

# Taunton Deane Borough Council

**Executive – 10 September 2014**

## **Report on Jurston Development Brief**

### **Report of the Planning Policy Officer**

This matter is the responsibility of Executive Councillor Mark Edwards (Planning and Transportation)

#### **1. Executive Summary**

The purpose of this report is to present the Jurston Design Brief to Members for adoption as a Supplementary Planning Document (SPD).

TDBC's Adopted Core Strategy (CS) allocated the site as part of a mixed use urban extension. The CS stated that the development of this strategic site would be further guided by a masterplan and design code to ensure a coordinated approach to the delivery of the site.

The Jurston Development Brief encompasses a masterplan and design codes. It sets out contextual information (location, history, planning policy, consultation), constraints and opportunities presented by a site and set the principles of the type, form, layout and look of development for it.

Executive are asked to note the content of this report, the summary of consultation and the Jurston Development Brief and recommend to Full Council the adoption of the Jurston Development Brief to be used in the Development Management Process for assessing future applications of the Jurston site.

#### **2. Full Report**

- 2.1. The Taunton Deane Core Strategy 2011-2028 Development Plan Document was adopted in September 2012. This document sets the strategic framework for development across the Borough for the period to 2028. It includes a number of strategic sites including Cades/Jurston.
- 2.2. Jurston is part of the Cades/Jurston strategic development site. In the CS it is identified in Policy SS4 as a new compact urban extension east of Wellington which will include:
  - *Around 900 new homes at an overall average of 35-40 dwellings per hectare;*

- *25% of new homes to be affordable homes in line with Policy CP4: Housing;*
- *A new local centre with associated community infrastructure including a single form entry primary school, community hall, places of worship, sheltered housing and local convenience shopping;*
- *Developer contributions towards (a) studies to establish the engineering, operational and commercial feasibility of a railway station for Wellington and, (b) subject to approval by the rail industry, towards capital costs;*
- *Developer contributions for infrastructure delivery in line with Policy CP7: Infrastructure;*
- *A new north-south link road between Taunton Road and the A38. The design layout for development proposals will need to ensure that delivery of future phases of this road on land beyond the developer's control is not prejudiced;*
- *A local bus loop to provide public transport access to the residential areas and link with the town centre, railway station and inter-urban bus services between Wellington and Taunton; and*
- *A green wedge of approximately 30 hectares to the east of the new residential area and part of the green link from Wellington eastwards to the River Tone and West Deane Way.*

*The development form and layout for Cades / Jurston should provide;*

- *A new neighbourhood that reflects the existing landscape character and the opportunities and constraints provided by natural features to create new neighbourhoods that are distinctive and memorable places;*
- *Easy access to the town centre;*
- *A connected street network which accommodates pedestrians, cyclists and vehicles and promotes a viable public transport system;*
- *Well-designed public open spaces (including playing fields, children's play, allotments, and associated community facilities such as changing facilities) which are enclosed and overlooked by new development, create a green necklace around the town, and promote a positive relationship between new housing and existing communities.*

*The Core Strategy also provides that development of strategic sites at Wellington will be further guided by a masterplan and design code to ensure a coordinated approach to the delivery of this site*

- 2.3. The attached Development Brief addresses the requirements of the allocation for a Masterplan. The design codes will be used to guide development proposals. This

Brief relates solely to the Jurston parcel of the allocation as planning consent has already been granted on the Cades Farm part of the allocation.

- 2.4. The site's promoters CG Fry & Son and their consultants, WYG, have worked with the Council to prepare a Development Brief for the site to guide its development.
- 2.5. The masterplan has been shaped by community and stakeholder involvement. The Prince's Trust was commissioned to facilitate independent consultation with statutory consultees, local interest groups and societies, Councillors and Officers from the County, District and Town Councils. The first phase of this process in October 2011 identified key issues and opportunities of the site. The second phase in November 2011 produced a collaborative vision, masterplan and delivery strategy for the site.
- 2.6. The Council published a draft Development Brief for public consultation. Attached to this report is the full summary of representations and the Council's response. All the representations are available to view on the Council's Consultation Portal at <http://consultldf.tauntondeane.gov.uk/portal>. Key issues raised at consultation were:

Issue	Council's Comment / Development Brief
Principle of development: objection to allocation of site, the amount, type and location on development	The principle of the development is established through the allocation of the site in the TDBC Adopted Core Strategy.
Employment: concern over lack of provision	Wellington has a wide range of existing employment, an additional 19.67ha allocated in the CS, capacity in the town centre retail units, in addition to a school and flexible units at the Jurston local centre. There is sufficient capacity.
Flooding: concerns that development will increase flooding	Surface water runoff from developed impermeable areas would be attenuated by ponds and discharge controlled into existing water courses (Pg's.11 and 23).  It is a requirement of Development to obtain a licence from the Environment Agency to release surface water from new development and to demonstrate that it will achieve the same retention rates as green fields and improve this by 30%.
Character of Wellington (including the landscape, skyline and AONB): concerns that the development would have a negative effect on these.	The urban form of Wellington, topography and landscape are studied and have shaped development. Landscape screening to the west and south screening development. Local vernacular of the historic core of the town is to be reflected in the new

