

TAYLOR WIMPEY UK LTD, BOVIS HOMES LTD, SUMMERFIELD DEVELOPMENTS (SW) LTD

Application for approval of reserved matters following outline application 42/14/0069 for construction of the strategic infrastructure associated with the Western Neighbourhood, including the spine road and infrastructure roads; green infrastructure and ecological mitigation; strategic drainage, earth re-modelling works and associated retaining walls on land at Comeytrowe/Trull

Location: STREET RECORD, COMEYTROWE RISE, TAUNTON

Grid Reference: 320033.123276

Reserved Matters

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

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

(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 1 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 2 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 3 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 4 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 5 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 6 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 7 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 8 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 9 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 10 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 11 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 12 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 13 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 14 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 15 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 16 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 17 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 18 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 19 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 20 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 21 of 22)
(A3) DrNo edp 782_d161a Plan EDP 1 Tree Protection Plan (Sheet 22 of 22)
(A3) DrNo edp 782_d162a Plan EDP 1 Extended Phase 1 Habitat Survey
(A3) DrNo edp 782_d163b Plan EDP 2 Bat Tree & Building Assessment

(A3) Plan EDP 3 Badger Mitigation Plan
(A3) Plan EDP 4 Bird & Bat Mitigation Plan
(A3) Plan EDP 5 Dormouse Survey Results 2018
(A3) Plan EDP 6 Dormouse Mitigation Plan
(A3) Plan EDP 7 Reptile Mitigation Plan
Condition 23: Infrastructure Phase 1 Highway Design Details Part 1
Condition 23: Infrastructure Phase 1 Highway Design Details Part 2
Condition 23: Infrastructure Phase 1 Highway Design Details Part 3
Condition 23: Infrastructure Phase 1 Highway Design Details Part 4
Condition 23: Infrastructure Phase 1 Highway Design Details Part 5
Condition 23: Infrastructure Phase 1 Highway Design Details Part 6
Condition 23: Infrastructure Phase 1 Highway Design Details Part 7
Condition 23: Infrastructure Phase 1 Highway Design Details Part 8
Condition 23: Infrastructure Phase 1 Highway Design Details Part 9
Condition 23: Infrastructure Phase 1 Highway Design Details Part 10
Condition 23: Infrastructure Phase 1 Highway Design Details Part 11
Condition 23: Infrastructure Phase 1 Highway Design Details Part 12
Condition 23: Infrastructure Phase 1 Highway Design Details Part 13
Condition 11: Infrastructure Phase 1 Foul Water Drainage Strategy Part 1
Condition 11: Infrastructure Phase 1 Foul Water Drainage Strategy Part 2
Condition 11: Infrastructure Phase 1 Foul Water Drainage Strategy Part 3
Condition 11: Infrastructure Phase 1 Foul Water Drainage Strategy Part 4
Condition 13: Infrastructure Phase 1 Surface Water Drainage Strategy Part 1
Condition 13: Infrastructure Phase 1 Surface Water Drainage Strategy Part 2
Condition 13: Infrastructure Phase 1 Surface Water Drainage Strategy Part 3
Condition 13: Infrastructure Phase 1 Surface Water Drainage Strategy Part 4
Condition 13: Infrastructure Phase 1 Surface Water Drainage Strategy Part 5
(A1) DrNo 46006/2013/1100 Rev B Phase 1 Strategic Infrastructure Kerbing
Layout Sheet 1 of 5
(A1) DrNo 46006/2013/1101 Rev B Phase 1 Strategic Infrastructure Kerbing
Layout Sheet 2 of 5
(A1) DrNo 46006/2013/1102 Rev B Phase 1 Strategic Infrastructure Kerbing
Layout Sheet 3 of 5
(A1) DrNo 46006/2013/1103 Rev B Phase 1 Strategic Infrastructure Kerbing
Layout Sheet 4 of 5
(A1) DrNo 46006/2013/1104 Rev B Phase 1 Strategic Infrastructure Kerbing
Layout Sheet 5 of 5
(A1) DrNo 46006/2013/700 Rev B Phase 1 Strategic Infrastructure Pavement
Construction Sheet 1 of 5
(A1) DrNo 46006/2013/701 Rev C Phase 1 Strategic Infrastructure Pavement
Construction Sheet 2 of 5
(A1) DrNo 46006/2013/702 Rev C Phase 1 Strategic Infrastructure Pavement
Construction Sheet 3 of 5
(A1) DrNo 46006/2013/703 Rev C Phase 1 Strategic Infrastructure Pavement
Construction Sheet 4 of 5
(A1) DrNo 46006/2013/704 Rev C Phase 1 Strategic Infrastructure Pavement
Construction Sheet 5 of 5
(A1) DrNo 46006/2013/612 Rev A Phase 1 Strategic Infrastructure Reinforced
Soil Slope Details
(A1) DrNo 46006/2013/610 Rev A Phase 1 Strategic Infrastructure Retaining
Wall Details
(A1) DrNo 46006/2013/610 Rev C Phase 1 Strategic Infrastructure Retaining

