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West Wincanton  
**Planning Statement**

On behalf of Hook Valley LVA LLP

May 2024

**ORIGIN3**

Planning . Design . Development

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# 1 Introduction

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- 1.1** This Planning Statement is submitted on behalf of Hook Valley LVA LLP (the Applicant) in support of an application for Outline Planning Permission for a mixed-use urban extension at West Wincanton.
- 1.2** A Site Location Plan can be found in appendix 1.
- 1.3** The Application Site is located within Somerset Council's administrative area which superseded Somerset County Council and the district councils of Mendip; Sedgemoor; South Somerset; and Somerset West and Taunton; to become a unitary authority governing Somerset on 1<sup>st</sup> April 2023. Prior to April 2023, the Application Site was located within the former South Somerset District Council's area<sup>1</sup>. Work on a Somerset-wide Local Plan is in its very early stages and consequently the adopted South Somerset Local Plan (2015) will remain part of the Development Plan until it is replaced wholly or in part by the Somerset Local Plan.
- 1.4** The Proposed Development comprises:
- 'Outline application (with all matters reserved except for access) for the demolition of agricultural buildings and the development of up to 650 dwellings; up to 3.1 ha of mixed use comprising employment use class B2/B8/E(g), local centre use class E/class F, and care home; provision of primary school; pre-school/nursery; accesses from West Hill and Lawrence Hill; mobility infrastructure; new pedestrian/cycle route to the south of Lawrence Hill; open space and all associated infrastructure'.*
- 1.5** The application is for Outline Planning Permission with all matters reserved, except for the vehicular accesses and the A371 Lawrence Hill pedestrian/cycle path which are applied for in full detail. The Proposed Development constitutes EIA development and an Environmental Statement (ES) accompanies the application.
- 1.6** The Outline Planning Application has been prepared following extensive technical assessments, contextual analysis and pre-application consultation which have informed the Proposed Development. The planning application submission demonstrates there are no overriding technical constraints to prevent the development of the Application Site and the benefits outweigh any potential adverse impacts, such that the proposals constitute sustainable development, and therefore, permission should be granted in accordance with paragraph 11 of the National Planning Policy Framework (NPPF).

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<sup>1</sup> Somerset Council continues to present and monitor data for the former South Somerset area which they refer interchangeably as 'Area South' or 'South Somerset'.

**1.7** The application is seeking approval of the following plans:

- Site Location Plan (21036\_ 205 Rev B)
- Demolition Plan (21036\_ 206 Rev B)
- Parameter Plan – Land Use (21036\_ 504 Rev D)
- Parameter Plan – Access and Movement (21036\_ 505 Rev D)
- Parameter Plan – Building Heights (21036\_ 506 Rev D)
- Parameter Plan – Landscape and Open Space (21036\_ 508 Rev D)
- Site Access Layout – A371 Lawrence Hill (19535-PHL-301 Rev E)
- Site Access Layout - West Hill (east) (23073-PHL-02 Rev A)
- Site Access Layout - West Hill (west) (19535-PHL-303 Rev H)
- Site Access Layout - A371 Anchor Hill (19535-PHL-304 Rev E)
- Site Access Layout - A371 Lawrence Hill Active Travel Link (19535-PHL-306 Rev E)

**1.8** All other plans provided with the application are for illustrative purposes only.

**1.9** A list of the documents and plans that encompass the planning application package are set out in appendix 2.

## Report Structure

**1.10** The Planning Statement assesses the Proposed Development against policies in the Development Plan as well as other material considerations. This report comprises the following chapters and should be read in conjunction with the accompanying ES, technical reports and submitted drawings listed in appendix 2.

- Chapter 2 provides an overview of the Application Site and its surroundings;
- Chapter 3 describes the Proposed Development;
- Chapter 4 summarised the pre-application consultation on the emerging proposals;
- Chapter 5 reviews the planning policy context;
- Chapter 6 examines the housing supply position in Somerset;

- Chapter 7 assesses the Proposed Development against the relevant planning policies and material considerations;
- Chapter 8 summarises the benefits and identifies the draft Heads of Terms for the Section 106 Agreement; and
- Chapter 9 presents the planning balance and conclusions.

## 2 The Application Site

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### Application Site Context and Accessibility

- 2.1** The Application Site is approximately 66.56ha and located on the western edge of Wincanton, approximately 1.5km from the town centre.
- 2.2** The Application Site is bounded to the north by West Hill; to the west by the A371 Anchor Hill; to the south by the A303 trunk road and A371 Lawrence Hill; and to the east by committed development and the existing built up area of Wincanton.
- 2.3** Wincanton Parish has a population of c.6,600 people<sup>2</sup> and is one of the main market towns in the former South Somerset area with a range of shops, pubs, cafes/restaurants, and key services including a doctor's surgery, community hospital, leisure centre, library, large central convenience store, two out of town supermarkets, two primary schools, one secondary school as well as a strong employment base in the south and southwest of the town.
- 2.4** The adopted South Somerset Local Plan (SSLP) classifies Wincanton as a Primary Market Town which states:
- "These towns are the focal points for locally significant development including the bulk of the district's housing provision outside Yeovil" (SSLP paragraph 5.19).*
- "The types of Market Town do differ across the district, due to their current level of services, facilities and economic activity. Therefore, two tiers of market town have been identified: Primary Market Towns and Local Market Towns. The scale of future growth allocated to these two tiers is proportionate, with the larger Primary Market Towns planned to receive a higher level of growth, and the smaller Local Market Towns a lower level of growth" (SSLP paragraph 5.20).*
- 2.5** The main bus service in the vicinity of the Application Site currently operates to/from Yeovil via the A371 Lawrence Hill and provides for connectivity to the intervening villages and towns, such as Templecombe (including Templecombe railway station), Henstridge, Milborne Port and Sherborne.
- 2.6** Templecombe railway station is located c.6km to the south of the Application Site with direct services to/from London Paddington and Exeter Central via Yeovil Junction and Salisbury. In addition, Castle

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<sup>2</sup> Census 2021

Carey railway station is located c.9km to the north of the Application Site with direct services to/from London Waterloo and Exeter St David's via Westbury and Taunton.

**2.7** There are 7 public rights of way (PRoW) that cross the Application Site<sup>3</sup>.

## Application Site Description

**2.8** The Application Site is in agricultural use and comprises arable and improved/semi improved grass fields bound by hedgerows with semi-mature and mature trees. There are two unnamed watercourse tributaries of the River Cale within the Application Site flowing north to south to a confluence southwest of Hook Valley Farm<sup>4</sup>, as well as parcels of semi-natural broadleaved woodland in the north and along the watercourses. Five trees are protected by Tree Preservation Orders (TPOs) on the eastern extent of the Application Site<sup>5</sup>.

**2.9** The Application Site is on sloping ground from up to 125m above Ordnance Datum (AOD) along the northern Application Site boundary adjacent to West Hill down to the southern Application Site boundary adjacent to A371 Lawrence Hill at approximately 80m AOD. The topography also falls towards the watercourses as valleys.

**2.10** The Application Site does not contain any landscape, heritage, geological or statutory nature conservation designations. Furze Wood in the north of the Application Site is a non-statutory Local Wildlife Site.

**2.11** The Application Site is not within a designated landscape area. The nearest designation is Cranborne Chase National Landscape which is approximately 5km north east of the Application Site at its nearest point.

**2.12** The closest internationally and nationally designated sites for nature conservation are beyond 10km and 5km from the Application Site respectively.

**2.13** The nearest Grade II Listed Building is the Milestone at NGR ST 6982 2850 on West Hill approximately 145m from the northern Application Site boundary, with Suddon Grange, the associated Granary and Suddon House Grade II Listed Buildings approximately 400m to the north;

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<sup>3</sup> Public footpaths WN3/1; WN3/8; WN3/9; WN30/50; WN30/51; WM30/50A; WN30/52.

<https://roam.somerset.gov.uk/roam/map>

<sup>4</sup> Watercourse 1 is the western watercourse from the NW corner of the Application Site to Hook Valley Farm; Watercourse 2 is the eastern watercourse from the N/NE extent of the Application Site to Hook Valley Farm; Watercourse 3 is from the confluence of Watercourses 1 and 2 SE of Hook Valley Farm to the confluence with the River Cale.

<sup>5</sup> <https://www.somerset.gov.uk/planning-buildings-and-land/tree-preservation-orders/>

and three Grade II Listed Buildings at Holbrook Farm approximately 315m to the north west. The Application Site has low to moderate potential for buried archaeology.

- 2.14** In the town centre of Wincanton, approximately 700m east of the Application Site is the Wincanton Conservation Area which encompasses a large cluster of Grade II and Grade II\* Listed Buildings.
- 2.15** The majority of the Application Site is in flood zone 1, and areas of Flood Zones 2 and 3 are confined to the southern stretch of the watercourse (watercourse 3). In addition, there are areas prone to surface water flooding surrounding the watercourses, as well as an area in the north west along a valley feature from West Hill to the western most watercourse (watercourse 1).
- 2.16** The Application Site drains to a sewage works located outside of the Somerset Levels and Moors catchment area and therefore the Proposed Development will not affect the Somerset Levels and Moors Special Protection Area, and Ramsar and River Axe Special Area of Conservation.
- 2.17** The Application Site is well connected to the local and national highway network and can be accessed off the A371 Lawrence Hill and West Hill. The A371 Lawrence Hill and B3081 Southgate Road provide vehicular access onto the A303 trunk road within close proximity to the Application Site.
- 2.18** 58% of the Application Site is moderate/poor quality Grade 3b, Grade 4 or non-agricultural. 37% is Grade 3a and 5% Grade 2.
- 2.19** There is a complex of farm buildings within the Application Site that are proposed for demolition, with the remainder of the farm complex falling outside the application boundary.

## Planning History

- 2.20** Relevant on-site planning history includes an application by Gladman for Outline Planning Permission for up to 210 dwellings on Land at Hook Valley Farm submitted in 2019 (ref. 19/01593/OUT).
- 2.21** South Somerset District Council resolved to refuse the application for the following reasons:
- The site is outside the settlement of Wincanton. The site is not allocated for development in the adopted SSLP or identified as an area for growth.
  - Development will have a significant and demonstrably detrimental impact upon the character of the landscape, the visual amenity of the site and locality, and upon the setting of Wincanton.

- The application is therefore contrary to Policy EQ2 of the adopted SSLP, Policy 1 of the Wincanton Neighbourhood Plan, and the National Planning Policy Framework (NPPF).

**2.22** The West Wincanton Proposed Development is materially different from the 2019 Gladman application in that it is a comprehensive, landscape led, mixed use proposal with many more significant benefits that demonstrably outweigh any adverse impacts, as evidenced in the Design and Access Statement (DAS), ES and summarised in chapters 3 – 9 of this Planning Statement.

## 3 Pre-Application Consultation

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### Pre-Application Engagement with Somerset Council

- 3.1** A Pre-Application Enquiry was submitted in December 2022 and a response was received in April 2023. Somerset Council provided a Pre-Application Response Report covering the principle of development, landscape and visual impact, highways and transport, education, housing mix and affordable housing, residential amenity, heritage assets, public open space, play and playing fields, sustainable design and construction, biodiversity, flood risk and surface water/foul drainage, waste management, secured by design, infrastructure requirements, CIL and planning obligations, as well as validation requirements for an Outline Planning Application.
- 3.2** In addition, via a Planning Performance Agreement with Somerset Council, a series of meetings were held with Officers in July, August, September, and November 2023 to discuss the emerging vision and masterplan proposals for the Application Site. A further meeting took place with Officers in February 2024 to discuss the refined landscape strategy, potential visual impacts and mitigation.
- 3.3** Key outcomes from the Pre-Application Response Report and PPA meetings include:
- If there is a need for Wincanton to expand, this could be an appropriate location for a mixed-use urban extension.
  - Consider taking housing further up the hills where it is flatter, leaving the steeper valley areas as landscaped areas; and move the school further up the hillside in the north east quarter to create view corridors and form the urban structure.
  - The provision of a new primary school, including its proposed location (within a flatter part of the site), as well as its form and orientation were well received.
  - The priority given to active travel is supported.
  - The green infrastructure aspirations are supported but mechanisms are required to ensure it is well managed.
  - The emerging drainage strategy, including multifunctional use of SUDS and mechanisms which slow down run-off are supported, provided that this is backed up with detailed information on rates, volume and routing with the planning application.
  - No attenuation basins should be located within the 1:1000 year surface water flood extents.