	<p>development (Pg's. 7, 8, 16, 26).</p> <p>TDBC Landscape Lead has been involved in the development of the scheme and supports the proposals.</p>
<p>Ecology: concern over loss of habitat and disturbance of species.</p>	<p>The development will retain 75% of dormouse habitat, new 6.5ha woodland, public open space, allotments and tree-lined streets providing habitat. Natural England supports the principles (Pg. 11, 14, 20, 21 and 22).</p> <p>Somerset Wildlife Trust, Natural England as well as TDBC and SCC Ecologists have been involved in the development of the scheme and support the proposals</p>
<p>Services and facilities: concern over capacity.</p>	<p>Development proposals can only be asked to mitigate their direct impact. There is capacity at Mitchell Pool sewage pumping station, a new local centre providing primary school for development and adjacent area, community space, flexible office and retail space which can be adapted for a variety of uses are proposed (Pg's. 10, 13, 16 and 26).</p>
<p>Roads and junctions: concern over capacity and inadequate public transport</p>	<p>A Transport Assessment will be required to demonstrate the traffic flow and evaluate the road network and junctions. Where vehicle and people movements from the development could cause potential congestion or excessive demand measures will be implemented to mitigate this. Sustainable modes for travel – bus, walking, cycling – will be encouraged and the principal north south access will be of a width to accommodate buses (Pg. 13, 16 and 18).</p> <p>SCC have set the parameters for detailed modelling of roads and junctions which will be required at detailed application stage.</p>
<p>Vehicle access in-to/out-of Sylvan Road/Beech Road/Laburnum Road: concern over impact on local residents</p>	<p>The principal access will be north south between A38 and Cades. The vehicle use of Beech Hill and Laburnum Road must be demonstrated to be acceptable</p>

	<p>in transport capacity and highways safety terms. Where it is considered that vehicle and people movements from the development could cause potential congestion or excessive demand measures will be implemented to mitigate this. Sustainable modes for travel – bus, walking, cycling – will be encouraged (Pg. 13, 16 and 18).</p> <p>SCC have set the parameters for detailed modelling of roads and junctions which will be required at detailed application stage.</p>
Car parking: concern about capacity of parking in centre of Wellington and on Jurston	The development is within a 10-15 minute walk of the town centre; walking, cycling, bus will be encouraged to minimise vehicle use, there is a range of parking in the centre availability fluctuates but Jurston will not be asked to provide off-site parking. On-site parking standards follow the Council's emerging SADMP which are from Parsons Brinkerhoff Urban Extension Study 2012.
Sports facilities: concern over capacity and amount of provision	A playing pitch, 4 children's play areas and general public open space is being provided as part of the development (Pg's 13 and 26).
Views and amenity: concern over loss of	Amenity (but not view) is considered in the planning process. It's important that buildings are appropriately scaled, boundary and height relationships with existing houses will need to be carefully considered (Pg's. 11 and 23).
Listed Building and adjacent businesses: concern over impact on these	<p>The development shall retain as many mature trees as possible. Retained trees and hedgerows will be protected. School playing fields and woodlands to the north of Jurston Farm, landscape buffer to the south (Pg's 12, 20 and 22).</p> <p>TDBC Heritage Lead has been involved in the development of the scheme and supports the proposals.</p>
Crime and anti-social behaviour: concern these will increase	Design of development can reduce crime and fear of crime: active street frontages and well-designed legible and

	attractive spaces with natural surveillance, a range of types and tenure of housing, open spaces, allotments, children's play areas and central square (Pg's. 2, 14, 21 and 23).
Phasing of development: concern about delivery of elements of the development	The phasing plan shows the general order in which the parcels of land will be brought forward. Detailed phasing will be agreed at outline application stage, supported by legal agreements (Pg. 31).

- 2.7. The Council is also aware of views on the development being expressed through letters to local print media and an online petition.
- 2.8. The Development Brief sets out contextual information (location, history, planning policy, consultation), constraints and opportunities presented by a site and a set of principles to guide the type, form, layout and look of development for it.
- 2.9. Under the National Planning Policy Framework<sup>1</sup> and Town and Country Planning (Local Planning) Regulations<sup>2</sup> the Council can adopt documents such as Supplementary Planning Document (SPD) where they add value, detail and guidance to the existing policies in the Core Strategy Development Plan Document. An SPD will be an important material consideration in the determination of a future planning application for Jurston.
- 2.10. As part of the procedure for Supplementary Planning Documents a Sustainability Appraisal Screening process was undertaken. The site allocation is underpinned by the Core Strategy Sustainability Appraisal and additional ecological assessment work and the proposed mitigation has been approved by Natural England. Additional screening is therefore not required. The Sustainability Appraisal Screening Determination is attached to this report.

### **3. Finance Comments**

- 3.1. The Jurston Development Brief will form part of the Council's suite of planning documents. It will assist the Council in delivering the new homes set out in the Core Strategy. In turn this will generate New Homes Bonus and Planning Obligations; although it should be noted no Community Infrastructure Levy will be generated from this development.

### **4. Legal Comments**

- 4.1. Once adopted the Jurston Development Brief will be applied to the determination of future planning applications on the site. Upon adoption it will form part of the suite of documents which comprise the statutory development plan.

<sup>1</sup> Para 153 National Planning Policy Framework

<sup>2</sup> Regulations 11 to 16 Town and Country Planning (Local Planning ) (England) Regulations 2012

- 4.2. If not adopted there may be potential legal implications and delays in the delivery of the Borough's "Growth Agenda".

## **5. Links to Corporate Aims**

- 5.1. The draft Development Brief and proposals for the site align closely with Aim 1 - Quality and Sustainable Growth and Development and Aim 4 - A vibrant social, cultural and leisure environment of the Corporate Business Plan 2013-16.

## **6. Environmental Implications**

- 6.1. The Development Brief considers both climate change and environmental issues including: landscape, ecology, ground conditions, drainage, walking and cycling. It is also addressing relevant policies in the Core Strategy on Use and Resources and Sustainable Design, Environment, Sustainable Development Locations, Transport and Accessibility, and Climate Change.

