

06/13/0001

MR P TAPSON

OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR THE ERECTION OF 10 No DWELLINGS ON THE PADDOCK, TAUNTON ROAD, BISHOPS LYDEARD

Grid Reference: 316884.128978

Outline Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

Subject to the applicant entering into a Section 106 Agreement to secure the provision of:

1. 25% affordable housing provision (2 units). 1 social rented; 1 intermediate housing.
2. Contributions of £2,688 for each 2+ bed dwelling to provide children's play.
3. Contributions of £1,454 for each dwelling towards the provision of facilities for active recreation;
4. Contributions of £194 per dwelling for allotment provision;
5. Contributions of £1,118 per dwelling towards local community hall facilities in Bishops Lydeard.

Planning permission be granted for the following reason:

The proposed development of 10 dwelling houses would result in a sustainable form of development which, with appropriate landscaping, would not prejudice the character and appearance of the surrounding landscape. The proposal is considered not to have a detrimental impact upon visual or residential amenity or highway safety. As such the proposal are considered to accord with the provisions of policy SD1 and SP1 of the Core Strategy. The adverse impacts of the development do not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. The proposals are therefore considered acceptable and, accordingly, do not conflict with Policies CP4 (Housing) and DM1 (General Requirements) of the Taunton Deane Core Strategy and retained policy C4 of the Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

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

is commenced.

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

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

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

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

3.
 - (i) The landscaping scheme that shall be submitted to and approved as part of a reserved matters application 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.
 - (ii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition 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.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. A plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted with any reserved matters application seeking approval of layout. The agreed boundary treatments shall be completed before any dwelling hereby permitted is first occupied and thereafter shall be so maintained.

Reason: To ensure that the proposed development does not harm the

character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

5. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include:

- Details of which areas drain to which attenuation facility and the associated volumes projected ;
- Details of how the scheme shall be maintained and managed after completion

The scheme shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, both on and off site and ensure future maintenance of the surface water drainage system in accordance with Core Strategy Policy CP8 and guidance contained within the National Planning Policy Framework.

6. No development approved by this permission shall be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect the environment by ensuring separation of clean and foul waters.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order with or without modification), no gate fence wall or other means of enclosure shall be erected on the site beyond the forwardmost part of the dwelling house(s) or of the exposed flank wall of any corner dwelling, other than that expressly authorised by this permission, without the further grant of planning permission.

Reason: To ensure that the open character and appearance of the area is maintained in accordance with Policy DM1 of the Taunton Deane Core Strategy.

8. There shall be no vehicular access to the site from Brendons without the further grant of planning permission.

Reason: In the interests of highway safety and amenity, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy DM1 and CP6 of the Taunton Deane Core Strategy.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.
2. Where works have to be undertaken on or adjoining the public highway a Section 50 NRSWA 1991 licence will be required. These are obtainable from Mark Fitzgerald, Streetworks Co-ordinator (01823 483135).
3. Where works are to be undertaken on or adjoining the publicly maintained highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Maureen Atwell, Transport Development Group, Environment Department, County Hall, Taunton. TA1 4DY, or by telephoning her on 01823 355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services. A proposed start date, programme for works and traffic management layout will be required prior to approval being given for commencement of works on the highway.
4. The applicant should be aware that it is likely that the internal layout of the site will result in the laying out of a private street and as such under Sections 219 to 225 of the Highways act 1980, will be subject to the Advance Payments Code. Therefore in order to qualify for an exemption under the APC, the road should be built and maintained to a level that the Highway Authority considers will be of sufficient integrity to ensure that it does not deteriorate to such a condition as to warrant the use of the powers under the Private Streetworks Code.
5. The developer must agree a point of connection to the foul sewerage network with Wessex Water.
6. You are advised to contact Wessex Water in respect of infrastructure charges which may be payable in respect of the development.
7. It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.
8. Your attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations.

PROPOSAL

This application seeks outline planning permission, with all matters reserved, for the erection of ten dwellings on land at The Paddock, Taunton Road, Bishops Lydeard.

An indicative layout plan has been provided, which indicates the positioning of ten plots within the site. The development proposes to derive access directly off Taunton Road, with an internal estate road running to the Southwest; dwellings would be positioned to the Southeast, NorthWest and South of the proposed highway. A turning head is provided, which can potentially provide future pedestrian and vehicular access to land adjoining the Southeastern site boundary.

