

43/2006/016

SUMMERFIELD DEVELOPMENTS SW LTD

CONSTRUCTION OF NEW BUSINESS PARK INCLUDING FORMATION OF NEW ROUNDABOUT, PUMPING STATION AND LAGOON, AT LAND ADJOINING CHELSTON HOUSE FARM

15303/20793

OUTLINE APPLICATION

1.0 RECOMMENDATION

I recommended that subject to:-

- (i) the removal of the Article 14 Direction imposed by the Highways Agency;
- (ii) the further views of the County Highway Authority, Highways Agency, Wessex Water, Environment Agency, Drainage Officer, Somerset Wildlife Trust, Environmental Health Officer, Nature Conservation and Reserves Officer and any further conditions they may require;
- (iii) the receipt of further Traffic Generation figures;
- (iv) the receipt of initial wildlife surveys;
- (v) the receipt of further drainage layout details, siting of the surface water attenuation facility, further details of surface water drainage and details of access for the maintenance of the attenuation pond;
- (vi) the applicants entering into a Section 106 Planning Agreement to provide cycle and pedestrian links and on-road cycle lane and contribution towards a tendered bus service, construction of roundabout and commuted sums towards the maintenance of the lagoon by TDBC; and

the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to the following conditions:-

- 01 Before any part of the development hereby permitted is begun detailed drawings to an appropriate scale of the siting, design and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority.
- 01 Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order, 1995.

- 02 Within a period of 3 years from the date of this permission, details of the arrangements to be made for the disposal of foul and surface water drainage from the proposed development, shall be submitted to and approved in writing by the Local Planning Authority before any work hereby permitted is commenced.
- 02 Reason: The Local Planning Authority wish to ensure that satisfactory drainage is provided to serve the proposed development(s) so as to avoid environmental amenity or public health problems in compliance with Taunton Deane Local Plan Policies S1 (E) and EN26.
- 03 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 03 Reason: In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004 (Commencement No. 5 and Savings) Order 2005.
- 04 Before the commencement of any works hereby permitted, details or samples of the materials to be used for all the external surfaces of the building(s) shall be submitted to and be approved in writing by the Local Planning Authority, and no other materials shall be used without the written consent of the Local Planning Authority.
- 04 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 05 (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority. (iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.
- 05 Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.
- 06 Before any part of the development hereby permitted is commenced detailed drawings showing which trees are to be retained on the site shall be submitted to and approved in writing by the Local Planning Authority and none of the trees so shown shall be felled, lopped, topped, lifted or disturbed without the prior written consent of the Local Planning Authority.
- 06 Reason: In the interests of the visual amenity of the area in accordance with Taunton Deane Local Plan Policy EN6.

- 07 Before any part of the permitted development is commenced, the trees to be retained on the site shall be protected by a chestnut paling fence 1.5 metres high, placed at a minimum radius equivalent to the full spread of the tree canopy from the trunk of the tree and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soil levels around the boles of the trees so retained shall not be altered.
- 07 Reason: In the interests of the visual amenity of the area as required by Taunton Deane Local Plan Policy EN8.
- 08 No service trenches shall be dug within the canopy of any existing tree within the curtilage of the site without the prior approval of the Local Planning Authority.
- 08 Reason: To avoid potential harm to the root system of any tree leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policies EN6 and EN8.
- 09 Before any part of the permitted development is commenced, the hedges to be retained on the site shall be protected by a chestnut paling fence 1.5 m high, placed at a minimum distance of 2.0 m from the edge of the hedge and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soils levels around the base of the hedges so retained shall not be altered.
- 09 Reason: To avoid potential harm to the root system of any tree leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policies EN6 and EN8.
- 10 No tree shall be felled, lopped, topped, lifted or disturbed in any way without the prior written consent of the Local Planning Authority.
- 10 Reason: The existing trees represent an important visual feature which the Local Planning Authority consider should be substantially maintained in accordance with Taunton Deane Local Plan Policies EN6 and EN8.
- 11 The details of the proposal shall broadly equate to the schedule of building uses received 13th January, 2006.
- 11 Reason: To ensure that the proposed development does not prejudice the amenities of the locality in accordance with Taunton Deane Local Plan Policy S1(E).
- 12 The proposed development shall only be accessed by a new roundabout constructed in accordance with drawing number 9334 C109 received 13th February, 2006.
- 12 Reason: In the interests of highway safety in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.
- 13 Any existing vehicular accesses to the site shall be stopped up (and the verge crossings reinstated) and their use permanently abandoned within one month of the new access first being brought in to use.
- 13 Reason: In the interests of highway safety in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.
- 14 No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site

- except within the building(s) or within the storage area(s) as may at any time be approved in writing by the Local Planning Authority.
- 14 Reason: In the interests of the visual amenity of the area and in compliance with Taunton Deane Local Plan Policy S1(D).
- 15 Provision shall be made for the parking of cycles in accordance with details to be submitted to and approved by the Local Planning Authority. Such provision shall be made before each phase of the development hereby permitted is occupied/use hereby permitted is occupied.
- 15 Reason: To accord with the Council's aims to create a sustainable future by attempting to reduce the need for vehicular traffic movements in accordance with Taunton Deane Local Plan Policy M5.
- 16 The layout of the site shall be so designed as to provide for the comprehensive development of the land with the adjoining land to the east (proposed livestock market site at Chelston Heathfield).
- 16 Reason: To ensure that the development of the adjoining land is not prejudiced by the development permitted, in accordance with Taunton Deane Local Plan Policies S1 and S2.
- 17 All services shall be placed underground unless otherwise agreed in writing by the Local Planning Authority.
- 17 Reason: In the interests of the visual amenity of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(F).
- 18 A schedule of timing of works to existing trees and hedgerows shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any work on site.
- 18 Reason: In the interests of the wildlife of the area, in accordance with Taunton Deane Local Plan Policies S2(C) and EN5.
- 19 Before any development commences, details of lighting on the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the use of appropriate location, orientation, timing, shading and power to avoid any illumination of off-site areas.
- 19 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 20 Before the development hereby permitted is commenced, details of the appearance of any electricity sub-station shall be submitted to and approved in writing by the Local Planning Authority.
- 20 Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).
- 21 The Mitigation Measures set out in the Ecological Report submitted with the Environmental Statement shall be carried out in accordance with further details to be submitted to and approved in writing by the Local Planning Authority.
- 21 Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