## **7. Community Safety Implications**

- 7.1. The Development Brief considers access, movement and natural surveillance; which minimise crime and fear of crime. It references the Core Strategy Policy on Inclusive Communities.

## **8. Equalities Impact**

- 8.1. Although a separate Equalities Impact Assessment is not required, as an assessment was produced for the allocation in the Core Strategy, a review was undertaken to assess new and additional detail provided through the development brief. The Development Brief makes reference to flexible and adaptable homes, a range of types and tenures of homes, a variety of publically accessible recreational and open space, a local centre with primary school, units for community and commercial uses, and also makes reference to the Core Strategy Policies on Housing, Inclusive Communities and Design.

## **9. Risk Management**

- 9.1. If the Core Strategy allocations were to be reviewed now rather than after the adoption of the Site Allocation and Development Management Plan as currently scheduled there are significant risks. There are not the resources to concurrently run a review into the Core Strategy and progress the Site Allocation and Development Management Plan (SADMP) to adoption. This would result in a delay to adoption of SADMP and a long period of uncertainty whilst the review process was being undertaken. This would put significant pressure on the Council to grant planning permission for other development sites in less sustainable locations.
- 9.2. A Development Brief has been drafted to ensure a comprehensive approach is applied to the masterplanning of this strategic site. Without an agreed masterplan

there is a risk the form, scale, location and mix of uses within the development would not accord with principles of sustainable development or policies in the CS.

- 9.3. Financial: loss associated with New Homes Bonus, Community Infrastructure Levy, costs associated with planning appeals if the Council cannot identify the required 5 year housing land supply.
- 9.4. Reputational: risks associated with delays to, or being unable to deliver, housing and associated infrastructure, services and facilities set out in the adopted Development Plan Documents.
- 9.5. Legal: potential legal implications and delays in the delivery of the Borough's "Growth Agenda" and a site which forms part of its 5 year housing land supply.
- 9.6. Community Health: loss of open space, children's play areas, playing fields, allotments and community woodland which are an integral part of developing healthy (physically and mentally) and sustainable communities. Failure to secure the provision of a range of homes (type, tenure and adaptable dwellings) for a wide range of the population.

## **10. Partnership Implications**

- 10.1. There are no known partnership implications.

## **11. Community Scrutiny Recommendations**

- 11.1 The Community Scrutiny Committee met on the 2 September 2014 to consider the Jurston Development Brief and unanimously recommended the Executive to adopt the Brief as Supplementary Planning Guidance. In addition, the Committee wished to highlight for the attention of Executive continuing negotiations in respect of highways issues, school provision and sports provision.
- 11.2 With regard to the latter, further officer comments are as follows:-
  - The Jurston Development Brief takes account of continuing highways negotiation and states that any junctions, including Beech Hill/Laburnum Road will need to pass the rigours of Somerset County Council's assessment.
  - The Jurston Development Brief responds to the adopted Core Strategy Policy SS4 and current provision needs generated by the development by making provision for a single class entry primary school. If there is a change to this, the Section 106 legal agreement at the planning application stage would be the mechanism by which those changes are agreed with Somerset County Council as the Education Authority.
  - The Jurston Development Brief takes account of current sports provision needs generated by the development. If the policy changes, the Section 106 legal agreement at the planning application stage would be the mechanism by which those changes are agreed with Taunton Deane Borough Council.



## 12. Recommendations

- 12.1 The Executive is asked to note the content of this report, the summary of consultation, Sustainability Appraisal Screening Determination and the Jurston Development Brief and recommend to Full Council the adoption of the Jurston Development Brief as a Supplementary Planning Document to be used in the Development Management Process for assessing future applications of the Jurston site.

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## **Jurston Development Brief: Consultation Statement**

### **Consultation Event: October 2011 and 15-18 November 2011** Enquiry by Design – Kings Centre

Publicity of event: letters and invitations sent to residents of nearby streets, organisations, clubs and associations active in Wellington area, Councillors and Officers of the County, Borough and Town Councils. Public notices in the County Gazette and Wellington Weekly.

Consultation Material: workshops, which included walking around the site and adjacent streets, facilitated by The Princes Foundation; to establish the physical, community and social constraints and opportunities of the site. These were tested through drawings and technical assessment input from local landscape, ecology, architecture, historical, planning experts. From this a Vision and Masterplan principles were established to be taken forward through a Design Brief.

### **Consultation Event: 20 May 2014** Public Exhibition – Kings Centre 2pm until 8pm.

Publicity of the event: 440 invitations to the exhibition were posted to neighbours to the site. Public notices in the County Gazette and Wellington Weekly. Taunton Deane press release to all local news outlets and publicised on TDBC website homepage. The Town Council was informed of the exhibition.

Consultation Material: copies of the Jurston Draft Development Brief, exhibition boards with large scale extracts from the Brief on:

- Background to the project
- Constraints and Opportunities
- The Development – Design Concept
- The Development – Outline Master Plan
- Creating Places for People
- Delivery and Next Steps

Attendees: Over 200 attendees and 80 feedback forms were received.

**Consultation Event: 3 July 2014** Town Council Meeting – United Reform Church 7pm until 9:30pm.

Publicity of Event: advertised in the Wellington Weekly, and on Town Council's web-site

Consultation Material: paper copies of the Jurston Development brief and the Exhibition Board No4 – The Development – Outline Master Plan available at the meeting.

