be previously submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure provision of EVCP's for low emission vehicles as part of the transition to a low carbon economy, having regard to Policy TA1 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.26	<p>26. No dwelling hereby permitted shall be occupied until refuse and recycling storage areas have been provided to serve each dwelling in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Such details shall include the siting, area and means of hardening, draining and screening of such refuse/recycling storage areas. The refuse/recycling storage areas shall thereafter be retained and maintained as such, unless the Local Planning Authority gives prior written approval to any subsequent variations.</p> <p>Reason: In order to provide adequate provision of on-site refuse and recycling storage to serve the development to ensure that any impact on visual and residential amenity is kept to a minimum, having regard to Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.27	<p>27. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.</p> <p>Reason: In the interests of highway safety and in accordance with Policies TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.28	<p>28. From the vehicular access hereby permitted, there shall be no obstruction to visibility greater than 600mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 42m to the north and 60m to the south. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.</p> <p>Reason: In the interests of highway safety further to Policies TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF</p>		
10.29	<p>29. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.</p> <p>Reason: In the interests of highway safety, further to Policies TA5 and EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.30	<p>30. Except for the installation of any street lighting approved pursuant to condition 22, prior to the erection, installation, fixing, placement and/or operation of any other external lighting on the site (including on any of the buildings themselves), details of such external lighting shall be submitted to and approved in writing by the Local</p>		

	<p>Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the buildings and any other parts of the application site and the hours at which such lighting is to be operated.</p> <p>The external lighting shall thereafter be carried out in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), and shall thereafter be retained in that form.</p> <p>Reason: To safeguard the rural character and appearance of the locality; to safeguard the residential amenities of owners/occupiers of neighbouring property; to safeguard any biodiversity interests; and in the interests of public safety and convenience, having regard to Policies EQ2, EQ4 and TA5 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.31	<p>31. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning authority by the applicant/developer. Such unsuspected contamination may include obvious visual or olfactory residues, asbestos including asbestos containing materials such as roofing, buried drums, drains, interceptors, additional fuel storage tanks or any other unexpected hazards that may be discovered during site works.</p> <p>An investigation and risk assessment must be undertaken and, where necessary, a remediation scheme must be prepared; these will be subject to the written approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which will be subject to approval in writing from the Local Planning Authority prior to the occupation of any dwellings so affected by the contaminated area.</p> <p>Reason: In the event that unsuspected contamination is encountered, the agreement of various risk assessments and any necessary remediation measures and validation report undertaken is fundamental to ensure that risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Policies EQ2 and EQ7 of the South Somerset Local Plan and relevant guidance within the NPPF.</p>		
10.32	<p>32. 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 the submitted Written Scheme of Investigation (WSI).</p>		
10.33	<p>33. No building shall be occupied until the site's archaeological investigation has been completed and post-excavation analysis has been initiated in accordance with Written Scheme of Investigation approved under the Plan of Works condition and the financial provision made for analysis, dissemination of results and archive deposition has been secured.</p>		

11.0 S106 Obligations			
11.1	Funding for a TRO to reduce the speed limit south of the access as shown in drawing ITB14408-GA-019A and ITB14408-GA-030A (notwithstanding that a reduction in the speed limit is not essential to make the planning application acceptable in planning terms. Development will therefore be contingent on payment of the necessary fund rather than making of the order).		
11.2	Implementation of the Framework Travel Plan as submitted in report ITB14408-00.		
11.3	The proposed development can provide a policy-compliant level of affordable housing (35%), to be provided on site.		
11.4	An Education Contribution towards early years/pre-school (£102,444.00) and primary school facilities (£341,480.00). No requirement for secondary school facilities as there is sufficient capacity at the moment.		
11.5	Outdoor playing space, sport and recreation – capital sum sought £60,928.00 and commuted sums sought £33,114.00.		
11.6	The provision, management and maintenance of public open space to be provided on the Site.		