Scale parameters have been provided, which sets out that the proposed dwellings will be of two storeys with widths of approximately 7 metres and a depth of 10 to 12 metres. The dwellings will measure between 5.8m (eaves) and 8 metres (ridge).

SITE DESCRIPTION AND HISTORY

The application site is currently a small paddock laid to grass of approximately 0.37 hectares in area. The site is level with low grass banks to the North, South and East boundaries. To the Northeast of the site is Taunton Road whilst to the Southeast and South and Southwest is further open agricultural land. To the Northwest the site is adjoined by six dwelling houses (no's 1 to 6) at The Brendons; these properties have gardens that back onto the site and are generally bound by timber post and rail and close boarded fencing with some planting.

The Southeast boundary is planted out with approximately 13 trees, of the cypress, walnut and maple species; these trees are the subject of a Tree Preservation Order, reference TD1098.

The site is currently accessible through a field access gate to the Northwest boundary. This access track is derived off The Brendons and runs between no's 4 and 5.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - In principle the proposal is acceptable as long as the following comments on the proposed layout are incorporated into the design.

The proposed site access shall include visibility splays measuring 2.4m x 43m in both directions with no obstruction above 300mm within the splays, then the full extent of the splays would be adopted by Somerset County Council.

The proposed junction on the site with Taunton Road needs to incorporate 6.0m radii.

The gradient of the proposed access road should not, at any point, be steeper than 1:20 for a distance of 10m from its junction with Taunton Road.

The proposed internal estate road could take the form of a block paved 5.0m carriageway with 500mm wide margins if it served up to a maximum of 20 dwellings or a 5.0m wide type 4 bitumen macadam carriageway 5.0m in width with 2.0m wide footways provided, to serve in excess of 20 dwellings, bearing in mind the possibility of extending the internal access road into land to the south east of the application site.

It has been noted that surface water from the application site will be discharged via sustainable drainage systems. Should this take the form of attenuations systems, then such facilities must not be located within public highway limits. Where an outfall, drain or pipe will discharge into an existing drain, pipe or watercourse not maintainable by the Local Highway Authority, written evidence of the consent of the authority or owner responsible for the existing drain will be required.

Allowances shall be made to resurface the full width of the carriageway where disturbed by the extended construction and to overlap each construction layer of the carriageway by a minimum of 300mm. It may be necessary to excavate trial holes to determine the existing thickness of the bituminous macadam layers.

The gradient of the proposed access road should not, at any point be steeper than 1:20 for a distance of 10m from its junction with Taunton Road.

No doors, gates, low-level windows, utility boxes, down pipes or porches are to obstruct footways/shared surface roads. The Highway limits shall be limited to that area of the footway/carriageway clear of all private service boxes, inspection chambers, rainwater pipes, vent pipes, meter boxes (including wall mounted), steps etc.

Therefore to conclude the Highway Authority has no objection to this development in principle but would request that the applicant provide further details on the points raised.

BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL - The Council objects to the proposal on the following grounds:

The site is not within the current settlement limit.

The Council feels that approval on this site would prejudice the TDBC SADMP process which is in consultation currently. As sites are not due to be allocated until Autumn 2014, the Council feels that any development on this site should be considered strategically as part of that process.

The Council wishes to note the following criteria which it feels would be important in the consideration of any future development on the site:

- Traffic access should be off Taunton road, no access should be given through Brendons;
- Houses should not front directly onto Taunton Road, but should be set back;
- Adequate screening should be provided along Taunton Road and by the houses on Brendons;
- A footway along Taunton Road is essential for pedestrian safety.

SCC - DEVELOPMENT CONTROL ARCHAEOLOGIST - No comment received

HOUSING ENABLING - There is an affordable housing need within Bishops Lydeard parish.

If the development is deemed acceptable in Planning Policy terms, this would trigger an affordable housing obligation of 25% of the new housing to be in the form of affordable homes.

Should the site be considered unacceptable in planning policy terms the site could be considered as a rural exception site, where 100% affordable housing would be required.

In both scenarios, the tenure split is 60% social rented 40% intermediate housing. The requirement is for house rather than flats and the houses should be predominately 2 and 3 bedrooms.

The affordable housing should meet the Homes and Communities Agency Design and Quality Standards 2007, including at least Code for Sustainable Homes Level 3 or meet any subsequent standard at the commencement of development.