Attendees: Over 100 attendees. A Public Question and Answer session followed by Town Council Debate.

**Consultation Event: 12 June to 10 July 2014** development brief published for formal representations.

Publicity of the event: Public notices in the County Gazette and Wellington Weekly. Taunton Deane press release to all local news outlets and publicised on TDBC website home page. Notification of consultation sent to all on Consultation Data Base. Letters issued to Wellington Library, Community Centre and Town Council.

Consultation Material: Jurston Draft Development Brief digital copy on the TDBC Consultation Portal, paper copies at Deane Planning Reception, Wellington Library, Community Centre and Town Council.

110 representations were received.

## Issues raised in Representations

Below is a summary of the issues raised in the representations and the Councils initial response to those.

Members of the Public

Issue	Council's Initial Response	Development Brief
Object to the principle of development (including the amount and location)	The principle of the development is established. The site is allocated in the TDBC Adopted Core Strategy (CS). This was developed over a number of years, Elected Members approval, 3 rounds of consultation and independent Examination in Public (EIP) at which it was found sound by the Secretary of States appointed Planning Inspector. Issues around population growth, allocations, amount and type of development, role of Wellington; were subject to studies, technical assessment and scrutiny and found Sound.	No change to the Development Brief
Development will increase flooding	It is a requirement of Development to obtain a licence from the Environment Agency to release surface water from new development and to demonstrate that it will achieve the same retention rates as green fields and improve this by 30%. To achieve this development intends to retain a 2 metre wide managed swale boundary between the boundary with Beech Hill and Laburnum Road properties and the new development, as well as a number of managed Sustainable Urban Drainage attenuation ponds.	Surface water runoff from developed impermeable areas would be attenuated by ponds and discharge controlled into existing water courses on the site at rates of no more than the equivalent green field runoff (Pg's.11 and 23).
Lack of employment provision	Wellington and its environs have a wide range of employers; from small and medium sized enterprises to international companies. There is an additional 19,759m2 employment floor space under	The local centre at the heart of the development will provide a single entry 7 class primary school,

	<p>construction, with planning permission for a further 10,587m<sup>2</sup>, 21 vacant shop units (out of 171) and the Core Strategy has allocated an additional 11 ha of employment land east of Longforth and 8.67 south of Chelston.</p> <p>The majority of jobs are generated as a result of population growth, rather than the other way round.</p>	<p>community hall and adaptable units which can be used for shops, offices, medical or community uses (Pg's.1, 13, 26)</p>
<p>Development will be detrimental to the character of Wellington (including the landscape, skyline and AONB)</p>	<p>Notwithstanding that the principles that development shouldn't be detrimental to the character, landscape and skyline are enshrined in the adopted CS (Policy CP8) and were considered as part of the allocation process, it is also a material consideration for any planning application.</p> <p>It is inevitable that the character of Wellington will change as it grows and develops, this is not a new phenomenon: a farming community in Anglo-Saxon times, trading centre in the Middle Ages, centre for cloth making in the mid 1700's.</p> <p>Landscape and Visual Impact Assessments, and Landscaping Proposals assessing impacts and mitigation are required with a planning application. A Design and Access Statement will also need to demonstrate that any such requirements set out in the Development Brief are met.</p>	<p>The urban form of Wellington, topography, landscape are studied and have shaped development. A 6.5 hectare woodland on the western edge and screening to the south of the development will benefit to the wider landscape. In addition to which the local vernacular of the historic core of the town is to be reflected in the new development (Pg's. 7, 8, 16, 26).</p>
<p>Object on grounds of loss of amenity and views</p>	<p>Planning legislation considers loss of visual amenity (but not loss of a private view) as a material consideration of any planning application.</p> <p>This development, as with any planning application,</p>	<p>It's important that buildings are appropriately scaled to ensure they respond to their context. Boundary relationships with existing</p>

	will need to demonstrate that appropriate separation distances are maintained between existing properties on the edge of the site and the new properties proposed.	houses will need to be considered. The height of proposed properties would be no more than two storey where they back on to existing properties (Pg's. 11 and 23).
Object on grounds that development will increase crime and antisocial behaviour	<p>Studies show that the design of a development to create a sense of place and ownership can reduce crime and fear of crime. Measures encouraged include: mix of housing (type, tenure and size), community spaces, attractive environment, facilities for young people, and natural surveillance. The Council will seek such measures.</p> <p>As part a planning application the Council requests comments from the Police Architectural Liaison Officer.</p>	Development should provide: active street frontages and well-designed legible and attractive spaces with natural surveillance, a range of types and tenure of housing, open spaces, allotments, children's play areas and central square (Pg's. 2, 14, 21 and 23).
Object to affordable housing	<p>Notwithstanding that the principle of Affordable Housing has been established through the Core Strategy. A range of housing in a development promotes social inclusion and reduces inequalities.</p> <p>A range of people on low incomes are eligible for affordable housing, such as; teaching assistants, nurses, carers, service industry (catering, waiting, cleaners), retail assistants, hairdressers.</p> <p>Affordable housing includes social rent (rented at a discount to those with proven link to the area, i.e. work or have family in the area) and intermediate housing (shared ownership; for people who cannot</p>	Jurston will provide around 160 affordable dwellings (c.25% of the development), in small clusters through the development (Pg. 13).