Feature Plan

- (A1) DrNo 46006/2013/600 Rev B Phase 1 Strategic Infrastructure Earthworks Isopachyte
- (A3) DrNo 46006/2013/500 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 1 of 9
- (A3) DrNo 46006/2013/501 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 2 of 9
- (A3) DrNo 46006/2013/502 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 3 of 9
- (A3) DrNo 46006/2013/503 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 4 of 9
- (A3) DrNo 46006/2013/504 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 5 of 9
- (A3) DrNo 46006/2013/505 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 6 of 9
- (A3) DrNo 46006/2013/506 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 7 of 9
- (A3) DrNo 46006/2013/507 Rev C Phase 1 Strategic Infrastructure Drainage Plan Sheet 8 of 9
- (A3) DrNo 46006/2013/508 Rev B Phase 1 Strategic Infrastructure Drainage Plan Sheet 9 of 9
- (A1) DrNo 46006/2013/200 Rev A Phase 1 Strategic Infrastructure Site Clearance Plan
- (A1) DrNo 46006/2013/170 Rev B Phase 1 Strategic Infrastructure Vehicle Tracking Manoeuvres Sheet 1 of 3
- (A1) DrNo 46006/2013/171 Rev B Phase 1 Strategic Infrastructure Vehicle Tracking Manoeuvres Sheet 2 of 3
- (A1) DrNo 46006/2013/172 Rev B Phase 1 Strategic Infrastructure Vehicle Tracking Manoeuvres Sheet 3 of 3
- (A1) DrNo 46006/2013/160 Phase 1 Strategic Infrastructure Substation Earthing Layout Sheet 1 of 2
- (A1) DrNo 46006/2013/161 Phase 1 Strategic Infrastructure Substation General Arrangement Sheet 2 of 2
- (A1) DrNo 46006/2013/150 Rev A Phase 1 Strategic Infrastructure Standard Details
- (A1) DrNo 46006/2013/130 Rev B Phase 1 Strategic Infrastructure Highway Long Sections Sheet 1 of 3
- (A1) DrNo 46006/2013/131 Rev B Phase 1 Strategic Infrastructure Highway Long Sections Sheet 2 of 3
- (A1) DrNo 46006/2013/132 Rev B Phase 1 Strategic Infrastructure Highway Long Sections Sheet 3 of 3
- (A1) DrNo 46006/2013/120 Rev B Phase 1 Strategic Infrastructure Highway Alignments 1 of 5
- (A1) DrNo 46006/2013/121 Rev C Phase 1 Strategic Infrastructure Highway Alignments 2 of 5
- (A1) DrNo 46006/2013/122 Rev C Phase 1 Strategic Infrastructure Highway Alignments 3 of 5
- (A1) DrNo 46006/2013/123 Rev C Phase 1 Strategic Infrastructure Highway Alignments 4 of 5
- (A1) DrNo 46006/2013/124 Rev C Phase 1 Strategic Infrastructure Highway Alignments 5 of 5
- (A1) DrNo 46006/2013/100 Rev C Phase 1 Strategic Infrastructure General