The affordable housing scheme must be submitted to and approved in writing by the Housing Enabling Lead at Taunton Deane Borough Council.

The developer should seek to provide the Housing Association tied units from Taunton Deane's preferred affordable housing development partners list.

LEISURE DEVELOPMENT - Provision for play and recreation should be made for residents of these dwellings.

Contributions of £2,688 for each 2+ bed dwelling to provide children's play. The contribution to be spent on additional facilities for the benefits of new residents within the vicinity of the development.

Contributions of £1,454 for each dwelling towards the provision of facilities for active recreation.

Contributions of £194 per dwelling for allotment provision and £1,118 per dwelling towards local community hall facilities.

All contributions to be index linked.

PLANNING POLICY - The application site is situated outside the existing settlement limits in open countryside. Hence the proposal is counter to policies in the adopted Taunton Deane Core Strategy policies (CP8, SP1 and DM2). Despite being in the open countryside, the site adjoins the settlement limit and has good levels of access to a range of services and facilities in the village, including primary school, post office and doctors surgery. The site is also well-related to transport infrastructure, which includes an hourly service to Taunton.

Bishops Lydeard is identified as a Major Rural Centre in the adopted Taunton

Deane Core Strategy. The Policy SP1 identifies requirements for up to 200 dwellings to be accommodated in Bishops Lydeard over the period up to 2028. In line with the adopted TDBC Core Strategy, new housing development at the major rural centres will include an appropriate balance of market and affordable housing together with some employment provision.

Following the adoption of the Taunton Deane Core Strategy in September 2012, the Council is now in the process of producing a Site Allocations and Development Management Policies Plan (SADMPP). It is anticipated that through this Plan each rural centre will accommodate a scale of development commensurate with role and function and the capacity of local infrastructure, services and facilities as well as the availability of suitable and achievable development sites. The Council has published an Issues and Options Site Allocations and Development Management policies plan for public consultation in January 2013. A public consultation event took place in Bishops Lydeard on the 29th of January 2013.

All applications must be considered on their merits. The SADMPP is at the earliest stage of development. This site has been proposed as a potential allocation in the SADMPP Issues and Options consultation together with the adjoining site immediately south of the site along with a number of additional opportunities within Bishops Lydeard. Not all sites will be needed. Given that the SADMPP will be subject to extensive community engagement prior to adoption it would seem preferable to see this proposal advanced through the SADMPP. However, due to its location and the Core Strategy requirement for additional growth at Bishops Lydeard there are no policy objection to this proposal in this instance, subject to the resolution of the following:

The design and access statement demonstrates that access to the site will be served by an estate road from Taunton Road and that future road access to the adjoining land south east will be established to avoid the necessity for another access from Taunton Road to that land. There is a concern that the proposed new estate road could end up being used as a ransom strip to serve any future development of the adjoining land should it be proposed for development in the future. Without confirmation from the County Highways that another access road from Taunton Road could be accommodated to serve any future development of the adjoining land, this proposal could be seen prejudicial to potentially developing the adjoining site if progressed in the SADMPP.

A public access to the adjoining land should be provided subject to an ecological assessment to ensure permeability between sites. Contributions towards children's play areas and 25% of affordable housing will be required in line with the Core Strategy policy CP4.

ENVIRONMENT AGENCY - No comments received.

DRAINAGE ENGINEER - Objects on grounds that insufficient drainage information provided.

LANDSCAPE - No details of root protection area submitted and therefore a full landscape assessment cannot be made.

SCC - CHIEF EDUCATION OFFICER - No comments received.

Representations

2 letters of COMMENT received from local residents raising the following planning related matters:

- The access should be directly onto Taunton Road; there is insufficient space between 4 & 5 The Brendons to make a 90 degree turn because the angle of the splay is such that visibility is impaired. Such a road turning would be contrary to highway regulations;
- Any development should consist of conventional houses as opposed to flats such as that on the corner of Silk Mills at the Cross Keys roundabout;
- Any development should be considered as part of the overall development along Taunton Road;
- The development would impinge on the privacy and safety of most houses in Brendons;
- There is increasing congestion between Brendons and Gore Square making exiting from Brendons hazardous;
- There are safety issues here due to a lack of pavements and a relatively narrow road.