	<p>afford to buy a house on the open market but want to own a home and may not be a priority for social rent. A share is bought (usually initially 25% to 75%) and rent paid on the remaining part. Percentage owned can be increased but the house will remain an intermediate house if it is sold on). Developers also offer discounted market housing.</p>	
<p>Object on ecology grounds: transporting of species, amount of ecology mitigation, effect on other species (owls, hedgehogs, bats, newts), lack of flora/fauna in development to support species.</p>	<p>Ecology assessments have been undertaken between 2008 and 2012 for species including bats, dormice, great crested newts, badgers, birds, reptiles and invertebrates. The findings have significantly influence the form of the development, when and how it's implemented and maintenance of public spaces.</p> <p>Dormice are a European protected species and a licence has to be obtained from Natural England for the development. Natural England supports the principles of retention of exiting and provision of new habitat set out in the Development Brief and have stated they will grant a EPSM licence should planning permission be granted.</p>	<p>The development will retain many of the mature and important trees on the site. 75% of the existing habitat is being retained, a new 6.5ha woodland habitat is being created providing 350% net gain of habitat. A long-term management and maintenance plan will be put in place to preserve and enhance the habitat for the dormice. Public Open Spaces, allotments, attenuation ponds and tree-lined streets through the development provide a habitat for other wildlife species (Pg. 11, 14, 20, 21 and 22).</p>
<p>Object on grounds of lack of, and effect on, existing facilities and services (Sewerage, Police, Medical Centre, Sports, Schools and Shops) in</p>	<p>Developers are only required to mitigate the direct and negative effects of a development.</p> <p>The Council has reserved land for the expansion of the Sewerage Works at Wellington (Local Plan</p>	<p>Wessex Water advise that the existing Mitchell Pool pumping station has sufficient capacity for the development to connect into</p>

<p>Wellington and on the development.</p>	<p>Policy. Wessex Water will be responsible for improvements and expansion of this facility. Wessex Water are consulted on development proposals and as statutory consultees advise on capacity and requirements</p> <p>The Police and Health Authority haven't requested additional facilities. However; the community space and shop units provided are flexible and adaptable and can be for GP, Dentistry, drop-in PCSO session, office or convenience shopping.</p> <p>The Council can only request provision which is directly related to the impact of the development. The Council will require a primary school and a variety of public open space which is enshrined on the Core Strategy (Policies CP5 and SS4).</p> <p>The County Council are responsible for ensuring that primary and secondary school places are delivered.</p> <p>Wellington has a robust retail offering with 150 occupied and 21 vacant shop units. A wide range of goods: baker, grocer, butcher, post office, banking, insurance, newsagent, clothing, shoes, cobbler, pet shop, pub, funeral directors, restaurants, café shops, delicatessen, hairdressers, dentist, medical surgery, pharmacist, estate agency, accountant, cinema, library, community centre, are available. Uptake in retail units and variety of shops is generated as a result of</p>	<p>(Pg. 10 and 23)</p> <p>New mixed-use local centre providing services and facilities for the development and adjacent areas; and will include a primary school, community space, office and retail space (Pg's. 13, 16 and 26)</p> <p>The development includes 4 children's play areas, allotments, playing pitch and public open space (Pg's. 13, 21, 25, 31 and 32)</p>
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	population growth, rather than the other way round.	
Consideration of 1 x 14 class school not 2 x 7 class on two sites	Developers are only required to mitigate the direct and negative effects of a development. Given the separation distances between the Longforth and Cades/Jurston CS allocations it has always been the County Council's preferred approach to provide two primary schools to serve the allocations, to have as many dwellings as possible within the ideal 400-600m travel distance. Notwithstanding this the Council will continue to discuss consideration of joint provision.	No change to the Development Brief
Consideration of 5 pitch sports hub with associated facilities elsewhere in town rather than separate provision from Cades II, Jurston and Longforth sites respectively	Wellington (with Rockwell Green) has 21.7 ha of existing outdoor sports facilities with public access (limited and full) which equates to 1.57 ha per 1000 population which is inline with the Council's standards for outdoor sports facilities. The Councils established methodology, supported by Sport England and sports governing bodies, identifies new provision arising from all new development over the CS period is in the region of 3.6 equipped pitches. Developers are only required to mitigate the direct and negative effects of a development, in the case of Jurston c.2.925ha. However, notwithstanding this the Council will continue to discuss consideration of joint provision.	A playing pitch and general public open space is being provided as part of the development (Pg's 13 and 26)
Object on grounds of capacity and state of existing road network (including Pyle's Thorne Junction, Congestion into and out off Wellington)	At a strategic level when the CS was being prepared it was considered that the highway network had the ability to adsorb the expected level of traffic from the Wellington allocations. This development (as with Cades and Longforth) will need to demonstrate through a planning application that it has assessed the impact of traffic from the	The vehicle use of Beach Hill and Laburnum Road must be demonstrated to be acceptable in transport capacity and highways safety terms. A transport Assessment will also be

	<p>site upon a number of junctions (including Pyle's Thorne, town centre, proposed site access with the A38, Chelston roundabouts and J26 of the M5) and adjacent streets (including Beach Hill and Laburnum Road). Where required, the developer will be expected to pay for any highway works required to make the development acceptable.</p>	<p>required to demonstrate the traffic flow and evaluate the road network and junctions. Where it is considered that vehicle and people movements from the development could cause potential congestion or excessive demand measures will be implemented to mitigate this. The principle access will be north south between A38 and Cades. A roundabout into the site will provide traffic calming before the Pyles Thorne Junction. Sustainable modes for travel – bus, walking, cycling – will be encouraged (Pg's. 13, 14, 16 and 17).</p>
<p>Object because of lack of parking in Wellington Town Centre</p>	<p>Notwithstanding that one-third of the development is within 10 minutes walking distance of the town centre and the remaining within 15 minutes. And whilst there is a variety of parking in Wellington the car parking data shows that there are peak demands – i.e. at school pick-up/drop-off, but capacity at other times. The Jurston development cannot be required to deliver additional off-site parking out-side the site in this instance.</p>	<p>Sustainable modes for travel – bus, walking, cycling – will be encouraged (Pg. 17).</p>
<p>Object to vehicle access in-to/out-of Sylvan Road/Beech</p>	<p>A key outcome of the Enquiry by Design process was that the development should be as permeable</p>	<p>The principle access will be north south between A38</p>