Arrangement 1 of 5

(A1) DrNo 46006/2013/101 Rev C Phase 1 Strategic Infrastructure General Arrangement 2 of 5

(A1) DrNo 46006/2013/102 Rev C Phase 1 Strategic Infrastructure General Arrangement 3 of 5

(A1) DrNo 46006/2013/103 Rev C Phase 1 Strategic Infrastructure General Arrangement 4 of 5

(A1) DrNo 46006/2013/104 Rev C Phase 1 Strategic Infrastructure General Arrangement 5 of 5

(A0) DrNo 46006/2013/004 Rev B General Arrangement

(A1) DrNo 46006/2013/003 Rev B Phase 1 Strategic Infrastructure General Arrangement Drainage Strategy

(A1) DrNo 46006/2013/002 Rev B Phase 1 Strategic Infrastructure Sheet Layouts

(A1) BRL_PL203 Common Infrastructure Plant Schedule & Sheet Location Plan

(A0) BRL_PL203_01 Common Infrastructure Planting Proposals - Highfield Park

(A0) BRL_PL203_02 Common Infrastructure Landscape Proposals - Manor Park

(A0) BRL_PL203_03 Common Infrastructure Planting Proposals - Horts Bridge Park

(A0) BRL_PL203_04 Common Infrastructure Planting Proposals - Galmington Vally

(A0) BRL_PL203_05 Common Infrastructure Planting Proposals - The Maze

(A0) BRL_PL003_01 Common Infrastructure Landscape Proposals - Highfield Park

(A0) BRL_PL003_02 Common Infrastructure Landscape Proposals - Manor Park (1)

(A0) BRL_PL003_02 Common Infrastructure Landscape Proposals - Manor Park

(A0) BRL_PL003_03 Common Infrastructure Landscape Proposals - Horts Bridge Park

(A0) BRL_PL003_04 Common Infrastructure Landscape Proposals - Galmington Vally

(A1) DrNo 9019 Phase 1 Strategic Infrastructure Boundary Plan

(A1) DrNo 9019 Phase 1 Strategic Infrastructure Boundary Plan (1)

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

2. Notwithstanding the details shown on the approved plan, details of the location of parking spaces to be incorporated adjoining the approved road (including the principal road) shall be submitted to accompany each reserved matters which includes an adjoining development parcel. In addition, details submitted in respect of reserved matters for the local centre shall address measures to incorporate the spine road within the public realm and provide adequate priority to pedestrians.

Reason: To ensure that adequate parking is provided for residents and visitors, and to ensure that the spine road responds approximately to the requirements for the local centre.

3. Prior to the construction above base course level of the roads, footways and cycleways shown on plans 46006/2013/120 Rev B, 46006/2013/121 Rev C, 46006/2013/122 Rev C, 46006/2013/123 Rev C and 46006/2013/124 Rev C , a hard landscape scheme shall be submitted to and approved in writing by the Local Planning Authority showing details of the hard surface treatment of the roads, footways and cycleways, and a programme of implementation. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area.

4. Prior to construction of the gabions, details shall be provided of the materials to be used including baskets and filling material, and of adjacent landscaping to be planted adjacent to the gabions so as to soften their appearance. The gabions shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity.

5. Prior to construction of the bridge and culvert to be created in 'Horts Bridge Park' across the Galmington Stream, details shall be provided of the surface materials to be used in the construction of the head walls of the bridge, and of any required safety measures around the embankment area, as well as additional landscaping adjacent to the road as it travels through the park. The culvert and bridge shall be constructed in accordance with the approved details.

Reason: To ensure that the embankment area is sensitively treated in the interests of visual amenity.

Notes to Applicant

1. Your attention is drawn to the original conditions on permission 42/14/0069 which still need to be complied with.
2. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary (diversion/stopping up) Order has come into effect. Failure to comply with this requirement may result in the developer being prosecuted if the path is built on or otherwise interfered with.
3. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

Proposal

Reserved matters approval is sought, in part, for the strategic infrastructure associated with the Western Neighbourhood only, in accordance with the approved Phasing Plan, and includes the spine road and infrastructure roads; green infrastructure and ecological mitigation; strategic drainage, earth re-modelling works and associated retaining walls.