8 letters of OBJECTION received from local residents raising the following planning related matters:

Principle of development:

- The site is outside the development boundary and therefore contrary to policy DM2 of the Core Strategy;
- There will be a loss of privacy to residents on the Eastern side of the Brendons development;
- Development occurring of brownfield sites within the village and adjacent to the West Somerset Railway;
- The site is not sustainable as it will develop another Greenfield site when other more suitable sites are available;
- The proposals are piecemeal and may prejudice the proper planning of larger development on Taunton Road; could result in incompatible, unplanned, unsympathetic development;
- If TDBC are minded to follow the 2011 SHLAA recommendations the site should be developed as a whole with site BL003a;
- By approving the development now TDBC will prejudice the SADMP consultation, which sites are not due to be allocated until the Autumn of 2014;
- Cannot see the benefit of providing 10 dwellings on a Greenfield site;
- Do not think the proposals can be considered at present as it is a Greenfield site, within focus of current public consultation, needs to be viewed in tandem with other adjacent land and is one land parcel subject to consideration in respect of sprawl;
- The application should be withdrawn and not considered until the SADMP is adopted in Autumn 2014;

Highway Issues:

- Good to see access now enter via Taunton Road. Would recommend a condition to prevent development using the Brendons for access;
- Traffic impact should be assessed in terms of safety as vehicle speeds are in excess of the limit.
- Some form of traffic calming may be required along with visibility and technical standards to accommodate full development of 160 dwellings off Taunton Road;
- Increased use of Brendons by traffic will result in disturbance;
- Previous highway safety issues should be considered;
- The access off Brendons should not be used during or after construction;
- Access does not comply with highway regulations; inadequate visibility splay to the East;
- A lack of pavement provision from Taunton Road is a great concern; more people walking between Brendons and the post office; there is an accident waiting to happen;

Amenity:

- Any development would be contrary to policy QD1 of PPS7; houses will overlook gardens, living rooms, conservatory and bedrooms causing an unacceptable loss of privacy;
- Suggest a condition to ensure LPA can influence layout of the development to protect privacy of residents at Brendons;
- The plans do not take into consideration the proximity of houses to gardens;
- As well as privacy there will be additional noise and nuisance

Other matters:

- The site is not considered properly from a water or traffic management point of view;
- Development of the site now will result in unregulated encroachment and sprawl restricting the visual impact of the landscapes character;
- Bishops Lydeard is designated as an AONB; development beyond the village boundary will result in a loss of space for recreation, open space, wildlife;
- Would question the agricultural use of the field, not being used since 2001 and believe this to be incorrect and misleading;
- The view of the road and from the road would be impacted upon and could have knock on effect to tourism, damaging income to pubs and shops;
- There are many new developments in Bishops Lydeard contributing to an oversubscribed surgery and school. Further development will comprise the efficiency of these services.
- The Paddock was designated as 'open space' on the last public consultation;
- End of village planting along the back of Brendons was considered important by TDBC and was duly implemented when planning permission was granted for the former brownfield site;
- No information on scale, detail, density or number of houses; development similar to Kings Yard would be inappropriate
- No wildlife survey, flood risk assessment or foul drainage proposals provided; wildlife has been seen in the hedgerow on Taunton Road;
- The site is crucial buffer and landscape zone between the village and bypass, crucial to protecting the rural community rather than growing into urban sprawl;

- There has been substantial increase in the number of houses in the village in recent years with no increase in provision of jobs, services or facilities contrary to PPS7;
- Would hope further new developments encourage business and services and home offices;
- Would hope provision is made for recreation and play together with affordable homes;
- Concerned that this open space is being lost.

PLANNING POLICIES

CP1 - TD CORE STRAT. CLIMATE CHANGE,
SD1 - SD 1 TDBC Presumption in Favour of Sustain. Dev,
CP4 - TD CORE STRATEGY - HOUSING,
CP6 - TD CORE STRATEGY - TRANSPORT AND ACCESSIBILITY,
CP8 - TD CORE STRATEGY- ENVIRONMENT,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
DM2 - TD CORE STRATEGY - DEV,
STR1 - Sustainable Development,
STR3 - Rural Centres and Villages,
STR6 - Development Outside Towns, Rural Centres and Villages,
S&ENPP48 - S&ENP - Access and Parking,
S&ENPP49 - S&ENP - Transport Requirements of New Development,
NPPF - National Planning Policy Framework,

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£11,351
Somerset County Council (Upper Tier Authority)	£2,838

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£68,104
Somerset County Council (Upper Tier Authority)	£17,026

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues to consider are the principle of the development in planning policy terms and the potential impact of the proposals upon neighbouring amenity, highway safety and landscape character and taking these into account whether the proposals would form a sustainable form of development.