Road/Laburnum Road	<p>and as integrated as possible with the edge of the town. It would not be desirable for this development to turn its back on Wellington and become an isolated community.</p> <p>Notwithstanding this, TDBC, County Highways and the developer are well aware of the strength of feeling regarding these proposed access points. The roads and junctions which have to be modelled in detail has been agreed with the County Council and the work is ongoing</p> <p>In light of the consultation responses received the Development Brief has been amended to require the developer to demonstrate that the use of these potential access points is safe and acceptable in transport terms, as it will be required to demonstrate with all junctions surrounding the development.</p>	<p>and Cades. A roundabout into the site will provide traffic calming before the Pyles Thorne Junction. Sustainable modes for travel – bus, walking, cycling – will be encouraged.</p> <p>A transport assessment must evaluate traffic flow of the road network and junctions. The vehicle use of Beach Hill and Laburnum Road must be demonstrated to be acceptable in transport capacity and highways safety terms. Where it is considered that vehicle and people movements from the development could cause potential congestion or excessive demand measures will be implemented to mitigate this (Pg's. 13, 14, 16 and 17).</p>
Object because of inadequate public transport	Part of the CS Policy SS4 allocation is a north-south link road between Taunton Road and the A38. The primary purpose of this is to provide a bus route through the heart of the whole allocation. The First Group has indicated that the number 22 bus services would be serviced via the north-south route. The applicant will be required to submit a	The principle north south access between A38 and Cades will be of a width to accommodate buses Pg's 13,16 and 18).

	Travel Plan to demonstrate that there is appropriate access to means of travel other than the car.	
Object on grounds of number of parking spaces in the development	<p>The proposed level of parking described in the Development Brief reflects the Council's emerging parking standards:</p> <ul style="list-style-type: none"> <li>• 1 bed – 1 space</li> <li>• 2 bed – 1 space</li> <li>• 3 bed – 2 spaces</li> <li>• 4 bed – 3 spaces</li> <li>• Visitor parking at a rate of 0.2 spaces per dwelling</li> <li>• Cycle Space – 1 per bedroom</li> <li>• Motorcycle parking – 1 per 5 dwellings or 1 per 20 parking spaces; whichever is greater.</li> </ul> <p>These standards are recommendations within the Parsons Brinkerhoff Urban Extension Study 2012.</p>	Car parking standards proposed follow the Council's emerging Site Allocation and Development Management Plan (SADMP). Spaces are broadly to be divided between on-street parallel to the kerb, courtyard parking at rear of buildings and spaces within the curtilage of each dwelling (Pg's. 24 and 26).
Question ability of development to deliver infrastructure	C G Fry is a developer with a good track record in Taunton Deane and elsewhere. It is in the developers interests to ensure that the development is properly served with appropriate infrastructure. There are a number of legal mechanisms to ensure that appropriate infrastructure is delivered with the development including a Section 106 Agreement. The developer would need to fund any upgrade to utility connections where these are required.	No change to the Development Brief
Provide onsite renewable energy	C G Fry has adopted the 'fabric first approach'. This would ensure a 10% reduction to the expected energy demand of the development through insulation and other sustainable development techniques over and above the requirements of the	No change to the Development Brief

	Building Regulations.	
Air quality impact	The site is not located in an Air Quality Management Zone and as such is not considered to have and significant impact upon air quality in the area.	No change to the Development Brief
Impact on Listed Building and adjacent businesses	<p>Statutory consultees have advised they are content landscape mitigation will provide sufficient protection to setting of listed building.</p> <p>The principle of the residential development proposed, within the vicinity of the holiday let business, has already been established through the CS allocation of the site.</p>	Development shall retain as many mature trees as possible. Retained trees and hedgerows will be protected. School playing fields and woodlands to the north of Jurston Farm, landscape buffer to the south (Pg's 12, 20 and 22)
Phasing of development	The most significant factor to the phasing of the development is ecology. Phase 1 provides up front new habitat. Phase 2 has been designed in such a way as to minimise the loss of hedgerows. It was also desirable for phase 2 to deliver the square land for the school at an early stage. Infrastructure such as drainage and sewerage connection has also been designed to facilitate each phased are of the development. The table at section 5.1 is designed to give an indicative picture of the expected build rate of the development. External influences such as changes in the housing market may influence delivery rates, however based on current expectations the delivery rates shown are broadly considered to be accurate.	The phasing plan shows the general order in which the parcels of land will be brought forward. Detailed phasing will be agreed at outline application stage (Pg. 31)