Notes to Applicant

- 01 Your attention is drawn to the requirements of The Building Regulations 2000 Part M Access and facilities for disabled people, the advise in BS 8300 and the Disability Discrimination Act. Generally speaking a level access will be required for your proposed building(s). An early assessment of site levels will avoid expensive alterations at a later date. If you would like to discuss your proposal with the Councils Access Surveyor, Mr E J Norton, please do so on 01823-356476.
- 02 To help conserve the world's energy you should aim to provide buildings which are well insulated, designed to reduce overheating in summer and to achieve as high an energy rating as possible.
- 03 You are asked to consider the adoption of water conservation measures to reduce wastage of water in any systems or appliances installed and to consider the use of water butts if at all possible.
- 04 The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern the health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline (08701 545500).
- 05 Your attention is drawn to the need to provide reasonable access for Fire Appliances, and you are advised to contact The Chief Fire Officer, Divisional Fire Headquarters, Lisieux Way, Taunton, TA1 2LB. In addition, when plans are available, a copy of them should be sent to the Chief Fire Officer at the above address so that advice can be given on the desired fire safety measures which should be incorporated in the proposal.
- 06 Access for fire appliances should comply with Approved Document B5 of the Building Regulations 2000.
- 07 All new water mains installed within the development should be of sufficient size to permit the installation of fire hydrants conforming to British Standards.

REASON(S) FOR RECOMMENDATION:- The proposed development is consistent with the Local Plan strategy, given the proximity to the M5 and use of the site for warehousing, manufacturing and related distribution is in line with government advice in PPG13. The proposal is considered to be in compliance with the criteria set out in Taunton Deane Local Plan Policy W4.

- (2) Should the S106 not be completed by 12th May, 2006 and the outstanding issues not be resolved by that time the Development Control Manager in consultation with the Chair/Vice Chair be authorised to REFUSE permission as contrary to Taunton Deane Local Plan Policies S1, M1, M3, EN3, EN5, EN6, EN26 and W4.

2.0 **APPLICANT**

3.0 **PROPOSAL**

The proposal is for a new business park at land adjacent to the A38 at Chelston Heathfield, near Wellington. This 20 hectare site is allocated in the Local Plan under policy W4 for B1, B2 and B8 uses. An indicative layout shows a large Regional Distribution Centre as well as a range of different sized other industrial buildings.

The application is in outline only however details of means of access form part of the application and details of landscaping, siting, design and external appearance are reserved for future consideration.

Other than B1, B2 and B8 uses, a hotel, vets, public house and car showrooms are proposed. The floor area of the B1, B2 and B8 uses amounts to 58,636m², whereas the remaining uses represent roughly 10% (6,130m²) of the combined floor area of the development.

The applicants have also submitted details of a proposed roundabout, within the application site and details of cycle links. An Environmental Statement is also provided and includes a landscape and visual impact statement, noise assessment, transport assessment, environmental statement, ecology/habitat survey, hydrological survey and drainage/ flood risk assessment.

4.0 **THE SITE**

The application site lies close to Wellington, adjacent to Chelston roundabout and the A38. Immediately to the north east corner of the of the site beyond the roundabout is Chelston, which largely consists of a number of dispersed groups of dwelling houses, together with a business park. There are also a number of isolated farms and nurseries in the immediate area of the application site, with the closest dwellings being adjacent to the south east corner of the site at Little Jurston Farm, The Bungalow to the east of the site, Chelston House to the North of the site and Jurston Farm to the south east corner of the site. The site comprises 20 ha of agricultural land. It is generally flat with existing hedges crossing it and bordering it.

5.0 **RELEVANT PLANNING HISTORY**

Of main relevance is application 43/1996/075 for use of agricultural land for B1, B2 and B8 uses with access to the B3187 and application 43/1996/070 for a Regional Distribution Centre for Lidl stores. Both applications were withdrawn on 17th May, 1999 as they were prejudicial to the outcome of the Local Plan and Lidl's requirements for warehousing were satisfied elsewhere. At that time the site was in the Deposit Draft version of the Local Plan that hadn't been formally adopted at that stage. The site was therefore not formally allocated for employment use as is the case now.

6.0 **RELEVANT PLANNING POLICIES**

Regional Planning Guidance for the South West

Policy VIS 1 Expressing the Vision

Policy VIS 2 Principles of Future Development

Policy SS 2 Regional Development Strategy

Policy SS 3 The Sub-Regional Strategy

Policy SS 5 Principal Urban Areas

Structure planning authorities should plan for the long term growth of the PUAs, on a basis to be agreed with the RPB. This will be necessary in order that the regional monitoring, both for this RPG and the Annual Monitoring Statement required by PPG3, to ensure a consistent and comparable basis; and as the best way to inform the required work for urban housing capacity exercises. Planning should involve all the districts for the area of each PUA, with early outputs for a new round of co-ordinated structure plans following publication of this RPG, using:

- urban housing capacity studies for the whole PUA, using existing and additional research;
- constraints mapping for PUA extensions, using existing and additional research; and for the Bristol, Bournemouth/Poole, Exeter, Plymouth, Swindon, Cheltenham and Gloucester and Taunton PUAs;
- urban extension studies which, where relevant, will need to take account of and be taken into account in reviews of any Green Belt, including transportation and infrastructure needs (including costs) studies.