- Provision of public open space requirements on site, with an off-site contribution towards playing pitches is supported.

**3.4** Consultation has also taken place with statutory and non-statutory consultees to confirm the scope of individual topic assessments within the ES.

**3.5** Comments on technical matters raised in the Pre-Application Response Report and during the PPA meetings have been considered and addressed by the Applicant's consultant team culminating in the Proposed Development set out in this Outline Planning Application. Section 3 of the DAS provides a comprehensive summary of the evolution of the masterplan.

## Public and Stakeholder Consultation

### Wincanton Town Council

**3.6** The Applicant met with representatives of Wincanton Town Council in March, September and December 2023 to discuss the emerging vision and masterplan for the Application Site, to notify them of the upcoming public exhibition, and to keep them updated on the programme for the submission of the planning application.

**3.7** Key points of discussion included:

- The development should not prevent people from using cars as people will still need to use them. At the same time, providing attractive opportunities for people to walk and cycle, especially for shorter trips is supported.
- How can the Town Council / Somerset Council ensure the benefits of the scheme are delivered to prevent the developer from renegeing on their commitments?
- The Town Council would prefer a community facility to be provided off-site to assist with the wider regeneration and wider benefits for the town.
- The extensive areas of green space and provision for employment were supported.

### Public consultation

**3.8** The public were informed of the emerging proposals and invited to comment as follows:

- A leaflet was distributed to 1,312 properties within 1km of the Application Site, along with 181 properties, shops and businesses within the town centre (total 1,493). The leaflet presented a summary of the proposals and emerging masterplan, gave advance notice of

a public exhibition and signposted consultees to the West Wincanton website where they could find out more information. 15 people responded using the leaflet feedback form.

- A walk-in exhibition was held in Wincanton town centre at the Wincanton Memorial Hall on 17/10/23 14:00 – 19:00. A total of 92 people visited the exhibition, of which 38 people (41%) completed a feedback form on the day.
- The West Wincanton website experienced 555 on-line visits and 63 on-line responses were received (11% response rate).
- Details of the website and exhibition were widely shared by other sources including in an article in the Blackmore Vale Magazine, on the Wincanton Town Council webpage and by local Facebook groups.

**3.9** The SCI provides a full summary of the comments raised and how these have been taken into account.

## 4 The Proposed Development

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**4.1** The application is for Outline Planning Permission with all matters reserved apart from access, for which detailed approval is sought. The Proposed Development comprises:

*'Outline application (with all matters reserved except for access) for the demolition of agricultural buildings and the development of up to 650 dwellings; up to 3.1 ha of mixed use comprising employment use class B2/B8/E(g), local centre use class E/class F, and care home; provision of primary school; pre-school/nursery; accesses from West Hill and Lawrence Hill; mobility infrastructure; new pedestrian/cycle route to the south of Lawrence Hill; open space and all associated infrastructure'.*

**4.2** The DAS provides a detailed analysis of the constraints and opportunities that have informed the development proposals and explains the key components of the Proposed Development including:

- The amount, location and mix of uses
- Height and density
- Access and movement strategy
- Mitigation strategies.

**4.3** The detailed design, including the layout, scale, appearance, and landscaping are reserved. The parameter plans submitted with the application establish the parameters with respect to land use, heights, access and green infrastructure.

**4.4** Details of the Proposed Development are summarised below.

## Land Use

**4.5** The Proposed Development is for up to 650 homes, 2.24ha of land for employment, a 60 bed care home, a local centre (with the potential to accommodate a local convenience store and café), a one form entry (1FE) primary school, 60 place nursery/pre-school, five points of vehicular access, public open space, landscaping and all associated infrastructure.

**4.6** The Proposed Development constitutes a comprehensive, well connected extension to Wincanton, set around five distinct quarters within a network of green corridors and public open spaces.

**4.7** The housing will comprise a mix of sizes, types and tenures, including 35% affordable housing in accordance with the adopted South Somerset Local Plan policy HG3 and the latest Local Housing

Needs Assessment<sup>6</sup>. The precise tenure mix of the affordable housing will be negotiated with the Council during the consideration of the Outline Planning Application.

**4.8** The proposed employment areas are located on the southern edges of the Proposed Development, close to the primary and strategic road and public transport network, as well as the proposed high quality A371 Lawrence Hill cycle route. This presents an attractive location to investors with good accessibility for employees, materials, and finished products.

**4.9** The local centre is located close to the employment areas and care home to create a focus for the development. The local centre will have a mobility hub and active travel routes from each of the residential quarters, which will follow desire lines to converge at the local centre.

**4.10** Using Somerset Council's pupil yields (January 2024), the Proposed Development will generate the following number of pupils:

- Early years – 65 pupils
- Primary – 208 pupils
- Secondary – 91 pupils
- SEN – 6 pupils

**4.11** Somerset Council has confirmed that the two primary schools in Wincanton are at capacity and unable to accommodate any further expansion hence a new 1FE primary school and a 60 place nursery will be required. Contributions will also be required for 6 additional SEN places. Latest forecasts indicate that there are currently sufficient places in King Arthur's Community College to accommodate secondary pupils from the Proposed Development.

**4.12** The proposed on-site primary school and nursery are located just off-centre, in an elevated area to form a landmark for the Proposed Development.

## Density and Building Heights

**4.13** The residential areas will have an average density of 35 dwelling per hectare. The majority will be 2 storey, with 2.5 and 3 storeys concentrated along key movement corridors, central and lower parts of the Application Site. Density is higher in the south, close to the local centre and employment areas, with lower density development along the northern boundary in the highest areas of the Application Site. The primary school will be up to 2 storeys and the local centre 2 – 3 storeys high.

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<sup>6</sup> South Somerset and Somerset West and Taunton Council (2021) Local Housing Needs Assessment 2020

Employment land to the south of A371 Lawrence Hill is limited to 1.5 storeys with a strong landscape buffer to provide visual and noise mitigation.

## Access

### Vehicular access

**4.14** A total of five vehicular accesses are proposed including:

- A new fourth arm off Anchor Hill Roundabout forming the main gateway into the West Wincanton site;
- Two priority junctions with segregated right turn provision north and south of Lawrence Hill; and
- Two priority junctions on West Hill.

**4.15** Due to topography and in the interests of minimising disturbance to the river corridors, it is not possible to form continuous link roads internally across the whole of the Application Site. Therefore, each of the residential quarters has its own separate vehicular access.

### Active travel

**4.16** The comprehensive active travel routes across West Wincanton will provide safe and convenient pedestrian and cycle provision for all needs and abilities, linking all potential origins and destinations including:

- Public open space and play areas,
- Primary school and pre-school,
- Employment areas,
- Local Centre,
- Allotments and community orchards, and
- External links to the adjacent urban area.

**4.17** The active travel routes will provide a positive advantage in terms of directness and priority over motor traffic.

**4.18** New active travel routes will be created off-site, linking the Proposed Development to existing pedestrian and cycle routes on West Hill and A371 Lawrence Hill as follows:

- *West Hill:* A pedestrian link will be provided from the north east quarter of the Proposed Development linking back into the urban area via West Hill.
- *A371 Lawrence Hill:* To the south, a new and considerable length of shared pedestrian and cycle path will be provided adjacent to the A371 Lawrence Hill, linking to the Proposed Development at two points via two proposed Toucan crossings.

Public transport

**4.19** The southern part of the Application Site sits within 400m of an existing bus service and the provision of an on-site mobility hub, combined with the local centre, would enable bringing the bus service into the south western part of the Proposed Development off the A371 Anchor Hill roundabout. To improve coverage of the northern part of the Application Site, it is proposed to extend the existing 85 bus service, so that it passes through Wincanton on a loop via A371 Lawrence Hill (inbound) and West Hill (outbound) to the north.

Public Rights of Way

**4.20** The Public Rights of Way (PRoW) that run through the Application Site will be incorporated within the active travel provision. Most PRoWs have been retained maintaining connectivity to the wider context, with three sections that will need to be diverted.

**Green Infrastructure**

**4.21** A development of 650 dwellings with an average household size of 2.23 persons per household<sup>7</sup> will give rise to 1,450 persons. The South Somerset open space calculator<sup>8</sup> sets out the standards for outdoor playing space, sport, and recreation to be applied at Wincanton, the results of which are summarised in the table below.

	SSDC Open Space Standards	West Wincanton requirements
<b>To be provided <u>on-site</u></b>		

<sup>7</sup> The average household size of 2.23 originates from the South Somerset Formal and Informal Open Space Assessment for Pre-Applications Calculator used by Somerset Council which assumes the Household Size is 1.5 persons for 1 bed dwellings and 2.23 persons for 2 bed dwellings or larger. Due to the outline nature of the planning application, 2.23 has been used for the 650 dwellings to provide a conservative worst-case estimate.

<sup>8</sup> <https://www.somerset.gov.uk/community-leisure-and-tourism/planning-for-open-space/>

Formal Equipped play space	2.0 sqm per person	2,899 sqm
Formal youth facility	0.5 sqm per person	725 sqm
Informal open space	17.4 sqm per person	25,221.3 sqm
<b>Total</b>		<b>28,845.3 sqm (2.88 ha)</b>
<b>Financial contributions towards <u>off-site</u> improvements</b>		
Formal sport (pitches)	12 sqm per person	17,394 sqm
Formal sport (changing space)	0.105 sqm per person	152.2 sqm
<b>Total</b>		<b>17,546.2 sqm (1.75ha)</b>

**4.22** The play areas and informal open space requirements will be met on site and a financial contribution will be made towards sports pitches and changing space provision off-site.

**4.23** Overall, the Proposed Development makes provision for 37.56 ha of green infrastructure and open space (excluding formal sports) which makes up 56% of the Application Site. This exceeds the Council's requirements of 2.88ha.

**4.24** Within the on-site green infrastructure network, there is the capacity to accommodate a connected network of open space incorporating a variety of typologies including:

- Parklands and amenity public open space for informal recreation;
- Children's play areas;
- Space for teenagers, including a Multi Use Games Area (MUGA);
- Natural open space for wildlife and continuous green infrastructure corridors to provide continuity of habitat linkages for species;
- Allotments;

- Community orchards; and
- Walking and cycling routes.

**4.25** Further details on the green infrastructure and the public open space strategy can be found in the DAS.

## Ecological Mitigation

**4.26** The Application Site's current use as intensive arable and heavily grazed pasture means overall it is of low intrinsic ecological value. However, the species rich and species poor hedgerows are considered to be important ecological assets and are Habitats of Principal Importance. Other key habitats include the woodland parcels, a pond, a small ditch network, individual trees and the tributaries of the River Cale which run through the Application Site.

**4.27** The Application Site supports a reasonably diverse assemblage of foraging and commuting bats, confirmed roosts for individual greater horseshoe, lesser horseshoe and common pipistrelle bats associated with a building within the existing farm complex. The Application Site also supports badgers, a reasonable breeding bird assemblage and a low population of slow-worm.

**4.28** Species specific mitigation strategies will be put into place at appropriate times to avoid and mitigate potential impacts on protected and notable species. The Green Infrastructure strategy has been designed to provide landscape scale habitat retention, creation and enhancement measures to safeguard existing populations and provide new habitats capable of supporting a range of species in the long term. Integral to the overall strategy has been the retention of habitats of greatest value (i.e. hedgerows, woodland, ponds, ditches and riparian corridors) and the continuity of habitat linkages to provide protected species with a site that is permeable and allows for movement and dispersal. Specific enhancement measures including provision of new roosting opportunities for bats and nesting opportunities for birds will be specified in subsequent Reserved Matters Applications.

**4.29** An Outline Ecological and Landscape Management Plan appended to chapter 7 of the ES provides an integrated approach to these disciplines and introduces broad principles for future management of newly created and retained habitats on site.

**4.30** A Biodiversity Net Gain assessment demonstrates that the Proposed Development is capable of delivering an overall net gain in excess of 10%.