Statutory consultees and specialist organisation

Issue	Council's Initial Response
<p>TDBC Ecology – Pg.11 reference should be made to “substantial” new for loss of “existing” dormice habitat. Pg.13 Area will be “predominantly” set aside for dormice. Pg.19 clarify if breaks in hedgerows are existing or proposed. Pg.20 line 4 – replace biodiversity with other wildlife. Line 5 add “wildflower” grassland. 3<sup>rd</sup> para 2<sup>nd</sup> column – take out work “avoid”. Pg.21 clarify meaning of “large trees” do you mean mature specimens or species that grow large, i.e. oaks. Pg.22 clarify what is meant by “High value trees”.</p>	<p>Development brief amended to reflect comments about Pg’s 11, 13, 20, 22.</p> <p>Breaks in hedgerows have been discussed and agreed with TDBC Landscape and Arboriculture Officers.</p>
<p>TDBC Landscape – proposed changes to green wedge boundary maintain the principle of a green corridor running north to south and a substantial community woodland are acceptable. Reference should be made to the Council’s current landscape character assessment “farmed and settled high vale”</p>	<p>Noted.</p>
<p>TDBC Heritage - Provided the landscape buffer to the South West and proposed school playing field to the north west are secured long-term, the setting of the Grade II Listed Jurston Farmhouse complex will not adversely be affected.</p>	<p>Noted.</p>
<p>Wellington Town Council – object to principle of development: allocation in CS. Lack of masterplanning of 3 Wellington developments. Would like to see: review of proposed highway infrastructure, consideration of 1 14 class school not 2 7 Class, consideration of sports hub combining provision from 3 developments, existing medical facilities capacity, Secondary school capacity, provision of employment prospects in town.</p>	<p>Please see previous responses</p>
<p>Somerset County Council Education - Support allocation of new primary school and welcome its inclusion within an</p>	<p>Noted.</p>

early phase of the development. Some early capacity at Courtfields, but need additional capacity later. SCC and TDBC to discuss potentially expanding Courtfields onto adjoining land. Delivery dependent on identifying sufficient funding and discussions with C G Fry.	
Somerset County Council Ecologist – satisfied that the proposed mitigation for dormice is acceptable.	Noted.
Somerset County Council Rights of Way – Public Rights of Way WG 17/19 and WG 17/24 run through the site. Proposals must either prevent obstruction or a diversion order applied for. Request improved surfacing with associated infrastructure on existing Rights of Way. Relevant authorisations for works must be sought.	The proposal retains WG 17/24 and WG 17/19 is outside the boundary of this development. Relevant authorisations will be obtained and details of any improvements will be submitted as part of a planning application.
Natural England – support the general approach to avoid and minimise the impacts on the environment, and where possible enhance measures. We support the slight changes to the design of the transformation from the built form to the green wedge. Pleased to see inclusion of green infrastructure.	Noted.
Sport England – Strongly encourage TDBC to produce evidence base for sport facilities including playing pitches. Support provision of playing field but are concerned about lack of details: dimensions, quantity, quality, associated facilities, shared/dual usage with school, or any other sports facilities on site.	TDBC has adopted green space, playing field and sports facilities strategies as well as robust methodology for new provision which inform the masterplan requirements. Location of school and public playing fields allow for economy of maintenance. Number and specification for pitches, their delivery and maintenance are ongoing discussions. Details will be fixed as part of a planning application.
RSPB – support detailed mitigation for species identified in Ecological Surveys. Designed to acceptable methods will support different and diverse range of species. Question whether sufficient green space allocated within and adjacent to development to meet good practice guidance	Noted.  As recommended in the Green Infrastructure Guide (GIG) the Enquiry by Design and Development Brief identified key habitats, accesses and rights of way to

<p>for green infrastructure and biodiversity published July 2012 by TCPA and Wildlife Trusts. Disappointed no reference to provision for species that rely on buildings for nesting or roofing. We expect wide range of flora and fauna in Public Green Spaces, imaginatively designed and managed SUD's.</p>	<p>be protected, restored and enhanced. The development provides a variety of public accessible green spaces, to follow the GIG principle of maximising their contribution to the built and historic environment.</p> <p>Details on the type of flora and fauna in the public realm would form part of a detailed planting scheme for a planning application.</p>
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**Taunton Deane Borough Council**

**Sustainability Appraisal Screening  
Determination:**

**Draft Jurston Development Brief  
Supplementary Planning Document**

**August 2014**

## **Introduction:**

The Borough Council has now prepared a draft Jurston Development brief Supplementary Planning Document. The SPD will hang off policy SS4 of the adopted Core Strategy.

The Sustainability Appraisal (incorporating Strategic Environmental Assessment) is a tool used to assess the sustainability impacts associated with development plan policies and proposals. An SA was undertaken on the Core Strategy which considered the implications of policy SS4.

The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including DPDs (now local plans) and SPDs be subject to SA prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirement for local authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not contain new policies, but provide supplementary guidance relating to policies set out in overarching local plans that have been subject to SA.

In exceptional circumstances, an SEA may be required where it is considered that introduction of an SPD will have significant environmental effects not identified through the development plan SA/SEA.

## **Scope of the Jurston Development Brief SPD:**

The draft Jurston Development Brief SPD provides amplification and clarification as to how policy SS4 of the Core Strategy will be implemented. The document addresses the following topics:

- Context
- Constraints
- Opportunities
- Vision
- Principles of development
- Delivery

In addition to this Natural England have stated they support the principles of retention of existing and provision of new habitat set out in the Development Brief and will grant an EPSM licence should planning permission be granted.

## **Screening Determination:**

Since the draft SPD does not set out new policy, the Council does not consider that an SEA is required. A comprehensive SA/SEA of policy SS4 was undertaken as part of the Core Strategy's preparation. The SA/SEA included the consideration of the Jurston allocation.

On the basis that a full and comprehensive SA/SEA has been completed, the SPD does not introduce new policy, and Natural England support the proposals a further SEA is not considered necessary. The SA/SEA of policy SS4 can be found as part of the Core Strategy Sustainability Appraisal.