Planning Policy

The site is located outside the defined settlement limit of Bishops Lydeard and is

therefore within open countryside in planning policy terms. As noted by the Councils Planning Policy team such a position renders the site and proposed use to conflict with Policies DM2 and CP8 of the adopted Core Strategy. However, Bishops Lydeard is identified as a Major Rural Centre by Core Strategy Policy SP1. Such states that these settlements will provide an appropriate balance of housing provision, with allocations of up to 200 net additional dwellings being made through the Site Allocations and Development Management Policies Plan (SADMPP).

Despite being outside the identified settlement, the application site directly adjoins the settlement limit of Bishops Lydeard. The site is within easy walking distance and has good access to a high level of services within the village including; nursery, garage, primary school, doctor's surgery, shop, post office, pubs and sports clubs on the basis of the sites physical location and proximity to Bishops Lydeard, the site is considered to be sustainable in terms of its location. This is in the context of the Core Strategy considering Bishops Lydeard to be a sustainable location in itself for up to 200 additional dwellings.

The application site is identified in the Strategic Housing Land Availability Assessment (SHLAA) and is recognised as being 'developable', in that it is potentially suitable for housing development, it is available for development and achievable. The site is currently part of an initial consultation document, the SADMPP, as it has been put forward as a potential site for allocation by the land owner. Notwithstanding this matter, neither the SHLAA or SADMPP consultation are considered to prejudge the outcome of any planning application nor indicate that the site will eventually be allocated through the forthcoming development plan document.

From an allocation point of view, the SADMPP is in its infancy and is unlikely to be formally adopted by the Council until the Autumn of 2014. Objection has been received from the public with regard to approving development on sites that are currently being consulted upon. It is accepted that a plan-led system is often the most appropriate way of assessing the suitability and potential of a site for development. However the application has been made to the Council and therefore it must be considered and determined on its own planning merits, particularly given that the site is considered to be within a sustainable location.

The National Planning Policy Framework (NPPF) is an important material consideration. At paragraph 14, it sets out a presumption in favour of sustainable development stating that, for the purpose of decision taking, where the development plan is absent, silent or relevant policies are out of date, local planning authorities should grant planning permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in the NPPF indicate development should be restricted.

Core Strategy Policy SP1 indicates that within Major Rural Centres allocations of up to 200 additional dwellings will be made. Clearly not all of these dwellings will be capable of being provided within existing settlement limits and therefore some scope for allocation outside the settlement, such as is being considered at The Paddock, will be required. In the absence of an adopted SADMPP, it is considered that the development plan is silent on the matter of where the additional dwellings identified

by policy SD1 will be located. Therefore, given that the location itself is considered to be sustainable, as discussed above, it is considered that the development is acceptable in principle and that permission should be granted provided that any adverse impacts of doing so would not significantly and demonstrably outweigh the benefits.

Amenity

Several objections have been received with regard to the potential impact of the development upon neighbouring amenity. The application has been made in outline, with all detailed matters, including access, scale, appearance, layout and landscaping being reserved. Scale parameters have been provided so as to give an indication as to the built form of dwellings within the site.

It is acknowledged that the erection of dwellings at The Paddock will have a degree of impact upon existing residential amenity. However at this outline stage the actual degree of harm cannot be fully assessed. Notwithstanding this, it is considered that issues raised by local residents with regard to privacy and outlook can be overcome through ensuring good sensitive design is brought forward at the reserved matters stage, which will need to account for neighbouring properties and the relationship between existing and proposed units. I am satisfied that an appropriate development can be designed at the reserved matters stage that will ensure that there will be no significant adverse impact upon the amenity of neighbouring residents at Brendons, having regard to outlook, privacy, light and other forms of potential nuisance.

Access and highway safety

The proposed development site would be accessed directly off Taunton Road to the Northeast. Taunton road is a classified unnumbered highway subject to a 30 mph speed limit. The highway is well aligned, has some areas of pedestrian footpath, and on street parking is limited. The application site is set back from the highway by approximately 5 metres at the proposed point of access; there is currently a grass verge separating the site and the highway.