## Flood Risk and Drainage

## Surface water drainage

- 4.31** All built development and accesses on the Application Site are to be located entirely within Flood Zone 1 (low risk).
- 4.32** Surface water runoff from buildings, areas of hard-standing and the adopted highway, will be collected from downpipes and gutters and transferred via a combination of adoptable and private storm networks, conveyance swales and drains, towards a series of attenuation features. The attenuation features will take the form of SuDS (i.e., swales, dry swales, raingardens or attenuation basins).
- 4.33** SuDS will be connected in sequence wherever possible to form a SuDS 'train'. Ideally, development runoff will pass through a minimum train comprising a swale/dry swale, discharging into the attenuation basins at low points of the Application Site.
- 4.34** The Proposed Development has been divided into four catchments based on the topography, with each catchment draining to an associated attenuation basin prior to the discharge to the existing watercourse.
- 4.35** To ensure the Proposed Development will be safe throughout its lifetime and that it does not increase flood risk elsewhere, the drainage strategy will include appropriate mitigation measures, so that the pre-development greenfield runoff rates are not increased, with allowances for climate change.

## Foul drainage

- 4.36** Foul flows from part of the Proposed Development will drain via a new gravity network towards the low point of the Application Site in the south east, to be received by a new adoptable foul pumping station. Foul flows will subsequently be pumped north to West Hill.

The remainder will drain via a new gravity network towards the southern boundary of the Application Site. From here, flows will continue to the east beyond the Application Site boundary to join the existing 225mm foul sewer beneath Long Close.

## Utilities

- 4.37** A medium pressure gas main runs along the northern boundary of the Application Site. The Proposed Development incorporates the required 10m easement and stand-off restriction either side of the gas main.

## Neighbouring Amenity

**4.38** Section 4 of the DAS demonstrates that impacts on near neighbours will be minimised, with considerable separation distances between existing dwellings and proposed development areas, shown as green, undeveloped areas on the parameter plan.

## 5 Planning Policy and Material Considerations

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- 5.1** Paragraph 38(6) of the Planning and Compulsory Purchase Act directs Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2** Planning policy relevant to the determination of this application comprises the adopted Development Plan for South Somerset and Wincanton, and relevant material considerations, such as Government policy contained within the National Planning Policy Framework (NPPF).

### National Planning Policy Framework (NPPF)

- 5.3** The NPPF sets out the Government's planning policies for England and how these are to be applied. The Government published an updated NPPF in December 2023 and the sections summarised below are material considerations relevant to this application.

#### Sustainable development

- 5.4** Paragraph 11 sets out a presumption in favour of sustainable development:

*"For decision-taking this means:*

- c) approving development proposals that accord with the development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".**

- 5.5** For applications involving the provision of housing, footnote 8 (in tandem with paragraph 76) describes out of date policies as situations where:

- (a) The adopted plan is more than five years old and the LPA cannot demonstrate a five year supply of deliverable housing sites; or four year supply where the LPA has submitted a Local Plan for examination or published a Regulation 18/19 stage with allocations and a policies map; or

(b) where the Housing Delivery Test (HDT) indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

- 5.6** The adopted SSLP is more than five years old and the Local Plan review is not expected to reach Regulation 18 stage until April 2025. Therefore, the Council will need to demonstrate a five year supply of deliverable housing sites.
- 5.7** The Wincanton Neighbourhood Plan is more than five years old and therefore, NPPF paragraph 14 does not apply.

#### Delivering a sufficient supply of homes

- 5.8** To support the Government's objective of significantly boosting the supply of homes, paragraph 60 asserts the importance of there being a sufficient amount and variety of land that can come forward where it is needed.
- 5.9** To ensure that this happens, Paragraphs 76 and 77 require LPAs to identify and update annually a supply of specific, deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, unless the adopted plan is less than five years old.
- 5.10** Paragraph 74 suggests that the supply of a large number of new homes can often be best achieved through planning for larger scale development, such as significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.

#### Building a strong economy

- 5.11** Paragraph 85 asserts that policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

#### Well-Designed and Beautiful Places

- 5.12** *"The creation of high quality, beautiful and sustainable places is fundamental to what the planning and development process should achieve"* (paragraph 131).
- 5.13** With respect to planning applications, paragraph 139 states *"significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

## Promoting Sustainable Transport

**5.14** Paragraph 109 affirms that significant development should be focused in locations which are, or can be made sustainable through limiting the need to travel and offering a choice of transport modes.

**5.15** In assessing applications for development, paragraph 114 states it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users;
- the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

**5.16** Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe (paragraph 115).

## Managing Flood Risk and Conserving and Enhancing the Environment

**5.17** Development should be directed away from areas at highest risk of flooding and should ensure that flood risk is not increased elsewhere (paragraph 165).

**5.18** Paragraph 174 asserts that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils commensurate with their statutory status or identified quality in the development plan;
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

**5.19** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), (paragraph 205).

**5.20** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 208).

**5.21** Paragraph 191 makes it clear that decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.

**5.22** With regards to noise, policies and decisions should mitigate and reduce to a minimum the potential adverse impacts from noise – and avoid noise from giving rise to significant adverse impacts on health and the quality of life (paragraph 191).

## National Design Guide (NDG)

**5.23** The National Design Guide places great weight on securing beautiful and enduring places, characterised by pedestrian friendly, high quality streets, composed street scenes and trees.

**5.24** Part 2 of the NDG, sets out ten characteristics of beautiful, enduring, and successful places that contribute towards the cross-cutting themes for good design as set out in the NPPF. The ten characteristics include:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.

- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

## The Development Plan

**5.25** The adopted Development Plan for South Somerset and Wincanton relevant to this application comprises:

- South Somerset Local Plan (SSLP) 2006 – 2028, adopted March 2015
- Wincanton Neighbourhood Plan (WNP) 2018 – 2028, Made March 2018

### South Somerset Local Plan 2006 - 2028

**5.26** The SSLP makes provision for 15,950 homes 2006 – 2028. The Inspector only found the Local Plan sound subject to modifications which included a commitment to an immediate review of Wincanton’s housing and employment policies. Paragraph 100 of the Inspector’s Report states:

*“In Wincanton there is a residual requirement for only 5 dwellings up to 2028 (698 being already committed). The LP provides no indication of how any longer-term development needs, including those for affordable housing, would be met and the Council confirmed that it would be relying on the AMR to identify needs. This approach is not sound because it does not reflect an appropriate strategy for the town and incorporates insufficient flexibility. Therefore it is recommended that additional text be included in the LP which sets out a commitment from the Council to undertake a review of the housing and employment policies for Wincanton within three years and to take a permissive approach towards the consideration of housing proposals prior to the adoption of the Site Allocations DPD<sup>9</sup>”.*

**5.27** The commitment to a review of Wincanton’s housing and employment policies is written into SSLP policies SS3: Delivering New Employment Land and SS5 Delivering New Housing Growth. In addition, the following text was inserted into the SSLP at paragraph 7.94 and 7.95:

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<sup>9</sup> A separate Site Allocations DPD was never prepared. Instead, for reasons of efficiency, the Council opted to combine the site allocations with a full review of the Plan.

*“The Market Town of Wincanton is different from the other Market Towns by virtue of its high level of commitments compared to the overall level of housing requirement considered appropriate for the settlement. As a consequence and given the expected build out rates set out in the housing trajectory, the latter years of the Plan offer limited levels of housing provision. It is considered likely given the front loading of development in Wincanton that the town will experience a subsequent period of assimilation of housing growth and slowing down of the local housing market. Should the housing market however remain locally strong and underpinned by employment growth in the settlement then the housing provision would need to be supplemented. Such a circumstance would be possible to evidence through the Council’s on-going monitoring process which includes assessing housing and employment land delivery on a settlement by settlement basis. This will be reported six monthly via the Council’s Authorities Monitoring Report.*

*As well as the on-going monitoring process, the Council has committed to undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan”.*

**5.28** Nine years have passed since the adoption of the SSLP, and the review is not due to complete for another four years, in 2028.

**5.29** The following SSLP policies are of relevance to this application:

South Somerset Local Plan (2015)	
Policy	Summary of Policy
<b>SD1: Sustainable Development</b>	The Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF.  Where necessary the Council will work with applicants to improve proposals so that they are capable of being approved.
<b>SS1: Settlement Strategy</b>	Chard, Crewkerne, Ilminster and Wincanton are defined as Primary Market Towns where provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres. Primary Market Towns are planned to achieve a higher level of growth than the small Local Market Towns.
<b>SS3: Delivering New Employment Land</b>	SS3 sets a District wide target of creating 11,250 jobs and 149.51 hectares of land for economic development between April 2006 and March 2028.  The employment land requirement for Wincanton is 7.94 ha over the 22 year plan period.

	<p>Prior to the adoption of the Site Allocations DPD, a permissive approach will be taken when considering employment land proposals in the 'directions of growth' at the Market Towns.</p> <p>The policy also states <i>"the Council will undertake an early review of local plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the local plan"</i>.</p>
<b>SS4: District Wide Housing Provision</b>	<p>Provision will be made for sufficient development to meet an overall district requirement of at least 15,950 dwellings in the plan period April 2006 – March 2028.</p>
<b>SS5: Delivering New Housing Growth</b>	<p>SS5 distributes new homes as follows:</p> <p>Yeovil (7,441) (47%);  Market Towns (5,134) (32%);  Rural Centres (1,133) (7%); and  Rural Settlements (2,242) (14%).</p> <p>703 dwellings are directed to Wincanton 2006 – 2028.</p> <p>Land at New Barns Farm Wincanton was an existing housing allocation carried over from the previous SSLP (1991 – 2011) and remains part of the strategy for housing delivery (paragraph 5.66).</p> <p>A permissive approach will be taken when considering housing proposals in the 'directions of growth' at the Market Towns.</p> <p>The policy also states <i>"The Council will undertake an early review of local plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the local plan"</i>.</p>
<b>EP2: Office Development</b>	<p>Office development should be located within the Town Centre. Where a sequential test demonstrates there are no suitable, available or viable Town Centre sites, office developments may be acceptable on less central sites in the following order:</p> <ul style="list-style-type: none"> <li>- Edge of centre sites within 300m of the Town Centre;</li> <li>- Out of centre sites with good access to sustainable transport.</li> </ul>
<b>SS6: Infrastructure Delivery</b>	<p>The Council will secure the provision of (or financial contributions towards) affordable housing, social, physical and environmental infrastructure and community benefits which the council considers necessary to enable the development to proceed.</p>
<b>PMT4: Wincanton Direction of Growth</b>	<p>The direction of strategic employment growth will be to the south west of the town, north of Lawrence Hill and west of Wincanton Business Park (see appendix 3).</p>
<b>HG3: Provision of Affordable Housing</b>	<p>On sites of 6 or more dwellings, 35% affordable housing will be required. The number, type and tenure will be negotiated on a site-by-site basis informed by the SHMA, contemporary information from the housing register and local imbalances.</p>

<b>HG5: Achieving a Mix of Market Housing</b>	A range of market housing types and sizes should be provided across the district on large sites that can reasonably meet the market housing needs of South Somerset.
<b>TA1: Low Carbon Travel</b>	All new residential and employment developments should: <ul style="list-style-type: none"> <li>- include travel information packs</li> <li>- provide electric vehicle charging</li> <li>- provide a Green Travel Voucher for each occupier/employee</li> <li>- provide cycle parking</li> <li>- include Travel Plans</li> <li>- ensure that sustainable transport measures are in place and operational concurrent with first occupancy</li> <li>- enable ease of working from home</li> <li>- deliver improved public transport connections.</li> </ul>
<b>TA4: Travel Plans</b>	A Full Travel Plan is required on proposed developments greater than 50 dwellings.
<b>TA5: Transport Impact of New Development</b>	All new development is required to address its own transport implications and maximise the potential for sustainable transport through: <ul style="list-style-type: none"> <li>- Safeguarding existing and new transport infrastructure;</li> <li>- Securing inclusive, safe, convenient access on foot, cycle, public and private transport that addresses the needs of all;</li> <li>- Ensuring the expected nature and volume of traffic and parked vehicles would not have a detrimental impact on the character and amenity of the area, and the safety of the road network.</li> <li>- Ensuring proposals which specifically require a location with direct access to the strategic road network are well located on these networks.</li> <li>- Assessing the transport impact of development and ensuring delivery of the necessary transport infrastructure for the proposal. Larger schemes to prepare Transport Assessments.</li> <li>- Requiring car parking and vehicle servicing at levels appropriate to the development and its location, in accordance with the approved/adopted standards identified in Policy TA6.</li> </ul>
<b>TA6: Parking Standards</b>	The parking standards within the Somerset Parking Strategy will be applied in South Somerset.
<b>HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development</b>	Where new housing development generates a need for additional open space, outdoor playing space, local and strategic sports, cultural and community facilities, provision/contributions will be made as appropriate.  The quantitative, qualitative, accessibility and catchment standards are set out in South Somerset District Council's published assessments and needs strategies. These documents will be updated in the light of the most recent evidence as required.
<b>EQ1: Addressing Climate Change in South Somerset</b>	New development will ensure that carbon dioxide emissions are minimised through energy efficiency measures, renewable and low carbon energy.  Development will be directed away from medium and high flood risk areas and should reduce and manage the impact of flood risk by incorporating Sustainable Drainage Systems.