Structure plans should define the general geographic extent of each PUA, in the same way that the general extent of Green Belt is set out. They should support forward planning and investment in infrastructure and a more sustainable distribution of development by:

- providing for a balance of housing and employment in towns with good facilities and services, thus reducing the need to travel to the PUAs;
- providing an indicative target in structure plans for the number of dwellings and the amount of other developments to be located at each PUA;
- producing compact urban developments likely to be well served by public transport;
- identifying major transport proposals for inclusion in LTPs and where appropriate in the Regional Transport Strategy.

Policy SS 6 Other Designated Centres for Growth

Policy SS 14 Taunton

Local authorities, developers, infrastructure and transport providers and other agencies should work together to achieve the following for Taunton:

- an enhanced role as a focal point for increasingly diversified economic activity and as a commercial, cultural and service centre for the central part of the region;
- balanced housing and economic development, facilities and services consistent with the town's enhanced role;
- investment in transport and other infrastructure and facilities to support this strategy, including measures to address capacity problems at M5 junction 25.

Policy SS 19 Rural Areas

Market towns should be the focal points for development and service provision in the rural areas and this role should be supported and enhanced. Outside market towns, development should be small scale and take place primarily within or adjacent to existing settlements, avoiding scattered forms of development. Local authorities in their development plans should:

- locate development to support the rural areas primarily in market towns, identified and designated in development plans through a balanced mix of homes, jobs, services and facilities suitable to the scale and location of such settlements;
- adopt policies which support the restructuring of the rural economy and the provision of jobs to satisfy local needs;
- set out policies for supporting sustainable farm diversification schemes which help to maintain the viability of the agriculture sector and rural economic vitality;
- seek ways of providing for essential shops and services to serve the rural areas;
- promote improved and integrated public transport, communications and service delivery and support innovative community based solutions to public transport and communications, in order to increase access to jobs, housing and facilities;
- limit housing growth in market towns near larger urban areas where it would fuel commuting rather than meet local needs.

Somerset and Exmoor National Park Joint Structure Plan Review

STR1 Sustainable Development

STR6

DEVELOPMENT OUTSIDE TOWNS, RURAL CENTRES AND VILLAGES

Development outside Towns, Rural Centres and Villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

STR7 Implementation of the Strategy

POLICY 1 Nature Conservation

POLICY 5 Landscape Character

POLICY 7 Agricultural Land

POLICY 13 Locally Important Archaeological Remains

POLICY 16

PROVISION OF LAND FOR INDUSTRIAL, WAREHOUSE AND BUSINESS DEVELOPMENT

Provision will be made for about 405 Ha (115Ha in TDBC) of land for industrial, warehouse and business development. Provision should be made for the inclusion of such uses in mixed-use development sites where appropriate.

POLICY 17 Mixed-use developments

POLICY 18

LOCATION OF LAND FOR INDUSTRIAL, WAREHOUSING & BUSINESS DEVELOPMENT

When determining the location of land for employment generating activities, in the context of other policies in the plan, consideration should be given to the following:

- where significant levels of freight traffic are likely to be generated, sites should be located close to the existing County or National road network or rail facilities;
- activities which are environmentally compatible with other land uses may be located within or adjoining such existing or proposed uses;
- activities which are not compatible with other land uses should be located where their impact on the local environment can be mitigated;
- large developments with high employment density activities should be located close to established public transport nodes.

POLICY 19

EMPLOYMENT AND COMMUNITY PROVISION IN RURAL AREAS

In rural areas provision should be made for development which creates or enhances local employment, shopping or community facilities, including development necessary for the purposes of agriculture and development associated with the diversification of agricultural units.

POLICY 39 Transport and Development

POLICY 42 Walking

POLICY 44 Cycling

POLICY 45 Bus

POLICY 48 Access and Parking

POLICY 49 Transport Requirements of New Development

Taunton Deane Local Plan

S1 General Requirements

S2 Design

S3 Mixed Use Developments

S7 Outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and:

- (A) is for the purposes of agriculture or forestry;
- (B) accords with a specific development plan policy or proposal;
- (C) is necessary to meet a requirement of environmental or other legislation; or
- (D) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement.

New structures or buildings permitted in accordance with this policy should be designed and sited to minimise landscape impact, be compatible with a rural location and meet the following criteria where practicable:

- (E) avoid breaking the skyline;
- (F) make maximum use of existing screening;
- (G) relate well to existing buildings; and
- (H) use colours and materials which harmonise with the landscape.

S8 Best and Most Versatile Agricultural Land

EC1 Employment Development

EC7 rural Employment Proposals

M1 - M3 Transport, Access and Circulation Requirements of New Development

M5 Cycling

EN3 Local Wildlife and Geological Interests

EN5 Protected Species

EN6 Protection of Trees, Woodlands, Orchards and Hedgerows

EN9 Tree Planting

EN12 Landscape Character Areas

EN16 Listed Buildings

EN26 Water Resources

EN34 Control of External Lighting

W4 A site of 20 hectares at Chelston, as shown on the Proposals Map, is allocated for light and general industry and warehousing development. In association with the development the following will be sought:-

- (A) a roundabout to provide site access from the A38;
- (B) a cycle and pedestrian link with the B3187;
- (C) on-road cycle lane between the site and Wellington Town Centre;
- (D) contributions towards a tendered bus service between Wellington town centre and the site incorporating an on site passenger collection and set down point for a period of five years;
- (E) structural landscaping and implementation of a landscaping scheme; and
- (F) appropriate measures to ensure adequate drainage and flood prevention measures.