The Highway Authority do not object to the proposed development subject to a number of technical design matters being incorporated within any reserved matters application. It is considered that the proposed visibility can be achieved; the alignment of Taunton Road together with the ability to provide unobstructed splays across the site frontage to necessary standards and possibly beyond, will result in a safe means of access being achievable. Internally there is sufficient space to provide a suitably designed estate road and plots are of sufficient size to allow for the provision of off road parking.

Concerns have been raised from the public regarding access and highway safety. It is generally accepted that any form of access to the site from Brendons would not be acceptable and only a pedestrian footpath would be appropriate if any form of link is to be provided.

Landscape character and wildlife

The proposed development will be located on a greenfield site currently laid to grass. It is bound to the Southeast by mature trees, subject of preservation orders whilst the Southwest boundary is more sporadic with regard to hedgerow and tree planting. The Council's Landscape Officer is not satisfied as no details of root protection zones have been provided, however it should be noted that at this outline stage the impact of the development upon trees within and around the site cannot be fully assessed as the site layout is a reserved matter.

The indicative layout shows large plots within the site and as per the submitted scale parameters for the dwellings, it is considered possible to position dwellings away from trees so as to minimise any potential impact. It is acknowledged that the road access and turning head, which will allow future connectivity to the adjoining land if required, may have an impact upon protected trees however this impact is not likely to be significant and can be fully assessed through a reserved matters application in this case, with full arboricultural reports and appropriate mitigation being agreed at that time, if necessary.

Objection has been received concerning the visual impact of the development. The Council's Landscape Officer has not raised concern in this regard. When seen from the B357 to the South the site will be partially screened by existing trees. New dwellings within the site will relate visually to those already in situ at Brendons and along Taunton Road. The proposals will not result in sporadic new buildings within the landscape.

The site has not been used for intensive agricultural purposes for a number of years according to the submission and the site is currently covered with grass. There is no biodiversity report submitted with the application, however, there are no proposals at this time to remove trees or hedgerows and the agricultural use of the site will historically have limited biodiversity within the site. When reserved matters are applied for, a full biodiversity survey of the site will be required so as to ensure that protected species are not harmed and any necessary mitigation incorporated within the development. At this time the impact of the development upon wildlife is not thought to constitute a significant issue to the proposals.

There is opportunity to enhance landscaping and biodiversity within the site with additional planting; this will help mitigate any adverse visual impact and result in a development that relates appropriately to its surroundings.

Other matters

Observations have been received regarding flood risk at the site. The site is located within flood zone 1 and is therefore in a location where new residential development should be steered towards. Whilst no details of drainage proposals have been provided, it is common for small scale housing developments to connect into existing drainage systems and provide on site surface water drainage provision. No issues have been raised suggesting that there are critical drainage problems within the area nor am I aware of such a history of localised flooding issues. On this basis it is considered reasonable to secure drainage details at the reserved matters stage, should planning permission be granted.

The proposals will need to provide 25% (or two units) of affordable housing on site and also make financial contributions towards recreation and play, village halls and

allotments. Such can be secured by way of a Section 106 agreement and that agent/applicant has initiated this process with the Council's legal department.

The receipt of the New Homes Bonus is noted, however it is considered that this matter carries limited weight in this instance.

Conclusions

The proposed development will result in the development of ten dwelling houses on an unallocated Greenfield site. The proposals are considered to generally accord with the core planning principles set out within the National Planning Policy Framework. Whilst the release of this site will be premature having regard to the ongoing SADMPP consultation, Policy SP1 of the Core Strategy identifies Bishops Lydeard as being a sustainable location for development, with up to 200 net additional dwellings being potentially provided between this settlement over the period of the plan.

Bishops Lydeard is well serviced by existing services and facilities, including a primary school, nursery, doctors surgery, pharmacy, public houses, shops, cafe and hairdressers to name but a few. Bishops Lydeard is serviced by a regular bus service to Taunton and other settlements. The site is well located in relation to these services, all of which are considered to be within easy walking distance. The site is considered to be within a sustainable location and would deliver community benefits in the form of two affordable houses and financial contributions to play and recreation, village halls and allotments. Virtue of these matters, the site is considered to be sustainable having regard to its proximity to the village and its services and there are also good links to surrounding areas.

Having regard to the above matters, the proposals are not considered to result in any significant or demonstrably harmful impacts that would outweigh the benefits of the development. It is therefore recommended that planning permission should be granted.

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

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