	Climate change should be considered in the design of new development, incorporating measures such as solar orientation, maximising natural shade and cooling, water efficiency and flood resilience.
<b>EQ2: General Development</b>	<p>Development will be designed to achieve a high quality which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.</p> <p>Development proposals will be considered against:</p> <ul style="list-style-type: none"> <li>- Sustainable construction principles;</li> <li>- Creation of quality places;</li> <li>- Conserving and enhancing the landscape character of the area;</li> <li>- Reinforcing local distinctiveness and respect local context;</li> <li>- Creating safe environments addressing crime prevention and community safety;</li> <li>- Having regard to South Somerset District Council's published Development Management advice and guidance; and</li> <li>- Making efficient use of land whilst having regard to: <ul style="list-style-type: none"> <li>- Housing demand and need;</li> <li>- Infrastructure and service availability;</li> <li>- Accessibility;</li> <li>- Local area character;</li> <li>- Site specific considerations.</li> </ul> </li> </ul>
<b>EQ3: Historic Environment</b>	Development will be expected to safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets; and make a positive contribution to its character through high standards of design.
<b>EQ4: Biodiversity</b>	<p>All proposals for development will:</p> <ul style="list-style-type: none"> <li>- Protect biodiversity, minimise fragmentation and promote coherent ecological networks;</li> <li>- Maximise opportunities for restoration, enhancement and connection of natural habitats;</li> <li>- Incorporate beneficial biodiversity conservation features where appropriate;</li> <li>- Protect and assist recovery of identified priority species; and</li> <li>- Ensure that Habitat Features, Priority Habitats and Geological Features that are used by bats and other wildlife are protected and that the design including proposals for lighting does not cause severance or barriers to movement.</li> </ul> <p>Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact on the integrity of national and international wildlife and landscape designations.</p>
<b>EQ5: Green Infrastructure</b>	<p>Development proposals should provide / maintain a network of connected, multifunctional open spaces that meet the following:</p> <ul style="list-style-type: none"> <li>- Create new habitats and connect existing wildlife areas;</li> <li>- Provide / maintain an accessible network of green spaces and improve recreational opportunities;</li> <li>- Ensure children and young people have reasonable access to a range of play and leisure;</li> <li>- Provide / maintain opportunities for walking and cycling routes linking urban areas and the countryside;</li> </ul>

	<ul style="list-style-type: none"> <li>- Enhance / maintain the character and local distinctiveness of the landscape;</li> <li>- Contribute to / maintain local identity and sense of place;</li> <li>- Increase tree cover;</li> <li>- Help mitigate the consequences of climate change (sustainable drainage systems, shade etc.); and</li> <li>- Alleviate current and future potential visitor and recreation pressure/disturbance to internationally designated conservation areas.</li> </ul>
<b>EQ6: Woodland and Forests</b>	Woodland areas, including ancient and semi-natural woodland should be maintained and expanded where possible to provide a buffer to core areas of woodland. The loss of ancient woodland as well as ancient or veteran trees should be protected against loss wherever possible.
<b>EQ7: Pollution Control</b>	Development that would result in air, light, noise, water quality or other environmental pollution or harm to amenity, health or safety will only be permitted if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

Wincanton Neighbourhood Plan

**5.30** The WNP was made in March 2018 and is therefore more than five years old. The Plan is not currently under review.

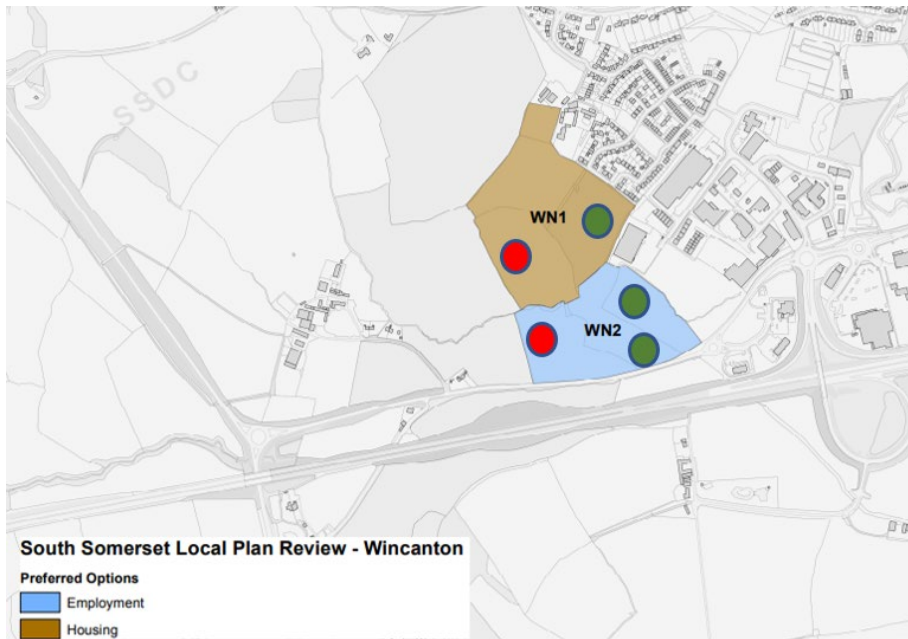
**5.31** The following adopted policies are of relevance to this application:

Wincanton Neighbourhood Plan (2018)	
Policy	Summary of Policy
<b>Policy 1: Visually Sensitive Areas</b>	Proposals for new buildings within the Visually Sensitive Areas on higher ground west of New Barns Farm, Lawrence Hill, and higher ground to the north of the town will not be supported.
<b>Policy 2: Key Buildings and Spaces</b>	All development should preserve/ enhance the Wincanton Conservation Area; Listed Buildings; and reinforce network of key buildings and spaces.
<b>Policy 3: Trees and Hedgerows</b>	Mature trees and hedgerows should be incorporated into the scheme layout.
<b>Policy 4: River and Stream Corridors</b>	River and stream corridors should be safeguarded and enhanced through a landscape management scheme.
<b>Policy 5: Development on the Outskirts of Town</b>	Opportunities should be taken to soften the urban edge of the town.

<b>Policy 6: Interpreting the History of the Site</b>	Opportunities should be taken to sensitively incorporate local heritage assets in the design.
<b>Policy 7: Mix of Housing Types</b>	<p>New homes should comprise:</p> <ul style="list-style-type: none"> <li>• 1 and 2 bedroom homes that are encouraged to meet national space standards</li> <li>• 3 bedroom homes with gardens.</li> </ul> <p>50% of dwellings on sites of 10+ homes should be 1 and 2 beds.</p>
<b>Policy 8: Starter Homes for New People</b>	Provision of starter homes will be supported where there is a demonstrable need and subject to viability of the development.
<b>Policy 11: New Employment Areas</b>	Development proposals for new employment sites outside the town's development boundary may be supported provided the development supports the town's economic development; has good access to the strategic road network; not harm living conditions of neighbouring residents; not result in social or environmental impacts that outweigh economic benefits.
<b>Policy 14: Key Pedestrian and Cycle Routes</b>	Opportunities should be taken to connect to and improve the existing pedestrian and cycle network

Local Plan review

- 5.32** South Somerset began work on a Local Plan Review, publishing an Issues and Options document for consultation in 2017, followed by Preferred Options in 2019.
- 5.33** The Preferred Options identified a preferred site west of Wincanton Business Park and New Barns Farm for about 220 dwellings (draft policy WN1) and 4.8 ha of employment land (draft policy WN2). Land within the eastern part of the allocation (depicted by the green circles on the figure below) has planning permission for 80 dwellings and 9,000 sqm of employment land. Land highlighted with a red circle falls within the Proposed Development.



**5.34** Since the Preferred Options document was prepared, Somerset Council became a unitary authority and work on the SSLP review will not now be progressed. In October 2023, Somerset Council published an LDS and a programme for a single Somerset wide Local Plan with the key dates as follows:

- Early engagement with internal and external stakeholders and evidence gathering – April 2024 – Feb 2025
- Regulation 18 consultation on draft plan - April 2025 – June 2025
- Regulation 19 publication – October 2026
- Submission – March 2027
- Adoption – March 2028.

## 6 Housing Delivery

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### Housing Land Supply

- 6.1** Somerset Council's five year housing land supply position is assessed according to each of the former District Council Local Planning Authority areas, which for the purposes of this planning application is South Somerset District Council, also referred to as 'Area South'. Until such time as the Somerset Local Plan is in place or circumstances change, five year housing land supply will continue to be calculated on the basis of the former district council geographies.
- 6.2** By Somerset Council's own admission, Area South (former SSDC area) does not have a five year supply of deliverable housing land and therefore, for the purposes of this application, the tilted balance set out in paragraph 11d of the NPPF applies.
- 6.3** Somerset Council's latest Five Year Land Supply Paper for Area South (dated October 2023) covers the period 1 April 2023 – 31 March 2028 and concludes a housing supply equivalent to 3.29 years.
- 6.4** However, a recent South Somerset appeal (dated 18/3/24) on Land north of Mudford Road, Yeovil (reference APP/E3335/W/23/3328322) found the land supply position to be within the range of 2.9 - 3.1 years. Paragraph 82 of the Appeal Decision states:
- 6.5** *"Of considerable importance is the Council's persistent failure over the last eight years to maintain a 5 year housing land supply which according to the Council is currently at around three years although the appellant identify that it is actually just below this figure at 2.9 years. This is a significant and chronic shortfall, even acknowledged as such by the Council".*

*Footnote 17: Ms Tadman [representing the Council] presented oral evidence to the Inquiry that following publication of the Framework in December 2023, the removal of the 'buffer' reduced supply to between 2.98-3.1 compared to 3.29 years supply.*

### Affordable housing

- 6.6** The South Somerset AMR (2021 – 2022) reports the average price of a dwelling in South Somerset to be £303,900 (just below the Somerset average of £307,669)<sup>10</sup>; and the average cost of a dwelling

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<sup>10</sup> Data from ONS House Price Statistics for Small Areas on England and Wales year ending March 2022 – see SSDC AMR 2021-2022 Table 8, page 11.

in South Somerset is 8.62 times average earnings<sup>11</sup> demonstrating the unaffordability of housing in the area.

**6.7** The adopted SSLP estimated a net annual affordable housing need of 659 dwellings across the District 2006 – 2028<sup>12</sup>.

**6.8** Updated evidence in the latest South Somerset Local Housing Needs Assessment (August 2021) indicates there is an overall need for 9,506 affordable homes across the District over the period 2020-2040, equivalent to an average of 475 affordable dwellings per annum.

**6.9** Table 6.1 shows that since 2008 (when South Somerset Council started to monitor net affordable completions), on average, there has been a considerable shortfall of c.500 affordable dwellings per annum over the last 14 years. On average, c.140 affordable dwellings per annum have been completed which is significantly below the 659 and 475 annual affordable need identified in the 2009 and 2021 SHMAs respectively. Since 2008, the total shortfall amounts to 6,907 affordable homes compared with what is needed.

	South Somerset Affordable need	South Somerset Net affordable completions	Shortfall
2008/09	659	172	-487
2009/10	659	123	-536
2010/11	659	357	-302
2011/12	659	272	-387
2012/13	659	90	-569
2013/14	659	102	-557
2014/15	659	181	-478
2015/16	659	128	-531
2016/17	659	48	-611

<sup>11</sup> Figures 2, page 11

<sup>12</sup> This was based on the Taunton and South Somerset Strategic Housing Market Assessment (2009)

2017/18	659	86	-573
2018/19	659	122	-537
2019/20	659	80	-579
2020/21	475	103	-372
2021/22	475	87	-388
<b>Total</b>	<b>8,858</b>	<b>1,951</b>	<b>-6,907</b>

Table 6.1 – affordable housing need and completions in the former SSDC area

- 6.10** Demand for social housing in Somerset currently far outweighs supply. On 1<sup>st</sup> April 2023, there were nearly 12,000 applicants on the Homefinder Somerset scheme. From April 2022 to March 2023 there were just over 2,000 homes advertised<sup>13</sup>.