Table 1 – Summary of Predicted Landscape Effects

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Landscape Receptor	DWLC LVIA Assessment:					CP Assessment (TO BE COMPLETED)			
	Period	Sensitivity	Magnitude of Change / Nature N = Negative P = Positive	Predicted Effects with Mitigation	Predicted Residual Effects	Sensitivity	Magnitude of Change	Predicted Year 1 Effects	Predicted Year 15 Effects
Landscape Elements (Housing Area)	Year 1 / Completion	Low to Very Low	High to Medium / N	Moderate to Moderate / Slight to Slight adverse	Moderate to Moderate / Slight to Slight adverse				
	Year 15	Low to Very Low	Medium to Low / N	Slight adverse	Slight adverse				
Landscape Elements (Open Space Area)	Year 1 / Completion	Low to Very Low	Low to Medium / P	Slight to Moderate / Slight beneficial	Slight to Moderate / Slight beneficial				
	Year 15	Low to Very Low	Medium / P	Moderate beneficial	Moderate beneficial				
Landscape Pattern's / Site Character (Housing Area)	Year 1 / Completion	Low	Medium / N	Moderate / Slight' adverse	Moderate / Slight' adverse				
	Year 15	Low	Low / N	Slight' adverse	Slight' adverse				
Landscape Pattern's / Site Character (Open Space Area)	Year 1 / Completion	Low	Low to Medium / P	Slight to Moderate / Slight' beneficial	Slight to Moderate / Slight' beneficial				
	Year 15	Low	Medium / P	'Moderate / Slight' beneficial	'Moderate / Slight' beneficial				
Wider Landscape / River Cale Valley	Year 1 / Completion	Low to Medium	Very Low to negligible / N	Slight to Negligible' adverse	Slight to Negligible' adverse				
	Year 15	Low to Medium	Very Low / P	Slight to Negligible' beneficial	Slight to Negligible' beneficial				

Table 2 – Summary of Predicted Visual Effects

Viewpoint Location	DWLC LVIA Assessment:					CP Assessment (TO BE COMPLETED)			
	Period	Sensitivity	Magnitude of Change / Nature N = Negative P = Positive	Predicted Effects with Mitigation	Predicted Residual Effects	Sensitivity	Magnitude of Change	Predicted Year 1 Effects	Predicted Year 15 Effects
View from the West (VP No's.1)	Year 1 / Completion	Medium – Very Low	Very High to Medium / N	Substantial to Moderate / Slight Adverse	Substantial to Moderate / Slight Adverse				
	Year 15	Medium – Very Low	Medium to Low / N	Moderate Adverse to Negligible	Moderate Adverse to Negligible				
View from the West (VP No's. 2, 3 &4)	Year 1 / Completion	Medium – Very Low	Low to Negligible / N	Slight Adverse to Negligible	Slight Adverse to Negligible				
	Year 15	Medium – Very Low	Very Low to Negligible / N	Negligible	Negligible				
Views from the South (VP No.5)	Year 1 / Completion	Medium – Very Low	Medium to Low / N	Moderate Adverse to Negligible	Moderate Adverse to Negligible				
	Year 15	Medium – Very Low	Low to Negligible/ N	Slight Adverse to Negligible	Slight Adverse to Negligible				
Views from the East (VP No's. 6, 7 & 8)	Year 1 / Completion	High – Very High	High to Medium / N	Major Substantial to Moderate / Substantial Adverse	Major Substantial to Moderate / Substantial Adverse				
	Year 15	High – Very High	Low to Very Low / N	'Moderate / Slight to Slight' adverse	'Moderate / Slight to Slight' adverse				
Views from the East (VP No's. 9 & 10)	Year 1 / Completion	Medium – Very Low	High to Medium / N	Moderate / Substantial to Slight Adverse	Moderate / Substantial to Slight Adverse				
	Year 15	Medium – Very Low	Medium / N	'Moderate / Slight to Slight' adverse	'Moderate / Slight to Slight' adverse				
Middle distance Views from the East (VP No. 11)	Year 1 / Completion	Medium – Very Low	Medium to Low / N	Moderate to Slight Adverse to Negligible	Moderate to Slight Adverse to Negligible				
	Year 15	Medium – Very	Low to Negligible /	Moderate / Slight'					

Table 2 – Summary of Predicted Visual Effects

Table 2 – Summary of Predicted Visual Effects									
Viewpoint Location	DWLC LVIA Assessment:					CP Assessment (TO BE COMPLETED)			
	Period	Sensitivity	Magnitude of Change / Nature N = Negative P = Positive	Predicted Effects with Mitigation	Predicted Residual Effects	Sensitivity	Magnitude of Change	Predicted Year 1 Effects	Predicted Year 15 Effects
		Low	N	adverse to 'Negligible					
Very Long distance Views from the East, South East and North East (VP No's. 12, 13, 14, 15, 16, & 18))	Year 1 / Completion	Medium to Low	Negligible	Slight Adverse to Negligible	Slight Adverse to Negligible				
	Year 15	Medium to Low	Negligible	Negligible / Neutral	Negligible Neutral				
Very Long distance Views from the East, South East and North East (VP No.17, 19 & 20)	Year 1 / Completion	High	Negligible	Slight Adverse	Slight Adverse				
	Year 15	High	Negligible	Slight Adverse to Negligible	Slight Adverse to Negligible				
Views from the adjoining residential properties (32No.)	Year 1 / Completion	High	Medium to Low / N	Moderate / Substantial to Moderate Adverse	Moderate / Substantial to Moderate Adverse				
	Year 15	High	Low / N	Moderate / Slight to Slight Adverse	Moderate / Slight to Slight Adverse				