7.0 **RELEVANT CENTRAL GOVERNMENT ADVICE**

Planning Policy Statement 1 - Delivering Sustainable Development

The following paragraphs are particularly relevant:-

Paragraphs 3 and 4

Paragraph 5 Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;

- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Paragraph 8

Planning Policy Statement 7 – Sustainable Development in Rural Areas

The Government’s objectives are set out in the Statement as follows:-

- (i) To raise the quality of life and the environment in rural areas through the promotion of:
 - thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;
 - sustainable economic growth and diversification;
 - good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and
 - continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.

- (ii) To promote more sustainable patterns of development:
 - focusing most development in, or next to, existing towns and villages;
 - preventing urban sprawl;
 - discouraging the development of ‘greenfield’ land, and, where such land must be used, ensuring it is not used wastefully;
 - promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and
 - providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.

- (iii) Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential – by developing competitive, diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies. underpins strong economies.

- (iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants. Planning authorities have an important

role to play in delivering the Government's objectives for rural areas, through their operation of the planning system and the application of the policies set out in this and other PPS and Planning Policy Guidance Notes.

The following paragraphs from the National Planning Policies section are particularly relevant:-

Paragraph 1 (iv) New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.

Paragraph 5 Planning authorities should support a wide range of economic activity in rural areas. Taking account of regional priorities expressed in RSS, and in line with the policies in paragraphs 2-4 above, local planning authorities should:

- (i) identify in LDDs suitable sites for future economic development, particularly in those rural areas where there is a need for employment creation and economic regeneration;
- (ii) set out in LDDs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas.

Paragraph 6 People who live or work in rural areas should have reasonable access to a range of services and facilities. Local planning authorities should:

- (i) through their LDDs, facilitate and plan for accessible new services and facilities, particularly where;
 - planning permission is granted for new developments in country towns or other local service centres; or
 - settlements, or the population of their rural catchments, are expanding; or
 - there is an identified need for new or expanded services to strengthen the role of a particular local service centre.
- (ii) where possible, ensure that new development in identified service centres is supported through improvements to public transport, and to walking and cycling facilities, provided in partnership with the developer where appropriate;

- (iii) identify suitable buildings and development sites for community services and facilities to meet the needs of the whole community, including disabled users;
- (iv) support mixed and multi-purpose uses that maintain community vitality; and
- (v) support the provision of small-scale, local facilities (e.g. childcare facilities) to meet community needs outside identified local service centres, particularly where they would benefit those rural residents who would find it difficult to use more distant service centres. These local facilities should be located within or adjacent to existing villages and settlements where access can be gained by walking, cycling and (where available) public transport.

Paragraph 14 The policies in this section apply to the largely undeveloped countryside that separates cities, towns and villages. Whilst much of the land use activity in the countryside is outside the scope of the planning system, planning has an important role in supporting and facilitating development and land uses which enable those who earn a living from, and help to maintain and manage the countryside, to continue to do so. RSS should recognise the environmental, economic and social value of the countryside that is of national, regional or, where appropriate, sub-regional significance. Policies in RSS and LDDs should seek to maintain and enhance these values, so enabling the countryside to remain an important natural resource, contribute to national and regional prosperity and be enjoyed by all.

Planning Policy Statement 13 – Transport

The objectives of this guidance are to integrate planning and transport at the national, regional, strategic and local level to:

1. promote more sustainable transport choices for both people and for moving freight;
2. promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and
3. reduce the need to travel, especially by car.

The following paragraphs are particularly relevant:-

Paragraph 6 In order to deliver the objectives of this guidance, when preparing development plans and considering planning applications, local authorities should (amongst other criteria):-

- protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.

- ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling, recognising that this may be less achievable in some rural areas

Paragraphs 32 Local authorities should adopt a positive, plan-led approach to identifying preferred areas and sites for B1 uses which are (or will be) as far as possible highly accessible by public transport, walking, and cycling. They should give reasonable flexibility in terms of the range of employment uses which are appropriate on identified sites. Businesses should make every effort - for instance by adopting travel plans - to encourage car sharing, and use of non-car modes of transport.

8.0 **CONSULTATIONS**

Highways Agency

“The information we have received is incomplete and insufficient for us to evaluate the proposals for their possible impact on the trunk road network. Our consultants Colin Buchanan have been in contact with the applicant's consultants to try to resolve this matter, but have been unable to do so within the consultation period.

We are therefore issuing a Direction of Non-approval, which directs that Taunton Deane Borough Council shall not grant consent for this development for a period of six months from the date of the enclosed form TR110. This Direction does not, however, preclude your Council from refusing the application if it is so minded.”

County Highway Authority

“We have a problem with the Traffic Generation figures submitted with the application. Both ourselves and the Highways Agency think that the traffic generation is underestimated by 200 - 300 vehicles in the peak hours. This will have an effect on any works that need to be carried out offsite as well as the design of the Site Access Roundabout. I am not looking to refuse the development but it is essential that all issues are worked through. “

Environment Agency

“The Agency OBJECTS to the proposed development, as submitted, on the following grounds:

Although the applicant has provided a Flood Risk Assessment, the Agency is not satisfied in respect of the drainage layout and siting of the surface water attenuation facility. Additionally, it must be noted that any culverting of the watercourse will require a formal Land Drainage Consent from the Agency.

The applicant is advised that the current culverting proposal is not acceptable to the Agency.