<sup>13</sup> <https://www.somerset.gov.uk/housing-support/homefinder-somerset/>

## 7 Planning Considerations

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- 7.1** This chapter assesses how the Proposed Development including its location, design and mitigation strategies satisfy planning policy requirements.

### **The principle of development and compliance with the spatial strategy**

- 7.2** Adopted SSLP Policies SS1, SS3, SS4, SS5 and PMT4 deal with the amount and location of development across South Somerset and at Wincanton.
- 7.3** Before turning to the compliance with these policies, the Applicant's overarching position is that the spatial strategy of the adopted SSLP is out of date. The Inspector only found the Plan sound in January 2015 subject to modifications which included a commitment to an immediate review of Wincanton's housing and employment policies, to be completed within three years. Nine years have passed since the adoption of the Plan, and the new Somerset Local Plan is in its very early stages and is not due to complete for another four years, in 2028.
- 7.4** Regulation 10A of the Development Plan Regulations (2012) also requires local authorities to review their local plans every five years to ensure policies are relevant and address the needs of the local community. The former South Somerset District Council and its successor, Somerset Council, have failed to meet this obligation.
- 7.5** As a consequence, there is no up to date Local Plan strategy for housing and employment delivery at Wincanton.
- 7.6** Furthermore, Somerset South has just 2.9 – 3.1 years supply of deliverable housing land which means that NPPF paragraph 11(d) and the presumption in favour of sustainable development is engaged. Therefore, in determining the application, the strategic and restrictive policies relating to the delivery of homes and employment at Wincanton are out of date and can only be afforded limited weight.

### **Settlement strategy**

- 7.7** SSLP Policy SS1: Settlement Strategy defines Wincanton as a Primary Market Town "*where provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres*". Primary Market Towns are planned to achieve a higher level of growth than the smaller Local Market Towns (SSLP paragraph 5.20).

**7.8** SSLP paras 5.4 – 5.11 explain that Policy SS1 is based on the outcomes of the South Somerset's Settlement Role and Function Study (2009) which drew on statistical evidence to arrive at a list of:

- Market Towns with a strong employment, retail and community role to accommodate growth which has a wider than local significance; and
- Rural Centres which would cater more to local needs and nearby small settlements.

**7.9** Paragraph 5.12 of the supporting text to Policy SS1 concludes:

*"This hierarchy [from the Settlement Role and Function Study] forms the basis of the local plan as it is considered that the bulk of growth outside Yeovil should be in the Market Towns and Rural Centres in order to take advantage of employment and service opportunities available in these places, minimise the infrastructure investment required across the district, and increase the level of self-containment".*

**7.10** The South Somerset Settlement Role and Function Study 2021 update recommends that Wincanton retains its status as a Primary Market Town. Key pieces of evidence on Wincanton's role from the 2021 South Somerset Settlement Role and Function update are summarised below:

- Wincanton is a large town of County significance and a priority for town centre regeneration for the District Council (paragraph 9.5)
- Wincanton has a high level of local employment, of which a large proportion work locally (paragraph 9.5).

The 2019 data presented in table 5.1 states there are 2,640 jobs relative to the 3,490 working age population (age 16 – 64) at Wincanton which is an employment ratio of 75.64%. Compared with Yeovil and the other Primary Market Towns, this is only surpassed by Crewkerne (80.12%); and Wincanton performs better than Yeovil (72.58%); Chard (65.69%); and Ilminster (70.54%).

- Wincanton has a very high level of community services and a high number of bus services (paragraph 9.5).

Table 6 confirms that Wincanton has a community hospital, primary schools, supermarkets, comparison shops, secondary school, village hall/meeting rooms, pubs, health centre, post office, sports fields, and children's play areas. Chard, Crewkerne and Wincanton scored 34 points, with only Yeovil scoring higher due to its higher education college and district hospital; Ilminster scored 30 points.

**7.11** Therefore, whilst the Local Plan’s housing and employment policies for Wincanton need updating, evidence demonstrates that SSLP Policy SS1 continues to be relevant in classifying Wincanton as a Primary Market Town. The Proposed Development is consistent with SSLP Policy SS1 in directing development to the sustainable Primary Market Town of Wincanton, and the provision of new employment land and new homes will increase job opportunities, footfall at shops and services in the town, with the potential to increase self containment and enhance Wincanton’s role as a service centre.

### **Employment strategy**

**7.12** The Wincanton jobs and employment target in SSLP Policy SS3 Delivering New Employment Land is out of date as the review of the policy has not been completed in accordance with the SSLP Inspector’s Report (2015) and footnote to Policy SS3 which states:

*“The Council will undertake an early review of local plan policy relating to housing and employment provision in Wincanton. This will be...completed within three years of the date of adoption of the local plan”.*

**7.13** Therefore, the provisions of Policy SS3 should only be afforded limited weight.

**7.14** Notwithstanding this, the employment land supply position relative to the out of date Local Plan employment target is as follows:

- SSLP Policy SS3 identifies a need for 7.94 ha of employment land at Wincanton 2006 – 2028.
- The latest AMR<sup>14</sup> calculates that 3.39 ha of employment land is completed or under construction and a further 3.26 ha is committed at the town since the start of the Plan period, leaving a shortfall of 1.29 ha against the 7.94 ha requirement.

**7.15** The Proposed Development will provide up to 2.24 ha of employment land which would exceed the residual requirements of SS3. However, the supporting text to Policy SS3 (paragraph 5.58) confirms the jobs target referred to in Policy SS3 are minimum figures – and therefore, it ought to follow that the land requirements are minimum requirements too:

*“The jobs figure cited in Policy SS3 is expressed as a minimum and the Council will monitor performance against this target. Further employment opportunities are not automatically ruled out if and when the target is reached. There may be circumstances where additional economic growth is*

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<sup>14</sup> South Somerset District Council – Annual Monitoring Report April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022

*looked upon favourably to increase the viability and vitality of settlements across the district” (SSLP paragraph 5.58).*

- 7.16** It is also noted that less than half of the 7.94 ha requirement has actually been completed/under construction and not all of that which is committed may get delivered. Even if there were to be a short term ‘over supply’ of employment land, this should be welcomed in line with paragraph 85 of the NPPF which attaches significant weight on the need to support economic growth and productivity.
- 7.17** Notwithstanding the limited weight to be afforded to this policy, the Proposed Development will make provision for 2.24 ha of employment use classes B2/B8/Eg. Overall, the Proposed Development will generate c.182 direct construction jobs and c.309 indirect construction jobs a year over the construction period, and 475 operational jobs (see chapter 14 of the ES). This will make a significant contribution to achieving the minimum jobs and employment land targets for Wincanton, thus facilitating economic growth and regeneration of the town. Therefore, the Proposed Development is consistent with SSLP Policy SS3.
- 7.18** WNP Policy 11: New Employment Areas recognises the absence of available serviced employment land at Wincanton and so proposals for new employment sites outside the town’s development boundary may be supported, subject to criteria.
- 7.19** The Proposed Development is consistent with WNP Policy 11 as it will support Wincanton’s economic development. In addition, the proposed employment areas are appropriately located with good access to the primary and strategic road network without harming living conditions of neighbouring residents. The scale, height, location and landscape buffers of the proposed employment areas will minimise environmental impacts such that any impacts will be outweighed by the substantial economic benefits.

### **Housing strategy**

SSLP Policy SS4: District Wide Housing Provision makes provision for **at least** 15,950 dwellings 2006 – 2028; and SSLP Policy SS5: Delivering New Housing Growth distributes 703 dwellings to Wincanton.

- 7.20** 738 homes were completed at Wincanton as at 31<sup>st</sup> March 2022<sup>15</sup> and whilst that shows the Local Plan housing target has been met for the town, Policy SS4 is expressed as a minimum requirement and therefore, it follows that the requirement for Wincanton should not necessarily be seen as a ceiling, particularly in the context of under-delivery at Yeovil and other Primary Market Towns. The

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<sup>15</sup> South Somerset AMR April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022

table below taken from the South Somerset AMR April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022 shows that despite considerable over-provision in the less sustainable Rural Centres and small Rural Settlements, South Somerset is 1,090 short of its annualised target due to under delivery at Yeovil, (2,087 dwellings); Chard (374 dwellings) and Crewkerne (301 dwellings). In the interests of achieving sustainable development, the housing land supply shortfall should be delivered in the most sustainable settlements, such as Wincanton.

Settlement	Local Plan 2006-2028 Total Housing Requirement	Annualised Target for 2022 (16/22 Years)	Total Completions 2006 - 2022 (net)	Difference Against Annualised Target 2022	Existing housing commitments as at 31 <sup>st</sup> March 2022 (net)
<b>Strategically Significant Town</b>					
Yeovil	7441	5415	3328	-2087	1298
<b>Primary Market Towns</b>					
Chard	1852	1350	976	-374	278
Crewkerne	961	700	399	-301	826
Ilminster	496	362	381	19	5
Wincanton	703	511	738	227	124
<b>Local Market Towns</b>					
Ansford/Castle Cary	374	272	268	-4	378
Langport /Huish Episcopi	374	272	437	165	47
Somerton	374	272	495	223	170
<b>Rural Centres</b>					
Bruton	203	151	152	1	43
Ilchester	141	105	41	-64	124
Martock	230	169	230	61	111
Milborne Port	279	204	283	79	88
South Petherton	229	169	292	123	36
Stoke Sub Hamdon	51	40	71	31	12
<b>Rural Settlements</b>	2242	1631	2442	811	1280
<b>Total</b>	<b>15950</b>	<b>11623</b>	<b>10533</b>	<b>-1090</b>	<b>4820</b>

*South Somerset AMR April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022*

- 7.21** Even if it were alleged that Wincanton had achieved its housing requirement which was a ceiling not to be exceeded, Wincanton's Local Plan requirement was too low, is out of date and should have completed its review in 2018; and South Somerset has just 2.9 – 3.1 years supply of deliverable housing land, hence Policy SS3 should be afforded limited weight in restricting the growth of Wincanton.
- 7.22** The Proposed Development falls outside the built up area of Wincanton, although one large field in the central eastern part of the Application Site falls within the Wincanton 'Direction of Growth' identified in SSLP Policy PMT4: Wincanton Direction of Growth.
- 7.23** It is notable that successive South Somerset Local Plans 1991 – 2011, and 2006 – 2028 have identified allocations to the west of the town (ie New Barns Farm) as the preferred sustainable

location for growth. With respect to the 'direction of growth' for employment to the south west of Wincanton in the adopted SSLP, the supporting text to Policy PMT4 (paragraph 7.101) states:

*"This direction has been derived using evidence in the Sustainability Appraisal, access to the strategic road network, proximity to other business uses and avoidance of HGV impact on the town and the potential deliverability of sites for development".*

- 7.24** SSLP paragraph 7.101 also acknowledges the limited brownfield opportunities within Wincanton and the need for urban extensions to accommodate longer terms needs.
- 7.25** The lack of brownfield alternatives and the sustainable locational advantages of land to the west of Wincanton continues to be relevant in the context of the West Wincanton Outline Planning Application.
- 7.26** The Proposed Development is broadly consistent with the potential to accommodate growth to the west of Wincanton, but PMT4 does not identify sufficient land to cater for the immediate and long term needs of the town. PMT4 is out of date and should be afforded reduced weight in prescribing the outer extent of development allocations and restricting growth at Wincanton.

## Compliance with development management policies

### Sustainable Development

- 7.27** SSLP policy SD1: Sustainable Development affirms the Council will take an NPPF compliant, proactive approach to development to reflect the presumption in favour of sustainable development. As evidenced in this Outline Planning Application submission and the key overarching impacts and benefits summarised in the planning balance in chapter 9 of this Planning Statement, consistent with the NPPF and SSLP Policy SD1, the benefits that would arise from the Proposed Development significantly outweigh any perceived adverse impacts and the Proposed Development is sustainable and should be approved without delay.