## Jurston Equality Impact Assessment

Impact assessment for:	Jurston Development Brief Supplementary Planning Document
<b>Section One – Aims and objectives of the policy / service</b>	
The Development Brief builds on the Core Strategy allocation of Policy SS4 Cades/Jurston. Managing and delivering growth in a sustainable way, securing well deigned and planned development which will deliver a range of housing, services and facilities.	
<b>Section two – Groups that the policy or service is targeted at</b>	
Those who live, work, study and visit the Borough as well as those investing in the area such as developers, businesses, voluntary sector, public authorities and organisations.	
<b>Section three – Groups that the policy or service is delivered by</b>	
The policy is delivered by a broad spectrum of organisations and sectors through both individual and partnership working. These include, inter alia: TDBC departments – including but not exclusively; Planning Policy, Development Management, Housing, Community Development - Public Sector – such as; Somerset County Council, Taunton Deane Partnership, Natural England - Voluntary Groups, Charities, Private Sector – including inter alia; Developers, Investors, Business.	
<b>Section four – Evidence and Data used for assessment</b>	
The Core Strategy Development Plan Document and its evidence base; collected and developed since 2006 and found sound at examination. This included inter alia: Spatial Portrait, Annual Monitoring Report which includes specific equality data such as age, race and gender, Sustainable Community Strategy evidence base which included equality data, Individual Evidence Base Documents such as Strategic Housing Market Assessment, Previous Engagement and Consultation. The range of documents which form the evidence base can be found at: <a href="http://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=/wpcccontent/Sites/TDBC/Web%20Pages/Council/Future%20plans/Core%20Strategy">http://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=/wpcccontent/Sites/TDBC/Web%20Pages/Council/Future%20plans/Core%20Strategy</a>	
<b>Section Five - Conclusions drawn about the impact of service/policy/function on different groups highlighting negative impact or unequal outcomes</b>	

General Comments: the Development Brief specifies that a range of type and tenure of homes, including 25% affordable units, will be provided. The development will include a local centre with primary school, units for community and commercial uses. There will be a variety of publically accessible recreational and open space.

Age:

Elderly: there is a positive impact with the provision of a range of dwellings which are flexible and adaptable to adjust to changing circumstances of their occupants. Whilst the development is within walking distance of the town centre, for those with reduced mobility who are reliant of public transport the primary north-south access route will be designed to accommodate busses.

Children: there is a positive impact with the provision of a new primary school for the new and existing population, children's play areas, woodland and public open space. These measures assist in reducing inequalities (education, health, etc) and promoting social inclusion.

Disability:

Physical: There is a positive impact for those with reduced mobility who are reliant of public transport with the primary north-south access route designed to accommodate busses. Pavements and footways will also be at least 2 metres wide to facilitate two people in wheelchairs or mobility scooters to pass each other. A range of dwellings will be flexible and adaptable to adjust to changing circumstances of their occupants. The development brief does not contain information on how the public realm will aid those with visual and hearing impairments, this is a part of the detailed planning application. The development brief does not contain information on access into buildings, this is a part of the detailed planning application and building regulations.

Mental: A number of studies have suggested there is a positive long term benefits to well designed, accessible green spaces for those with some illnesses linked to behaviour, emotion and thinking. The development will provide allotments, children's and young people play areas, woodland, playing fields and general public open space.

Gender Reassignment:

There is no specific advantage or disadvantage identified for this protected characteristic.

Pregnancy and Maternity:

There is no specific advantage or disadvantage identified for this protected characteristic. However, access to primary education, various recreational and green spaces, as well as a range of type and tenure of accommodation, may be considerations for those within this protected characteristic.

Race:

There is no specific advantage or disadvantage identified for this protected characteristic. The development is designed to be inclusive through the range of type and tenure of housing, and promote interaction through the provision of recreation and green spaces, and local centre.

**Religion or belief:**

There is no specific advantage or disadvantage identified for this protected characteristic. However; the units at the local centre are flexible and adaptable, and could be used by faith groups to provide services and facilities.

**Gender:**

There is no specific advantage or disadvantage identified for this protected characteristic.

**Sexual Orientation:**

There is no specific advantage or disadvantage identified for this protected characteristic.

**Marriage and civil partnership:**

There is no specific advantage or disadvantage identified for this protected characteristic.

**Section six – Examples of best practise**

Housing standards on physical accessibility, changing needs, CABI documents – such as Building for Life, Homes for our old age: independent living, Character and Identity: townscape and heritage, Community Green: using local spaces to tackle inequality, Planning for Places: Delivering Good Design through Core Strategies Creating Excellence - Planning Officers Society,

**Section seven – Implementation timescale**

Adoption of the document as Supplementary Planning Documentation at the end of September 2014. Planning applications for the site late 2014 to early 2015. Construction of the development over the period 2015 – 2030.

Signed:

Person completed by

Signed:

Group Manager/Director

## Action Planning

The table should be completed with all actions identified to mitigate the effects concluded.

Actions table						
Service area				Date		
Identified issue drawn from your conclusions	Actions needed	Who is responsible	By when	How will this be monitored	Expected outcomes from carrying out actions	
Disables – lack of information on how those with visual and hearing impairments will be catered for.	Information on physical aids – i.e. surface materials, tactile paving, audible signals - will be submitted as part of a detailed application.		A Planning Application.	Development Management process.		
Disables – lack of information on accessibility of buildings.	Information on access into buildings – i.e. level thresholds, external ramps, will be submitted as part of a detailed and building regulations applications.		A Planning Application and Building Regulations Application.	Development Management and Building Regulations processes.		