Accordingly, the applicant is advised to contact Mrs Sarah Fotheringham, at this office (tel: 01278 484706) to discuss the above issues further.

In the event of its objection to this proposal being subsequently overcome, the Agency must request that any approval is subject to the following conditions:

CONDITION: Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable paving areas, hardstandings for vehicles, commercial lorry parks and petrol filling facilities, shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment.

Note: It is recommended that a pen stock or similar arrangement is placed at the outlet of the surface water lagoon, or a smaller pond is located between the industrial estate and the lagoon which could be isolated. This would ensure that should a spillage occur on the site, it can be contained and prevented from entering the watercourse, and thus prevent pollution of controlled waters.

The surface water lagoon must be maintained in order to prevent excess sediments from entering the watercourse. There should be a point of contact responsible for the maintenance of the lagoon.

It should be noted that the watercourse downstream at Ham is partially culverted and is occasionally subject to blockage. Accordingly, investigations must be undertaken to ensure that any surface water discharged from the lagoon will not exacerbate problems downstream.

CONDITION: The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development is commenced.

REASON: To prevent pollution of the water environment.

NOTE: Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which has been forwarded to the agent.

CONDITION: No development shall commence until additional ecological survey work, with particular emphasis on protected species, has been undertaken during the summer months.

REASON: Several protected species are only evident during the summer months of the year.

NOTE: The Agency is concerned that the ecological survey work was undertaken in March and November. The Agency would have expected a survey to have been conducted in spring or summer when a greater variety of species, including some protected species, would have been more evident.

CONDITION: There shall be no infilling of the lower section of Field I adjacent to the Brook.

REASON: To conserve the existing riparian habitats along the Brook in accordance with PPS 9.

NOTE: The proposed footprint of the hard development appears to protrude into the potential floodplain of the watercourse. On a site visit there appeared to be some wetland interest in this area adjacent to the brook This is not specifically identified in the Ecological Report.

CONDITION: No development shall commence until a clear plan of mitigation has been submitted to and formally approved by the Local Planning Authority. Such a plan should show areas where mitigation will occur and include appropriate plans of planting care and/or after care of the site. The plan should also indicate how areas of litigation will be managed in the future, identify an appropriate body to carry out future care and maintenance and any financial provisions necessary.

REASON: To ensure that mitigation works and areas are clearly identified and to ensure that the works are carried out and maintained in future.

NOTE: Although there are recommended ecological mitigations within the Ecological Survey Report and the Environmental Statement, there is no separate plan of mitigation.

In addition, the following comments must be noted:-

With regard to water resources issues, it must be noted that the storage of rainfall collected from roofs and hard standing areas does not require a Licence to Abstract Water. Stored rainfall can be used for any purpose without licensing control. However, if rainfall is stored in a pond that also receives inputs from surface and/or groundwater sources, a formal Abstraction Licence may be required from the Agency for the removal of water from the pond. Advice should be sought from the Agency's Regulatory and Technical Water Resources staff (tel: 01278 484709).

The applicant/developer must be aware that it is their responsibility to ensure that the development does not adversely affect any existing legal water interests in the area. In addition, local water interests in the area such as wells and springs etc, must not be adversely affected.

All works must be undertaken in accordance with the Agency's Pollution Prevention Guidance notes (PPG's) which are available from this office or the Agency's internet site. Particular reference should be made to:- General Pollution Prevention Note (PPG 1), Working Near Watercourses (PPG 5) and Construction Sites (PPG 6).

If recycled inert material (e.g. rubble, hardcore, topsoil, subsoil) is to be imported into the site for landscaping or other purposes, a formal exemption from Waste Management Licensing maybe required. Under such circumstances, a written application, including details of the nature and quantity of material to be used together with a location plan, should be submitted to the Agency's West Somerset Area Environment Management Team, at this office, prior to works commencing.

All waste material arising during construction must be disposed of at a suitably licensed waste management facility.

During construction the following pollution prevention measures must be adopted, where applicable:

Pumps used for pumping out water from excavations should be sited well away from watercourses and surrounded by absorbent material to contain oil spillages and leaks.

Discharge of silty or discoloured water from excavations should be irrigated over grassland or a settlement lagoon be provided to remove gross solids. This Agency must be advised if a discharge to a watercourse is proposed. All necessary steps must be taken to prevent sediment loads from entering the watercourse, in order to prevent pollution of controlled waters.

Storage of fuels for machines and pumps should be well away from any watercourses. The tanks should be bunded to control spillage and leakage.

This Agency must be notified immediately of any incident likely to cause pollution.”

Wessex Water

“We have forwarded details of your proposals to our Engineers, and are awaiting their comments. When we have received these , we will be able to respond in detail.”

Chief Fire Officer

“Means of Escape

Means of escape in case of fire should comply with Approved Document B1, of the Building Regulations 2000. Detailed recommendations concerning other fire safety matters will be made at Building Regulations stage.

Access for Appliances

Access for fire appliances should comply with Approved Document B5, of the Building Regulations 2000.

Water Supplies

All new water mains installed within the development should be of sufficient size to permit the installation of fire hydrants conforming to British Standards.”

Somerset Wildlife Trust

“Thank you for your consultation on this matter. We apologise for the delay to our response and hope our comments can be taken into consideration.

We have studied the response of the Somerset Environmental Records Centre which shows that this site is situated close to Cades Ponds County Wildlife Site which supports great-crested newts and dormice. These species are protected under the Wildlife and Countryside Act 1981.

We share the concerns of the Nature Conservation and Reserves Officer that insufficient investigation has been carried out into the presence these protected species on site. This work is essential if appropriate mitigation is to be put in place as part of the development.