Plans show the layout of the western part of the principle road, which travels from the approved site access, bridging Comeytrowe Lane and the Garrington Stream, to a point roughly half way between the consented access points into the site from the A38 and Honiton Road. Spurs off this primary route will provide access to later phases. Layout of some secondary roads to the north-west of the site are included in this submission, where the first residential phase is to be situated (covered by concurrent application 42/20/0006).

Green infrastructure is proposed, to include a network of strategic open spaces incorporating a number of features including ecological mitigation, allotments and space for children's play. Strategic drainage of the site is proposed in the form of a Sustainable Urban Drainage System (SUD's), many of which are incorporated into the proposed green infrastructure network.

Due to the topography of the site, earthworks are proposed in order to re-profile the site to deliver residential build-platforms with the ground at gradients of approximately 1:12, in accordance with the approved Phasing Plan. A number of retaining walls are proposed in relation to this.

Since submission additional sections have been sought and provided. These demonstrate the potential siting of development within the residential parcels following the proposed earthworks, and how proposed landscaping accompanies earthworks within the parks and open spaces.

Site Description

Outline consent with all matters reserved (except points of access) has been granted for a residential and mixed use urban extension at Comeytrowe/Trull to include up to 2,000 dwellings, up to 5.25ha of employment land, 2.2ha of land for a primary school, a mixed use local centre and a 300 space 'park and bus' facility (application ref. 42/14/0069). The site area for the outline application was approx. 118ha and was bounded by the A38 Wellington Road to the north-west, the suburb and parish of Comeytrowe to the north and north-east and the farmland of Higher Comeytrowe Farm to the south. The Blackdown Hills AONB is located approximately 2.5 miles to the south of the site.

The area submitted for approval with this application comprises the western portion (approximately 68ha) of the site and includes land within the parishes of Bishop's Hull, Comeytrowe and Trull, with the majority of the parcel falling within Trull.

The majority of the site is currently in agricultural use, with small groupings of housing and farms scattered along the existing lanes. Manor Industrial Estate is located in the northern part of the site next to Comeytrowe Manor. The site is

characterised by a rolling landscape, with a number of substantial hedgerows and trees that help to define the existing field boundaries of the site. The land gently undulates, with the highest points in the north and north-west and lowest points around Galmington Stream to the east of this parcel. Although there are no woodlands of note within the site, there are a small number of trees, mostly along the Galmington Stream and within the hedgerows.

The site is crossed by both Comeytrowe Lane which runs diagonally through the site and the Galmington Stream. Some routes also remain in the northern part of the site connecting Higher Comeytrowe Farm to the west and settlement areas of Comeytrowe to the northeast. A number of Public Rights of Way and historic lanes cross the site connecting the scattered farms in the west to residential settlements of Trull and Comeytrowe in the east.

Relevant Planning History

Ref. 42/14/0069 - Outline planning permission with all matters reserved (except access) for a residential and mixed use urban extension at Comeytrowe/Trull to include up to 2,000 dwellings, up to 5.25ha of employment land, 2.2ha of land for a primary school, a mixed use local centre and a 300 space 'park and bus' facility. Approved 8 August 2019.

Ref. 42/20/0006 - Application for approval of reserved matters following outline application 42/14/0069, for the erection of 70 dwellings, including the appearance, hard and soft landscaping, layout and scale, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works (Phase 1a Parcel H1b) on land at Comeytrowe/Trull. Concurrent application still under consideration.

Consultation Responses

BISHOP'S HULL PARISH COUNCIL – Objection:-

- Spine Road should be constructed in full as part of phase one.
- School should be built alongside the first residential phase.
- 2014 Flood Risk Assessment is inadequate, a new survey should be required.

COMEYTROWE PARISH COUNCIL – No response received.