### Provision of Housing

- 7.28** The Proposed Development will deliver up to 650 homes, and in accordance with SSLP Policy HG3: Provision of Affordable Housing, 35% will be affordable.
- 7.29** The tenure mix of the affordable dwellings will be agreed upon with Officers during the consideration of the Outline Planning Application, broadly in accordance with the Local Housing Needs Assessment 2020 and the South Somerset First Homes Policy Position Statement which require 25% First Homes and 75% Social Rented Housing. Overall, in accordance with the NPPF, at least 10% of homes should be available for affordable home ownership.

**7.30** In accordance with SSLP Policy HG5: Achieving a Mix of Market Housing, the Proposed Development will include a range of market dwelling types and sizes. WNP Policy 7: Mix of Housing Types requires 50% of dwellings on large sites to be provided as 1 and 2 bedroom homes. However, the South Somerset and Somerset West and Taunton Local Housing Needs Assessment 2020 suggests that the need for 1 and 2 bedroom homes in Somerset South is approximately 30%, with the greatest demand for family homes (c.70%). Therefore, consistent with the most up to date Local Housing Needs Assessment 2020 evidence, most of the demand at West Wincanton will be for family homes. The detailed layout and proposed house types will be set out in subsequent Reserved Matters Applications.

### **Office Development**

**7.31** SSLP Policy EP2: Office Development requires a sequential approach to be followed in locating new office developments, with the preference for town centre locations first, followed by edge of centre, and lastly, out of centre sites.

**7.32** The relevant findings of the South Somerset Housing and Employment Land Availability Assessment (2021) for Wincanton are summarised below:

- There are no suitable, available, achievable sites for employment in the town centre.
- Within the urban area, the Tythings Commercial Centre (2.7ha) is currently in use as an employment site (ref E/WINC/0007). The HELAA considers the site has capacity for 49 dwellings. However, it is in use which suggests it is not currently available for redevelopment.

**7.33** Therefore, the Proposed Development, which includes provision for up to 2.24 ha of employment comprising B2, B8 and E(g) office development is consistent with policy EP2 as sequentially there are no suitable, available or achievable alternative locations for new office developments in the town centre or edge of centre at Wincanton. The now abandoned South Somerset Local Plan Review Preferred Options document identified land on the edge of Wincanton for employment corroborating the position that town centre and edge of centre sites are not available and that out of centre sites are needed to meet future employment needs in the town.

**7.34** The proposed offices will be located in the southern part of the Application Site with good access to sustainable transport modes, close to the mobility hub, bus service, as well as the active travel link along A371 Lawrence Hill. Therefore, the Proposed Development complies with SSLP Policy EP2.

## Sustainable Transport and Accessibility

**7.35** In response to the criteria set out in SSLP policies TA1: Low Carbon Travel and SSLP TA4: Travel Plans, the Proposed Development makes provision for the following which will be secured in a Section 106 agreement / planning conditions:

- Provision of on-plot EV charging;
- Travel Plan Statement (submitted with the application) and financial contributions to cover the Travel Plan's package of measures to encourage the use of more sustainable modes of travel;
- Green travel vouchers;
- Cycle stands and cycle parking in accordance with SC's cycle parking strategy;
- Broadband connections to enable home working;
- Provision of an on-site mobility hub; and
- Bus service extension into the Proposed Development, as well as bus extension subsidy.

**7.36** With regards to SSLP Policy TA5: Transport Impact and WNP Policy 14: Key Pedestrian and Cycle Routes, the Proposed Development takes a hierarchical approach to the access strategy, maximising the potential for sustainable travel, cascading downwards to road based travel. The proposed mix of complementary land uses, as well as the Application Site's proximity to facilities and services across Wincanton provides for many of the everyday needs of residents, employees and visitors to the Proposed Development, thereby negating a need to travel outside of the town and further afield.

**7.37** The Proposed Development will contain a comprehensive network of active travel, walking and cycling, routes catering for all needs and abilities.

**7.38** Emphasis has been placed on creating good active travel connections to key parts of Wincanton, such as the employment and retail areas to the south east of the Application Site, and healthcare and education to the north east and hence new active travel routes will be created off-site, linking the Proposed Development to existing pedestrian and cycle routes on West Hill and A371 Lawrence Hill.

- 7.39** The Proposed Development will also deliver a mobility hub and make provision for an amended bus service route, secured by legal agreement, placing all parts of the Application Site within a maximum of 400m of a service to / from Wincanton town centre.
- 7.40** There will remain a residual demand for vehicular travel and hence roads and streets will need to accommodate servicing, refuse collections and deliveries, as well as providing vehicular access to residents, employees, and visitors. The vehicular access strategy creates a clear attraction for traffic to route via the A371 and A357 as opposed to the more constrained parts of the town.
- 7.41** Five vehicular accesses are proposed, designed in accordance with relevant design standards and the Transport Assessment confirms that safe access can be made onto the highway network. The speed limits on adjacent roads will be brought in line with their changed environment and function, with current 60mph National Speed Limit roads reduced to 40mph, and the extent of the 30mph limit on West Hill moved further westwards.
- 7.42** The traffic modelling has found there to be no significant cumulative traffic impacts on junction performance across the extensive study area and therefore no off-site junction improvements are proposed.
- 7.43** Post mitigation, the residual cumulative effects of the Proposed Development on the operational performance of the highway network will not be significant.
- 7.44** Cycle and car parking provision will be provided in accordance with SSLP Policy TA6: Parking Standards, to be agreed in subsequent Reserved Matters Applications.
- 7.45** Full details of the transport strategy and impact assessment can be found in chapter 13 of the ES and in the Transport Assessment (ES appendix 13.1) and Travel Plan Statement (ES appendix 13.2).
- 7.46** Overall, the Proposed Development conforms with the NPPF, Manual for Streets, and SSLP Policies TA1, TA4, TA5, TA6 and WNP Policy 14.

### **Public open space**

- 7.47** The Proposed Development is compliant with SSLP Policy HW1: Provision of Open Space, Outdoor Play Space, Sports, Cultural and Community Facilities as the needs generated will be delivered as follows<sup>16</sup>:

#### *On-site provision*

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<sup>16</sup> 'Need' has been calculated using Somerset South's Open Space Calculator as explained in chapter 4 of this Planning Statement.

- A minimum of 2,899 sqm of formal equipped play space comprising Four LEAPs and one NEAP.
- A minimum of 725 sqm of formal youth facility to include one Multi-Use Games Area.
- A minimum of 25,222 sqm of informal open space.

*Off-site provision*

- Provision for sports pitches and associated changing room(s) will comprise financial contributions towards off-site improvements secured in the Section 106 agreement.
- The development will generate a significant Community Infrastructure Levy (CIL) payment which could be used to contribute towards local community facilities.

**7.48** Excluding the sports pitches element, for a development of 650 dwellings, Somerset South's Open Space Calculator requires the provision of 2.9 ha of public open space. The Proposed Development will provide 37.56 ha of green infrastructure on-site, well in excess of the Council's policy requirements, to the benefit of new residents and the existing community.

**7.49** The outline Ecological and Landscape Management Plan and the Section 106 agreement will ensure the on-site open spaces are suitably maintained and managed over the lifetime of the development.

**Landscape and Visual Impact**

**7.50** WNP Policy 1: Visually Sensitive Areas identifies land within the Application Site on the higher ground west of New Barns Farm and Lawrence Hill as visually sensitive areas where proposals for new buildings are not supported, unless necessary to support the rural economy. Expansion of Wincanton is necessary to plan for long term housing and employment needs, and a comprehensive development at West Wincanton is able to secure many more benefits than smaller incremental developments around the town.

**7.51** The local distinctiveness of Wincanton is defined by its hillside location, and historically the town's built form has responded to the significant changes in topography. For instance, the historic route of the High Street which reflects the roots of the settlement responds to the topography with a gentle curve ascending the hill. West Wincanton would be developed on the same topography as the existing built up area of the town.

**7.52** The landscape sensitivities of the Application Site have been assessed and in summary:

- The more elevated parts of the Application Site closer to West Hill are more visible in the wider landscape than the lower elements alongside Lawrence Hill.
- Due to topography, built form and vegetation, views from the north, east and west are generally well contained beyond the immediate vicinity of the Application Site itself.
- Beyond those using the public rights of way across the Application Site, the majority of people who have an opportunity to see the Application Site, do so from the roads which bound it. From these locations there are oblique and glimpsed views over hedgerows and through gateways, but views are often contained by numerous trees and tall hedgerows within the Application Site and the wider area.
- While the visual assessment found a number of locations to the south of the A303 from which the Application Site was partially visible, many views were curtailed by the abundance of mature vegetation which characterises the broad Blackmore Vale to the south, even during the winter months.
- From most locations within the town, the Application Site is concealed from view by built form. However, there are occasional glimpses towards the Application Site, such as from Southgate Drive, where the upper elements of site adjacent to West Hill form a skyline backdrop. Views from within the landscape to the north of the Application Site are greatly curtailed by the abundance of vegetation in the landscape.

**7.53** In response to the Application Site's landscape sensitivity, the design of the Proposed Development has been landscape led, incorporating extensive landscape mitigation including:

- The design has sought to sensitively knit the Proposed Development onto the existing town in order that it reads as a natural extension, integrating and assimilating it into the wider environment.
- The landscape proposals have sought to present an attractive new mixed-use development set in a well vegetated landscape, with filtered and broken views to and from the wider area.
- The north east quarter (referred to as West Hill Quarter on the illustrative masterplan) is located on the most visually prominent part of the Application Site next to the existing houses off Atkins Hill. The illustrative masterplan shows a swathe of informal tree planting can be incorporated following the natural contours of the land on the higher ground south of the proposed housing, taking the form of large stature trees, which in the long term will grow above the ridge lines of the new development and help soften and assimilate this element of the development in wider views from the south.

- Tree planting within the heart of the development has the capacity to soften distant views and assimilate the built form into the wider area. Hence, a number of wide streets are incorporated within the more elevated parts of the proposed development to accommodate large stature trees to visually break up the massing from the wider area.
- For the remaining boundaries the hedgerows are retained where removal is not required for access. Green corridors and areas of open space will be provided, focused around the existing stream corridors, retained trees and hedgerows, while also including new trees, hedgerows, orchards, and grasslands, creating a framework for the new built-up areas. The retained hedgerows, woodland and trees belts along the Application Site's boundaries will also be enhanced with native planting and appropriate setbacks to the proposed development. This will include a swathe of native planting along West Hill to help soften and filter views from the north, a belt of structure planting along the eastern boundary to help reinforce the planting along the A371 Anchor Hill and supplementary planting along the southern boundary to help soften and filter views from the A371 Lawrence Hill.

**7.54** Whilst WNP Policy 1 is not supportive of development in the 'visually sensitive areas' shown on the WNP Proposals Map, Policy 1 does contain a caveat 'unless necessary to support the rural economy' and land is needed to support the long term economic and housing needs of Wincanton.

**7.55** Notwithstanding this, any alleged conflict with WNP Policy 1 needs to be tempered with the housing and employment strategy for Wincanton being out of date, and hence, the locationally restrictive nature of WNP Policy 1 most important for determining the application should be afforded reduced weight.

**7.56** Consistent with SSLP EQ2: General Development and WNP Policy 5: Development on the Outskirts of Town, opportunities have been taken to include extensive landscape mitigation to soften the Proposed Development's new urban edge to the town.

### **Green infrastructure and biodiversity**

**7.57** The Application Site does not contain any statutory nature conservation designations and the closest internationally and nationally designated sites for nature conservation are beyond 10km and 5km from the Application Site respectively. Furze Wood in the north of the Application Site is a non-statutory Local Wildlife Site.

**7.58** The Proposed Development adheres to SSLP Policy EQ4: Biodiversity as follows:

- There will be no adverse impact on the integrity of national or international wildlife designations.

- Species specific mitigation will avoid and mitigate potential impacts on protected and notable species and the green infrastructure strategy includes habitat retention, creation and enhancement measures to safeguard existing populations and provide new habitats capable of supporting a range of species in the long term.
- Habitats of greatest value (i.e. hedgerows, woodland, ponds, ditches and riparian corridors) are to be retained within a network of coherent, connected ecological corridors that facilitate the movement and dispersal of species.
- The Outline Planning Application is accompanied by a sensitive lighting strategy (see ES appendix 17.1).