The Somerset Wildlife Trust would therefore like to register a holding objection to this application until such time as the application site has been more thoroughly surveyed for the presence of protected species. We strongly support the recommendations made by English Nature regarding protected species work on site.

We would be most grateful to be kept informed of developments in the survey work on this site and would be interested to see a copy of any further ecological reports. “

Somerset Environmental Records Centre

The Somerset Environmental Records Centre records that there are legally protected species, veteran trees, garden and ponds with legally protected species, linking hedgerows with protected species within 1Km of the site.

Landscape Officer

“Relevant Policies EN8, EN9., EN12, EN25, EN34, S2 and S8.

Survey – The hedgerow surveys give no indication of their historic importance of which are likely to be ‘important’ if recorded on tithe maps.

My main concern however is that although the buildings in terms of their sitting, size and colour have been well considered the wider landscape assessment has not translated into a master plan that would properly integrate a major development site into the local landscape.

- * The road frontage landscape is important to provide wider landscape mitigation as well as a setting for the development but in my opinion is very thin and does little to soften the impact of the proposed frontage buildings.
- * The north and south boundaries provide little mitigation and buildings are shown unrealistically close to the proposed planting – see Chelston Phase 2 for more likely proximity.
- * given the topography of the site I think it is important to provide a substantial landscape buffer on the higher ground so that longer term the buildings will be seen against woodland/structure planting.
- * The important axis between West Buckland and Wellington church's should be kept visually open but does not appear to have been considered.

Is the lagoon within the development site?

Overall I consider that there is insufficient landscape mitigation to properly integrate the proposals into the local landscape or meet the identified landscape planning policies.”

Nature Conservation & Reserves Officer

“Survey work to identify protected species on site has not been carried out. In the pre application advice, both English Nature and TDBC considered the need for survey work to be done to establish whether dormice, great crested newts and bats (water voles may also inhabit the site) are present on site and to provide details of necessary mitigation. This work is essential because of the proximity of the Cades Ponds County Wildlife Site and adjacent land where these species are known to be present. Any necessary measures to protect species should be in place, through conditions etc, before permission is granted.

Due to there being a reasonable likelihood of protected species being present on site I recommend that there is insufficient information to determine this application.”

Planning Policy

“This application forms part (17.29 hectares) of the land allocated under policy W4 (Chelston House Farm,) in the adopted Local Plan (2004). The application is in outline but contains a detailed layout, which raises a number of issues:

1. What is the future of the remaining allocated land? For example, access to the fields south of the application is indicated but with different highway shading and over a planting belt. Can the applicant give any indication regarding delivery of a later phase? Is this indicated access to be a ransom strip? Does/should the TA give consideration of

- access requirements for the whole allocation rather than just the current proposal?
2. Whilst a roundabout from the A38 is required under policy W4, I note an arm is indicated into the proposed Livestock Market site. It should be noted that this may not be required (or even acceptable) if the livestock proposals do not come to fruition.
 3. Structural landscaping and implementation of a landscaping scheme is required. The Landscape and Heritage team will no doubt comment on the adequacy of the submission but I am concerned that some frontages onto the ASS and B31S7 contains barely a 10 metre strip, and often without any screening. The extent of screening to the western boundary (Little Jurston Farm) is also very weak. This aspect of the application needs enhancing with a more appropriate solution.
 4. Policy W4 also requires a cycle link between the Business Park and Wellington town centre. This needs to be coordinated with the proposals for the adjoining Cades Farm. As shown, it appears to be on the wrong side of the road to tie into the Cades proposal. Contributions to public transport links are also required under this policy.

My remaining comments concern what is actually proposed on site.

The application is in outline but contains a detailed schedule for 19 units totalling 64766 sq m gross internal together with a detailed layout plan.

Although the schedule and layout cannot form part of the decision for an outline, I am concerned at some of the uses indicated and any inferred acceptance by this Council of some of the uses proposed. For the avoidance of any doubt, I believe the description should be amended from 'Business Park' for which there is no use class to the Class of uses acceptable. These I detail below:

Class B1, B2, B8 Policy W4 (Chelston House Farm) allocates 20 hectares for 'light and general industry and warehousing development'. These uses are acceptable in principle, other than Class B1(a) offices, which would need to be restricted to a maximum of 600 sq m gross for the whole development in line with government policy and Local Plan policy ECIO (Major Travel Generators).

I note that unit 12 potentially exceeds this threshold on its own and could thus undermine policy and proposals in the Taunton Vision for locating large office use in Taunton town centre. If, at the detailed stage an end user was identified for unit 12 and they could demonstrate a functional requirement for a single user 'mixed use' unit then this could be considered on its merits.

Paragraph 9.39 of the Local Plan states that the allocation should 'maximise employment opportunities' by incorporating a range of small B1 starter units on the southern part of the site in order to assist the functioning of the local economy with a range of unit options. This appears to be lacking from the unit sizes in the schedule. The Chelston II development (also Summerfield) has successfully incorporated a number of such units in their current development.

Trade Counters. I have concern with this element of the schedule, which indicates 6969 sq m for such activity. There is no such use class as "Trade Counter". Trade Counters virtually without exception have a tendency to 'evolve' into retail. This site is not appropriate for retailing, which sequentially should seek to locate in town centres. Moreover, the recent Retail Capacity Study identified a figure of 8300 sq m gross additional large format retail floorspace required in the whole of Taunton Deane by 2011. The majority of this should be in the Taunton primary catchment, not Wellington.