TRULL PARISH COUNCIL – Objection:-

- Application was submitted prior to discharge of Conditions 3-6.
- Documentation is incomplete or absent.
- Infrastructure layout prejudices design of future housing layout.
- Environmental Impact Assessment should have been carried out.
- Flood survey is out of date.
- Details of construction traffic management have not been submitted.
- SuDS system is unacceptable.
- Inadequate consultation.
- Plans for footways and cycleways conform only to the minimum Somerset standards and not emerging national standards.
- Cannot determine appropriateness of footway and cycleway layout without housebuilding designs.

NATURAL ENGLAND – Comments:-

Advice provided on Outline proposal 42/14/0069 is applicable to this proposal. Amendments are unlikely to have significantly different impacts on the natural environment than the original proposal.

ENVIRONMENT AGENCY – No objection

HIGHWAYS ENGLAND – No objection

HISTORIC ENGLAND – No development specific comments

BLACKHILL DOWNS AONB – comments:-

- Principle of inclusion of green infrastructure within the site is welcomed
- Support the concept of visual linkages with both Taunton and the wider countryside, including the AONB
- The combination of topography, undeveloped areas and proposed tree cover will help to ensure that the new development does not appear overly prominent or discordant in long views that are an important quality of the AONB
- Would support conditions to secure strategic planting ahead of built development

SCC - TRANSPORT DEVELOPMENT GROUP – No objection to scheme:-

- Detailed points made that will need to be considered by the developer as part of their technical highways submission for the road.

SCC ESTATES TEAM – Comments:-

- Road network and route of spine road to the school site (outside boundary of this application) are acceptable
- Application is in accordance with S106 and spine road will be able to be used to ensure the site is served and levelled at the earliest convenience in preparation for a school build

SCC - ECOLOGY – Comments:-

- Detailed comments relating to discharge of conditions.

LEAD LOCAL FLOOD AUTHORITY - Comments:-

- Principle of subdividing the proposed development area into sub catchments and addressing the drainage form each parcel is appropriate.
- This phase comprises a suite of strategic attenuation basins designed purely to manage the required volumes and rates within each parcel.
- More details need to be provided at later stages in the development including integration of SuDS into green infrastructure, treatment trains to manage pollutants and exceedance routes
- A commitment to providing high-quality, multi-functional SuDS features needs to be appropriately secured through the planning process, as these features are often designed out at later stages of planning, to the detriment of the development and the wider area.

COUNTY PUBLIC RIGHTS OF WAY OFFICER (PROW) WAY - No objection subject to condition and informative.

A public right of way (PROW) will need to be diverted to accommodate the proposal (Public footpath T 29/11). The County Council do not object to the proposal subject to the applicant being informed that the grant of planning permission does not entitle them to obstruct a public right of way.

LANDSCAPE – Comments:-

- Green Infrastructure areas a well-considered approach to the landscape that will provide significant breaks and edges to the development.
- Scheme gives a holistic understanding of the relationship/connection between the rural landscape to the south and the existing residential areas to the north and there is a clear sense that if successfully delivered these areas will provide valuable landscapes for existing and new residents in the area.
- Conditions required to secure details of gabions and materials for bridge across Garington Stream.

SWAN PAUL - Comments:-

(Swan Paul advised the Council on the landscaping element of the outline application).

- Well-considered structure and network of open spaces through the development.
- Hilltop 'vista parks' make good use of the contours of the site and decrease the impact of the development around hilltop points, responding to the assessment of the Landscape and Visual Impact Assessment submitted at Outline.
- Lack of clarity regarding the roundabout entrance to the site and how this will form a 'green approach' to the site.
- Generally the species choice within the detailed landscape planting plans are good and will make a positive contribution to the landscape and habitat value of the development. Wildflower seed mixes are well thought through.
- The existing hedgerow pattern has been incorporated more successfully at the detailed level with more existing hedges retained.

TREE OFFICER – Comments:-

- Proposed tree protection and Arboricultural Method Statements are acceptable.

POLICE ARCHITECTURAL LIAISON OFFICER – Comments:-

- The spine road should be designed in accordance with the principles of Manual for Streets documents 1 & 2
- Consider security measures to protect against evolving criminal and terrorist threat.
- Landscaping should not impede natural surveillance of open spaces.