**7.59** Consistent with national policy and legislation, an outline Biodiversity Net Gain assessment demonstrates that the Proposed Development is capable of delivering an overall net gain in excess of 10%.

**7.60** Further details of the habitats and species present on-site including mitigation proposed can be found in chapter 7 of the ES.

**7.61** With respect to SSLP Policy EQ5: Green Infrastructure, the green infrastructure network will consist of continuous ecological corridors as well as connected, accessible and multifunctional green spaces with extensive areas of parkland and informal recreation space, play areas, allotments, and walking and cycling routes with attractive views over the Vale, linking the urban area with the wider countryside. This will have considerable benefits for physical health and mental wellbeing of the new community and neighbouring residents.

**7.62** In accordance with WNP Policy 4: River and Stream Corridors, the Proposed Development accommodates both existing watercourses and associated well-established vegetation within wide corridors of open space. It is proposed that these linear spaces will be allowed to regenerate naturally in conjunction with a regime of supplementary native planting, with the aim of achieving a mosaic of interconnecting habitats with high biodiversity value. These corridors will also act as informal open space for the new development with areas of species rich grassland and incidental native tree planting providing accessible areas.

**7.63** An overarching Outline Ecological and Landscape Management Plan is submitted with the application, defining the principles for future management of the green infrastructure network including the newly created and retained habitats on site.

**7.64** The Proposed Development conforms with SSLP Policy EQ6: Woodlands and Forests and WNP Policy 3: Trees and Hedgerows as follows:

- The two areas of woodland in the north of the Application Site, along with the vast majority of trees and hedgerows will be retained and incorporated into the layout of the Proposed Development.
- There will be some hedgerow and tree loss associated with the construction of the vehicular accesses, internal movement network and the A371 Lawrence Hill cycle path, compensated by an extensive programme of new tree planting on-site.
- No ancient or veteran trees will be adversely affected by the Proposed Development.

### Historic environment

- 7.65** No designated heritage assets are situated within the Application Site and the Archaeological Impact Assessment identified a generally low to moderate potential in respect of all archaeological periods.
- 7.66** A geophysical survey and subsequent trial trench evaluation identified areas of buried archaeology in the north east and south of the Application Site, and the remains related to low level settlement dating from the Later Iron Age to the Early Roman period. This does not preclude development in these areas and the remains can be excavated prior to commencement.
- 7.67** The potential for further archaeological remains within the Application Site are likely to consist of isolated artefactual remains, or evidence of agricultural and land management practices, and are unlikely to result in the loss of settlement remains or other cohesive archaeological evidence. The requirement for further investigation and mitigation excavation can be secured via a pre-commencement condition.
- 7.68** The Grade II listed milestone at NGR ST 6982 2850 (145m north of the Application Site) is integrally related to the adjacent road only (ie West Hill) and therefore will not be affected by the Proposed Development.
- 7.69** During the operational phase, through the effective implementation of the Illustrative Landscape Strategy Plan and Ecology and Landscape Management Plan, there will be effects of neutral to slight adverse significance on the wider settings of Holbrook Farmhouse, farm buildings and Dovecote Grade II Listed Buildings; Suddon Grange and Granary Grade II Listed Buildings; Suddon House Grade II Listed Building; Higher Hatherleigh Farmhouse Grade II Listed Building; and Wincanton Conservation Area, which will be of less than substantial harm.
- 7.70** Whilst Holbrook Farmhouse Listed Buildings lie in close proximity to the Application Site, the A371 Anchor Hill and West Hill create a distinct and significant separation between them. The substantial boundary of mature hedgerows and mature, often coniferous trees along the southern boundary to

Holbrook Farmhouse, farm buildings and Dovecote Grade II Listed Buildings, which is outside of the Application Site and will be retained. Furthermore, the vegetation within the north western extent of the Application Site will be retained and enhanced with new planting. Once this establishes and matures (after 15 years), it will add to the significant extant screening of the proposed built development.

**7.71** The setting of Suddon House is largely agricultural land with the urban extents of Wincanton beginning some 500m to the east of the Listed Building which will be unaffected by the Proposed Development. Suddon House lies some 400m from the Application Site, and this degree of separation and intervening vegetation outside of the Application Site will result in limited visual impacts from the Proposed Development.

**7.72** The historic landscape of the Application Site is considered to be of low to medium sensitivity and, mitigation has been incorporated into the design of the Proposed Development by retaining the vast majority of historic hedgerows wherever possible. While the land use change from agricultural fields to built development will alter its character, such changes will result in less than substantial harm. Furthermore, the effect on the historic landscape character of the region will diminish with distance relative to changes in topography and vegetation.

**7.73** Overall, the Proposed Development will preserve designated heritage assets including the Wincanton Conservation Area and Listed Buildings in proximity to the Application Site, and key elements of the landscape character have been incorporated into the design. With respect to the potential for archaeological remains, this will be adequately mitigated by a programme of archaeological works agreed with the County Archaeologist before construction commences, secured in a planning condition. It is thus concluded the Proposed Development adheres to national policy; SSLP Policy EQ3: Historic environment; WNP Policy 2: Key Buildings and Spaces; and WNP Policy 6: Interpreting the History of the Site.

**7.74** Full details of the effects on the historic environment can be found in chapter 8 of the ES and ES appendices 8.1 – 8.5

### **Climate Change, flood risk and drainage**

**7.75** An Energy and Sustainability Strategy accompanies the application demonstrating the Proposed Development will comply with SSLP Policy EQ1: Addressing Climate Change, by minimising carbon dioxide emissions through energy efficiency and renewable energy measures. The Code for Sustainable Homes performance standards referred to in Policy EQ1 are out of date. Instead, the Proposed Development will meet current and future Building Regulations standards and hence will be highly sustainable.

**7.76** The Proposed Development will adopt the following approach:

1. Designing buildings to benefit from passive design principles - maximising free heating from solar gain whilst providing roof space that is oriented and suited to solar technology;
2. Using energy efficiency to minimise heating and electricity demand;
3. Avoiding fossil fuels;
4. Applying low carbon heating technology;
5. Recovering waste heat where appropriate;
6. Applying low carbon renewable electricity generation onsite.

**7.77** The precise mechanisms for achieving a low carbon development needs to be flexible to address the realities of what may happen in the renewables market in the future as this will affect deliverability. This is likely to include demanding fabric efficiency together with renewable technologies such as heat recovery or solar PV. It is proposed that the final approach and specification remains flexible at this outline stage.

**7.78** Water conservation in buildings will be achieved through the specification of efficient fittings and the installation of water meters. This will include where appropriate taps with flow restrictors, managed flow rates for showers, and dual flush WCs. Rainwater harvesting through water butts could be provided.

**7.79** With respect to maximising natural shade and cooling, the vast majority of trees are to be retained, combined with an extensive programme of tree planting to compensate for tree loss associated with the vehicular accesses and the A371 Lawrence Hill cycle path.

**7.80** The Proposed Development is compliant with national policy and the flood risk and drainage elements of SSLP Policy EQ1 as follows:

- All built development and accesses are to be located entirely within Flood Zone 1 (low risk).
- Surface water runoff will be managed by a sequence of SuDS features (i.e. swales, dry swales, raingardens) before discharging into the attenuation basins at low points of the Application Site. Flow controls in the attenuation features will limit the total discharge to the existing watercourse so that the pre-development greenfield runoff rates are not increased, with allowances for climate change.

**7.81** Details of the drainage strategy can be found in the Flood Risk Assessment in the ES appendix 12.1.

## Design

- 7.82** The Proposed Development seeks to achieve a high quality, mixed use development that responds to the local context so that it reads as a natural extension to Wincanton, integrated into the wider environment.
- 7.83** The DAS demonstrates how the design parameters will deliver a locally distinctive development that responds to the topography and character of the surroundings and satisfies the requirements of SSLP Policy EQ2: General Development.
- 7.84** The detailed layout will be the subject of applications for the approval of Reserved Matters and the parameter plans establish the framework for those Reserved Matters Applications to comply with.
- 7.85** A comprehensive site assessment and analysis of the Application Site's context, constraints, opportunities, design parameters and principles are set out in the Design and Access Statement which:
- Responds to the landscape setting and existing pattern of development and ensures important views into, within and out of the Application Site are retained/filtered and enhanced;
  - Makes efficient use of land whilst responding to the natural environment and landscape character, including mitigation requirements;
  - Promotes opportunities for sustainable construction techniques and carbon reduction, including the orientation of buildings to achieve maximum benefit from sunlight and passive solar energy;
  - Has a movement hierarchy that maximises the potential for sustainable travel, with a comprehensive network of active travel routes;
  - Has regard to adjoining buildings and uses, minimising impacts on neighbouring amenity; and
  - Promotes the future design of the public realm which is legible, safe and accessible, as well as the informal surveillance of public and shared areas.

## Pollution control

- 7.86** Effective implementation of a Construction Environmental Management Plan (CEMP) will minimise any temporary noise, vibration, lighting, air or water quality impacts that may arise during

construction. These impacts and effects will be minimised through the effective implementation of the CEMP which contains measures to control emissions to water (see appendix 4.1 of the ES) and early implementation of the Surface Water Management Plan.

- 7.87** During operation, development-related traffic noise generated by the Proposed Development will be negligible.
- 7.88** Furthermore, new dwellings within the Proposed Development, in areas closest to the perimeter of the Application Site, will have a degree of exposure to road traffic noise. However, this will be readily controlled by conventional noise mitigation measures, through careful optimisation of detailed site layout with garden areas screened by dwellings where practicable or installation of physical barriers in the form of garden fences or solid walls and implementation of acoustically specified glazing and ventilation addressed in subsequent Reserved Matters Applications.
- 7.89** Any potential water pollution risks associated with the proposed land uses will be mitigated through the effective implementation of the Surface Water Management Plan (ES Appendix 12.1) which includes SuDS treatment trains which will incorporate appropriate pollution controls.
- 7.90** During operation of the Proposed Development, the predicted NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations at the assessed receptors within the operational study area will be well below the relevant Air Quality Objectives.
- 7.91** The outline Lighting Strategy (ES Appendix 17.1) accords with best practice guidance and will enable street lighting within the Application Site to be carefully designed to satisfy the requirements of crime prevention and to limit light pollution within corridors to be kept dark for nocturnal species such as bats.
- 7.92** Overall, in line with SSLP Policy EQ7: Pollution Control any potential adverse effects relating to environmental pollution will be mitigated to acceptable levels and this can be secured via conditions.

### **Infrastructure delivery**

- 7.93** The impacts of the Proposed Development including any infrastructure deficit will be mitigated by a combination of infrastructure delivered on and off-site, secured via conditions and a section 106 agreement.
- 7.94** Chapter 8 of this Planning Statement sets out the Heads of Terms for the Section 106 agreement, demonstrating compliance with SSLP Policy SS6 Infrastructure Delivery.

## 8 Benefits and Heads of Terms

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### Benefits

**8.1** The Proposed Development will deliver the following benefits:

- Up to 650 homes, of which 35% will be affordable, and up to 10 dwellings will be for self and custom build.
- Up to 2.24 ha of employment land.
- High quality, energy efficient homes and buildings in a parkland environment with generous green space and links out to open countryside with benefits for healthy living.
- 60 bed Care home.
- A new primary school.
- Pre-school /nursery for up to 60 children.
- Financial contributions towards special educational needs (SEN).
- Local centre with space for small scale retail, including a convenience store.
- A mobility hub in the local centre and in the north east quarter.
- New active travel routes linking the Proposed Development to existing pedestrian and cycle routes on West Hill and A371 Lawrence Hill, to include a new and considerable length of shared pedestrian and cycle path adjacent to the A371 Lawrence Hill.
- Proposed bus service extension to serve the Application Site, providing a connection with the town centre and Temple Combe railway station.
- EV charging points provided to each house with a parking space.