This element is thus potentially requiring a sequential approach and is too large for Chelston unless a condition is attached (and monitored for compliance) stating:

"The use of the building) (specified units) hereby permitted shall be restricted to a Trade Only or other uses within class B8 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order and shall not be used for the direct sale of goods to the general public. "

This is usually undertaken by presentation of Trade card and registration of VAT number when making purchases which would need to be covered by a SI 06? Likewise, as a 'trade counter', the area where the public can access need only be a small waiting area (c20 sq m) without display shelving etc. Without such requirements the "trade counter" element should be refused as contrary to policy and resulting in the loss of employment land, contrary to policy EC9.

Other Sui Generis In its current state, this term is very vague and requires further clarification as to what is proposed.

The schedule and site plan layout indicates a hotel (Class C1) and pub (Class A4). A hotel would in the first instance be required to demonstrate that a sequential approach has been undertaken, focussing on Wellington town centre if that is the catchment area sought for such a facility. Clearly, as part of an integrated facility a restaurant would be acceptable as part of the hotel (not freestanding).

I can see no justification whatsoever for a freestanding pub in the Business Park which sequentially should be located in a defined centre such as Wellington, where opportunities exist.

Car showrooms would be acceptable in principle provided repairs etc were also undertaken on the premises and the extent of car/van type operations were controlled so that the primary use of the Business Park remained clear B1, B2 and B8 type uses."

Drainage Officer

"I note that in the environmental statement some preliminary work has been carried out regarding surface water discharges and the provision of SUDs within the site. They make the comment that a fully detailed design will be submitted for formal approval in due course. Their final design should be carried out in accordance with our Guidance Notes for Developers on Surface Water Drainage Issues and I enclose a copy which should be forwarded to the applicant.

I note that they also propose that TDBC will maintain any attenuation pond provided. If this is the case then its design will require approval of the Council's Heritage and Landscape Officer and will be subject to all relevant commuted sums required. Also a designated access route will have to be provided.

A section of watercourse at this location is to be culverted to gain access to this pond, which is shown outside the application boundary. This will require the approval of the Environment Agency and TDBC.

All these points should be addressed before any approval is given."

Wellington Town Council

"Is in favour."

Nynehead Parish Council

"As you will know from our responses to previous applications in the Chelston/Wellington area, such as the proposed market, the parish council is very concerned at the traffic problems that large-scale developments in this location will cause. Not only is the Chelston roundabout on the main route from Nynehead to Taunton we are sure that these developments will increase the traffic on the Nynehead-Langford Budville road, by-passing Wellington in the absence of a northern relief road for the town. There is no indication on the documents we have received of any proposals to improve the capacity of the Chelston roundabout.

Unfortunately as the notification is dated 8th March it just missed our March meeting and we are unable to arrange a special meeting in the fourteen days you allow for a reply, despite the fact that the application is date-stamped 13th January. The application will be considered by the council at its next meeting on 3rd April." (9th March, 2006)

Wellington Without Parish Council

"The Parish Council are well aware of the intention to develop this site into a Business Park. The Parish Council noted the development will be well served for vehicle access via a new roundabout but consider the planning authority should also consider how safe pedestrian access can be provided to this and other developments being considered along the ASS Wellington bypass - the

Council consider a tarmacadam pedestrian path should be provided alongside the bypass” (14th March, 2006)

9.0 **REPRESENTATIONS**

Four letters of representation have been received making the following points:-

1. Proximity of the development to neighbouring properties.
2. The potential noise of vehicles coming and going units will have an adverse effect on current enjoyment of our property.
3. The buffer zone between Chelston House Farm who own the land is 45 m, the buffer zone to our property is only 10 m.
4. The site is overdeveloped and does not have enough for landscaping to hide the development.
5. The proposal repeats the mistakes of the previous developments placing commercial interests above good long term planning.
6. A restaurant and hotel should not be given visual prominence.
7. The site is linked by a roundabout to the proposed livestock market however if the market does not take place I would not want the site to become an industrial estate.
8. Light pollution.
9. Concern that the fields between Wellington and Taunton will all become developed.
10. Siting and size of buildings in the south west region of the development should respect the setting of the Grade II Listed Jurston Farm.
11. There are no records of the water level of the watercourses in the vicinity.
12. Flooding issues.
13. Pollution.

11.0 **PRINCIPLE ISSUES FOR CONSIDERATION**

- A. Is the proposal compliant with the Development Plan Policies? **POLICY**
- B. Is access to the site adequate? **ACCESS**
- C. Is the site capable of being satisfactorily screened? **LANDSCAPING**

- D. Will the proposal be acceptable from a noise point of view? NOISE
- E. Are the proposed drainage arrangements acceptable? DRAINAGE
- F. Are the arrangements for water supply to the site adequate? WATER SUPPLY
- G. Would the ecology of the site be adversely affected? ECOLOGY
- H. Does the proposal provide for sustainable development? SUSTAINABILITY
- I. OTHER ISSUES

A. Policy

One of Central Government's objectives for rural areas is to promote thriving, inclusive and sustainable rural communities which allows for sustainable economic growth and diversification. Promoting sustainable, diverse and adaptable employment uses is a central part of this and facilitating healthy and diverse economic activity in rural areas is a key policy of Central Government. PPS7 states that people who live or work in rural areas should have reasonable access to a range of services and facilities and that planning authorities should adopt a positive approach to planning proposals designed to improve services and facilities.

The Development Plan policy context for the site is set out in the Country Structure Plan and the Taunton Deane Local Plan. The Somerset & Exmoor National Park Joint Structure Plan Review comments that 115Ha of land for industrial, warehouse and business development should be allocated for such mixed-use development sites where appropriate. The Taunton Deane Local Plan specifically allocates this site for the latter uses and as such there is a presumption in favour of the development of the site. Furthermore the proposal is considered to comply with Policy S7 of the Local Plan as it accords with a specific development plan policy or proposal, namely Policy W4 and provides an economic benefit to the area.