SOUTH WEST HERITAGE TRUST / SOMERSET HERITAGE OFFICER -
No objections on archaeological grounds

TAUNTON DEANE RAMBLERS – Comments:-

- Scale of approved roundabouts and associated highways measured should be reconsidered

TAUNTON AREA CYCLING CAMPAIGN (TACC) – Objection:-

- Welcome proposal for cycletrack but would be more effective as a segregated cycle track at carriageway level.
- Scale of approved roundabouts and associated highways measured should be reconsidered

Representations Received

Five site notices have been posted and neighbours notified of the application. The council is in receipt of 36 representations.

The comments made can be summarised as follows:-

Principle of development

- Development of this site is not in accordance with the Core Strategy
- Brownfield sites should be developed instead
- No demand for additional homes in Taunton
- Impact of additional houses on local services
- Development will result in loss of prime agricultural land

Transport – development principles

- Surrounding road network is congested and cannot accommodate additional traffic
- Why is a park and ride proposed and how will its long term future be secured?
- Comeytrowe Lane should be closed off when the works commence to prevent rat-running
- Park and ride should be replaced by area of woodland
- Spine Road needs to be completed in its entirety

Transport – detailed layout

- Concerns regarding design of foot and cycle ways
- Concern that plans show vehicular access to Comeytrowe Lane

Drainage and Flooding

- Insufficient details provided regarding design of drainage solutions
- Drainage proposals do not incorporate current policy on Climate Change
- Concern over ongoing responsibility for maintaining open spaces and drainage infrastructure

Open space and Green Infrastructure

- Green corridors should be provided adjoining rears of neighbouring dwellings
- Tree planting must be sufficient to minimise visual impact of new housing
- 25m buffer should be provided between existing development / Comeytrowe Lane and new development
- Parks should include community orchards

Impact on Neighbours

- Impact on outlook and residential amenity of properties on Jeffery's Way

Construction process

- Where will any net soil created by earthworks be disposed of?
- Construction may cause power outages due to overhead power lines on site

Planning process

- Query as to whether reserved matters application should be screened under Environmental Impact Assessment regulations
- Application should not have been submitted a week before Christmas

Other site specific issues

- Community liaison arrangements have not been put in place
- Developer has not yet obtained licenses for protected species

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013). Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 are currently being rolled forward with the aim of producing one new Local Plan covering the entire administrative area.

Relevant policies of the development plan are listed below.

SD1 - Presumption in favour of sustainable development,
CP5 - Inclusive communities,
CP6 - Transport and accessibility,
CP7 - Infrastructure,
CP8 - Environment,
SP2 - Realising the vision for Taunton,
SS7 - Comeytrowe / Trull - Broad Location for Growth,
DM1 - General requirements,
DM4 - Design,
DM5 - Use of resources and sustainable design,
A2 - Travel Planning,
A3 - Cycle network,
A5 - Accessibility of development,
ENV1 - Protection of trees, woodland, orchards and hedgerows,
ENV2 - Tree planting within new developments,
D7 - Design quality,
D8 - Safety,
D9 - A Co-Ordinated Approach to Dev and Highway Plan,
TAU1 - Comeytrowe / Trull,

Local finance considerations

Community Infrastructure Levy

This application provides details of supporting infrastructure only, which is not CIL liable and will not generate any New Homes Bonus. Future reserved matters for residential units will introduce CIL and New Homes Bonus liable development to the site.

Determining issues and considerations

Principle of development of the site

The principle of redeveloping this site to provide an urban extension has been established by the outline approval.

EIA Screening

A full and detailed Environmental Statement was submitted with the Outline application, and officer opinion is that there is no need for this to be updated as there has been no significant change to the status of the land nor any other relevant factors since the outline consent was granted. A third party request has been made to the Secretary of State, requesting that he issue a screening direction on this Reserved Matters application, but this request was been formally declined by the Secretary of State.

Layout, design and appearance

Core Strategy Policy DM4 Design, Site Allocations & Development Management Plan (SADMP) Policy D7 Design Quality and Section 12 (Achieving well designed places), together with paragraphs 124-132 of the NPPF are relevant. The Garden Town vision document and checklist is also a material consideration.