In terms of meeting the criteria of Policy W4, subject to a legal agreement the proposal will provide a roundabout with access from the A38, cycle and pedestrian links with the B3187, on-road cycle lane between the site and Wellington town centre and contributions towards a tendered bus service. A landscape master plan has been submitted that has several weaknesses, (See section C below) however this plan is for indicative purposes only and the matter has been reserved for future consideration. Drainage and flood prevention measures as submitted are also considered to be substandard however the issues are capable of being resolved (See section E). Notwithstanding landscaping and drainage and flood prevention measures the proposal accords with the criteria of Policy W4.

The proposal does provide for uses other than B1, B2 and B8, namely the hotel, car showroom, vets and public house however these uses are

considered ancillary to and would assist the enablement of the development as a whole.

B. Access

A Transport Statement has been commissioned by the applicants that confirms a willingness to confirm with the highway requirements of Policy W4 and that the planned access will be co-ordinated with the Taunton Market relocation.

In terms of individual traffic movements, the Transport Statement indicates that the development will attract 287 arrivals and 136 departures during morning peak hour and 180 arrivals and 328 departures during evening peak hour.

The Highway Authority and Highways Agency have estimate that the traffic flows have been underestimated by 200 - 300 vehicles in the peak hours. This will have an effect on any works that need to be carried out offsite as well as the design of the Site Access Roundabout. The Highways Authority are in consultation with the applicants and have however confirmed that subject to more accurate modelling and appropriate off site works, no objections would be raised.

The Highways Agency has issued a Direction under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 which directs that the planning authority shall not grant permission for the application until they have assessed the impact of the development for possible adverse effects on the M5 motorway. Further discussions are on-going in this matter.

C. Landscaping

As mentioned above, the Environmental has Statement indicates that landscaping and planting works are to form an integral part of the design. This has not however been reflect in the landscape master plan that has several weaknesses as described in the Landscape Officers report. This application is only in Outline and landscaping is a matter reserved for future consideration. At this stage therefore a landscaping condition is proposed and the applicants will be asked to address the Landscape Officers concerns at the Reserved Matters, detailed stage.

D. Noise

The Noise Assessment Report submitted as part of the Environmental Statement noted that the two nearest residential properties are Little Jurston Farm and Chelston house. The consultants concluded that there would be no special noise investigation required as a result of the proposed development. The proposal is therefore considered acceptable from a noise point of view. The methodology has yet to be confirmed by Environmental Health.

E. Drainage

As stated in the Drainage Officers comments the scheme should be constructed in accordance with Sustainable Urban Drainage (SUD's) policy. Only preliminary drainage survey work has been carried out and as it stands the level of information is unacceptable. The latter is confounded by the Environment Agency's objection to the proposal with respect to the drainage layout and siting of the surface water attenuation facility. Additionally the Environment Agency has commented that any culverting of the watercourses will require a formal Land Drainage Consent from the Agency. Again it is considered that the objections received can be overcome though the submission of appropriate details and the applicants are understood to be in consultation with the Environment Agency.

F. Water Supply

Provision of water supply to the buildings will be by connection to the existing Wessex Water main running along the western side of the A38. However, Wessex Water has indicated that further investigation by their engineers is required for full consideration to be given.

G. Ecology

The Ecological Report prepared as part of the Environmental Statement has assessed the fields, hedges, protected species and surrounding areas in association with the proposed development.

The report identifies that 1110m of hedgerows will need to be removed for the development however the importance of these hedges has not been established but is considered to be a significant local impact. The consultants claim that mitigation measures such as replanting and where possible translocating sections of hedgerow will reduce the overall impact to an impact of low importance. The fields themselves are identified as improved grassland with a low ecological value.

The report concludes that protected species such as newt, bats and dormice have been recorded within 2Km of the site and acknowledges that further survey work must be carried out in the next favourable surveying season. Accurate survey work for dormice for example can take up to 6 months however provided that an initial survey is received before 29th April 2006 it is considered appropriate to condition further survey work and mitigation measures.

H. Sustainability

The application site is close to the motorway and the main road network which is required for this type of operation which is reliant on good communication links for HGVs travelling from the catchment area. Improved cycle and bus links will also mean that the need for employees to use the motor car will be reduced.

The site is of limited ecological value and the proposal enables enhancement and diversity of wildlife interest in the area.

The applicants are being urged to adopt sustainable drainage methods.

I. Other Issues

In terms of alternative sites the local plan has identified viability, feasibility and appropriateness of the site and therefore it is not considered relevant for the applicant to look for alternative sites. The site has been in agricultural use throughout known history and there has been no contamination uses on the land itself. The impact upon the setting of the Listed Jurston Farm was considered at the

11.0 CONCLUSION

This site is of key importance in meeting Taunton Deane's targets for the provision of land for industrial, warehouse and business development as there is a recognised regional and local shortfall in the availability of such premises.

The site is located near junction 26 of the M5 and a minimal distance away from Wellington in order to achieve realistic cycling distances and minimum disruption to bus routes.

The Taunton Deane Local Plan specifically allocates this site for the employment uses and as such there is a presumption in favour of the development of the site. The specific criteria relating to this allocated site are considered to be met furthermore the proposal is considered to comply with Policy S7 of the Local Plan as it accords with a specific development plan policy or proposal and provides an economic benefit to the area.

The Environmental Statement identifies minimal impact to the surrounding area and consultation responses have revealed that traffic, hydrological, ecological and other decisive factors can be favourably resolved. My recommendation is therefore a favourable one.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356469 MR R UPTON