The amount and arrangement of green infrastructure (GI) is a strength of the scheme and the Hilltop 'vista parks' make good use of the contours of the site and decrease the impact of the development around hilltop points. This in turn enables the site to respond appropriately in its relationship with the nearby Blackdown Hills AONB. Allotments, play space and a community orchard are incorporated into the GI network. The proposed strategic GI network will provide 21.5ha of green infrastructure on this phase of the development, covering just under a third of the Western Phase. The network appropriately incorporates and enhances existing GI features such as watercourses, existing trees and hedgerows and is in accordance with both the approved Green Infrastructure Parameter Plan and Design Guide.

The design of the principal road (also referred to as spine road) and secondary roads included within this application are in accordance with the street hierarchy within the Comeytrove Design Guide. The proposals include joint cycle and pedestrian pathways along both the principal road and a "cycle street". Again, this is in accordance with the approach agreed through negotiations at Outline stage and in the Comeytrove Design Guide.

Where the primary road crosses the area proposed as 'Holt Bridge Park' and the Galmington Stream, the road is elevated above the surrounding landscape, and the culvert itself will be a fairly prominent feature within the local landscape. However, the impact of this elevation will be local in nature and considered acceptable by officers due to the mitigation delivered by the adjacent landscaping scheme, subject to a condition to secure details of the materials to be used in the bridge/culvert.

The proposed road layout includes a new street located 28-30m from the rear boundaries of properties located on Jeffreys Way, this is adequate space to enable the delivery of dwellings within the site while providing adequate levels of amenity to neighbouring properties.

While the plans show a vehicular access to Comeytrowe Lane the use of this is restricted by Condition 28 of the Outline to buses, emergency vehicles, pedestrians and cyclists only.

Landscaping

Earthworks are proposed across the site to create relatively level areas on which to build the dwellings, local centre and employment areas, and also to create the site-wide drainage solution. This is in accordance with the agreed Phasing Strategy for the Western Neighbourhood, with the proposed cut and fill mostly being redistributed across the site. Condition 14 of the Outline consent requires the submission of a Construction Environmental Management Plan (CEMP) to include details of control and removal of spoil and wastes.

At the request of the Local Planning Authority, the applicant has provided additional information in the form of sections, to demonstrate that development can be appropriately accommodated within the residential parcels following the proposed earthworks, and that proposed earthworks will be effectively landscaped within the parks and open spaces.

The Council's Landscaping Officer has worked iteratively with the applicant's landscape architects in drawing up the proposals, and it is considered the resulting detailed landscaping proposals are of a high quality.

Surface Water Drainage Strategy (Condition 12)

Details of the proposed drainage infrastructure have been submitted, accompanied by an updated Surface Water Drainage Strategy based on the Flood Risk Assessment (FRA) submitted at outline (Ref. 24721/020, dated May 2015) as required by Condition 12. The Local Lead Flood Authority have confirmed that the updated strategy is in accordance with the Outline FRA, and the developer has provided additional details to the LLFA as requested, an update on which will be provided to the committee.

Ecology (Conditions 18, 19, 20 & 21)

A Construction Environmental Management Plan (CEMP), Landscape and Ecological Management Plan (LEMP), updated species surveys and Lighting Strategy to satisfy Conditions 18, 19, 20 & 21 have been submitted alongside the reserved matters application, but are not required to be determined concurrently. Somerset Ecology Services have provided detailed comments on the submitted documents in response to which the applicant has revised the documentation. An update will be provided to the committee.

Conclusion

The principle of development of an urban extension on this site, together with access connection to the existing road network and principle drainage issues, was agreed with the outline planning permission. The reserved matters application accurately reflects and builds upon the outline approval.

The proposal provides supporting infrastructure including a significant amount of green infrastructure to support the development of this urban extension. It would provide a suitable framework within which to develop the following phases of residential, commercial and employment development and will deliver the spine

road, providing early access to the primary school site, enabling the delivery of the school alongside the housing. The delivery of the urban extension will make a significant contribution towards meeting housing needs in Taunton and the wider council area.

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

Contact Officer: Ursula Fay