- A total of 37.56 ha of green infrastructure to include extensive areas of informal, natural and semi-natural open space. This is significantly greater than the 2.9 ha required by Somerset Council’s open space standards<sup>17</sup>.
- New play areas, MUGA, trim trail and a variety of attractive green walking routes and spaces.
- Provision of allotments and community orchards.
- Financial contribution towards improvements to sports pitches off-site.
- Extensive new tree planting.
- A minimum of 10% biodiversity net gain.
- Surface water management through the use of SuDS.
- Community infrastructure levy payments for local infrastructure improvements.
- Additional residents at Wincanton with the potential to support local services and strengthen the town centre.
- The Proposed Development is projected to generate:
  - 182 direct construction jobs and 309 indirect jobs a year over the construction period.
  - 475 operational jobs on-site associated with the new employment area, primary school, pre-school/nursery, care home, retail, and management of the green infrastructure.
  - Total annual household expenditure of approximately £18,657,600 (£552 per household per week) once fully complete and occupied, and it is reasonable to assume that a substantial proportion of this will be retained within Wincanton.

## Section 106 Agreement Heads of Terms

**8.2** Planning obligations are legal obligations entered into to mitigate the impacts of development.

**8.3** In accordance with the South Somerset Community Infrastructure Levy Charging Schedule (November 2016), the residential elements of the Proposed Development will be liable for CIL.

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<sup>17</sup> Excluding formal sports provision which will be delivered off-site via financial contributions.

Therefore, some of the infrastructure requirements arising from the Proposed Development will be delivered through CIL.

**8.4** In addition, a Section 106 Agreement will address the site-specific infrastructure requirements and the proposed heads of terms are summarised below:

- 35% affordable housing.
- Up to 10 self/custom build dwellings.
- Public open space to include the following as a minimum:
  - 2,899 sqm of formal equipped play space comprising Four LEAPs and one NEAP<sup>1</sup>.
  - 725 sqm of formal youth facility to include one Multi-Use Games Area.
  - 25,222 sqm of informal open space.
- Management and maintenance of the open space and play areas.
- Financial contribution towards off-site sports provision.
- Timing /specification for the 1FE primary school and 60 place pre-school/nursery.
- Financial contribution towards SEN.
- Highway improvements and sustainable transport:
  - New bus stops and bus service extension subsidy.
  - Travel Plan package - Travel Plan fee, safeguarded sum, and Travel Plan coordinator salary.
  - Car club (1 vehicle).
  - Cycle stands and e-charge.
  - Wayfinding signage.
  - Green travel vouchers.
  - Annual surveys.
  - On-site mobility hubs.

- Financial contribution towards off-site footway provision north of West Hill and 3 off-site toucan crossings.

**8.5** Planning obligations should only be used where it is not possible to address impacts through a planning condition. All other components of mitigation relating to the Proposed Development's parameter plans, construction, placemaking and design, vehicular accesses, Lawrence Hill cycle path, ecology and BNG, trees, landscape, archaeology, drainage, and energy efficiency can all be secured via condition.

## 9 Conclusion

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- 9.1** This Planning Statement accompanies an Outline Planning Application for a mixed use development including up to 650 dwellings on land at West Wincanton.

### Location and site suitability

- 9.2** The Outline Planning Application demonstrates that the Application Site is substantially unconstrained, and suitable for mixed use development. It is also well related to Wincanton, and the Application Site's location and proposed active travel and public transport improvements will provide good access by a genuine choice of travel modes.
- 9.3** A comprehensive set of technical reports and the Environmental Impact Assessment have informed the evolution of the design and mitigation measures. Much of the mitigation forms an integral part of the design, and when assessed alongside the proposed off-site works and financial contributions for infrastructure improvements, there are no technical reasons to refuse the application.
- 9.4** Overall, the Proposed Development constitutes sustainable development.

### Need for housing

- 9.5** The South Somerset AMR April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022 shows that the adopted South Somerset Local Plan is failing to deliver the required number of homes and South Somerset is 1,090 short of its annualised Local Plan target due to under delivery at Yeovil, Chard and Crewkerne. In the interests of achieving sustainable development, this housing land supply shortfall should be delivered in the most sustainable settlements, such as Wincanton which is a priority for regeneration and has capacity to accommodate growth.
- 9.6** With over 18,000 homes prevented from coming forward across Somerset due to phosphates constraints and almost the whole of South Somerset falling within an 'area of risk', it is notable that land at West Wincanton falls outside of the Somerset Levels and Moors catchment area and therefore the Proposed Development will not affect the Somerset Levels and Moors Special Protection Area and Ramsar.
- 9.7** In addition, the former South Somerset area does not have a five year supply of deliverable housing land, calculated to be 2.9 – 3.1 years at a recent appeal where the Inspector described the shortfall

as 'significant and chronic'<sup>18</sup>. Therefore, for the purposes of this application, the tilted balance set out in paragraph 11d of the NPPF is engaged.

- 9.8** The availability of affordable housing relative to need is acute and since 2008 (when SSDC started to monitor net affordable completions), a shortfall of 6,907 affordable dwellings has accrued compared with what is needed.
- 9.9** There is a national housing crisis and a pressing need for affordable housing in South Somerset due to the backlog of unmet needs and worsening affordability. This is a matter for the planning balance to which great weight should be afforded.

### Compliance with the Development Plan

- 9.10** The Applicant's overarching position is that the spatial strategy of the adopted SSLP is out of date and the Plan's strategy for Wincanton was unduly restrictive as 99% of the town's housing requirement already had planning permission at the time it was adopted. Prior to adoption, the Inspector concluded: "*This approach is not sound because it does not reflect an appropriate strategy for the town and incorporates insufficient flexibility*" and the Inspector only found the Plan sound in 2015 subject to an immediate review of Wincanton's housing and employment policies, to be completed within three years. Nine years have passed since the adoption of the Plan, and work on the new Somerset Local Plan is at the very beginning of the process, and it will be at least another four years until it is adopted.
- 9.11** Therefore, in determining the application, the strategic and restrictive policies relating to the delivery of homes and employment at Wincanton are out of date and can only be afforded limited weight.
- 9.12** Notwithstanding the need to update the Local Plan employment and housing policies for Wincanton and that these adopted policies have reduced weight, the Proposed Development is considered to be consistent with:
- SSLP Policy SS1: Settlement Strategy
  - SSLP Policy SS3: Delivering New Employment Land
  - WNP Policy 11: New Employment Areas
  - SSLP Policy SS4: District Wide Housing Provision

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<sup>18</sup> Land north of Mudford Road, Yeovil, reference APP/E3335/W/23/3328322, decision dated 18/3/24 – see para 82

- 9.13 The Council may claim the Proposed Development conflicts with SSLP Policy SS5: Delivering New Housing Growth because completions at Wincanton (738 dwellings) already exceed the Local Plan’s requirement for the town (703 dwellings). However, a review of the housing strategy for Wincanton should have been completed in 2018 and a new updated strategy is long overdue. Therefore, Policy SS5 is out of date and should be afforded limited weight. Notwithstanding this, Policy SS4: District Wide Housing Provision is expressed as a minimum requirement and therefore, it follows that the housing requirement for Wincanton should not necessarily be seen as a ceiling, particularly in the context of under-delivery at Yeovil and other Primary Market Towns.
  
- 9.14 Similarly, SSLP Policy PMT4: Wincanton Direction of Growth is out of date and should be afforded reduced weight in prescribing the outer extent of development allocations and restricting growth at Wincanton.
  
- 9.15 WNP Policy 1: Visually Sensitive Areas identifies the higher ground west of New Barns Farm and Lawrence Hill as visually sensitive areas where proposals for new buildings are not supported, unless necessary to support the rural economy. Expansion of Wincanton is necessary to plan for long term housing and employment needs of the town. Any alleged conflict with WNP Policy 1 needs to be tempered with the housing and employment strategy for Wincanton being out of date, and hence, the locationally restrictive nature of WNP Policy 1 most important for determining the application should be afforded reduced weight.
  
- 9.16 Chapter 7 of this Planning Statement demonstrates that the Proposed Development is in accordance with all other development management policies in the Development Plan.

**Planning Balance**

- 9.17 The SSDC and WNP spatial strategy and locationally restrictive policies most important for determining this application are out of date and should have reduced weight, and NPPF paragraph 11d is engaged. This means:

*...granting permission unless:*

- i the application of policies in this Framework that protect areas or assets of particular important provides a clear reason for refusing the development proposed; - **which is not the case here***

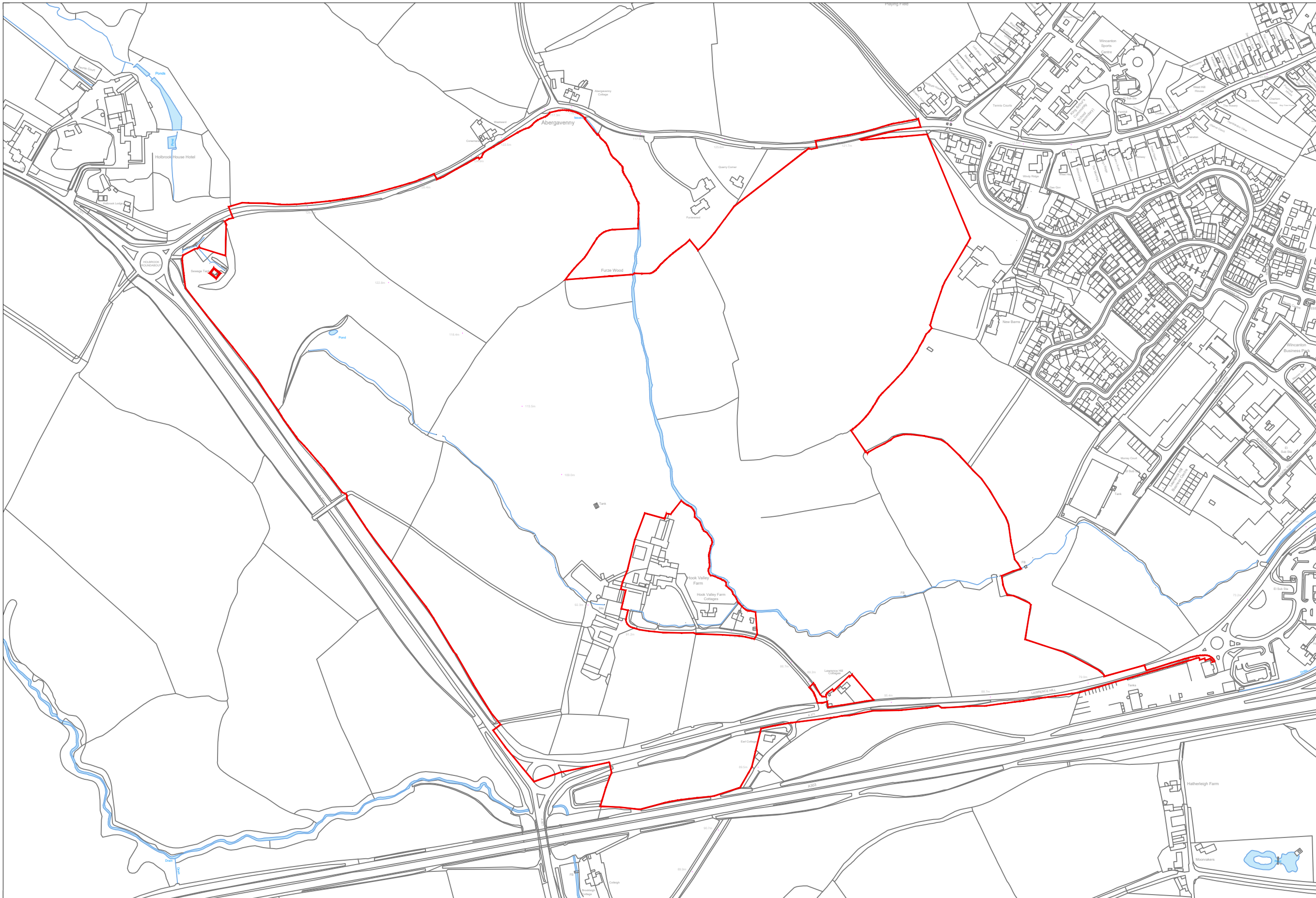
*or*

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole - **which is not the case here.***

- 9.18** In respect of 11(d)i, there will be effects of neutral to slight adverse significance on the wider settings of heritage assets close to the Application Site. However, the extensive benefits of the development outweigh any harm to these designated heritage assets, which will be of less than substantial harm. Therefore, the test of paragraph 11(d)i is passed.
- 9.19** In respect of 11(d)ii, the application constitutes sustainable development. That is, its location avoids significant environmental assets, is well related to Wincanton where growth will have to take place on greenfield land to meet needs, and has good accessibility to facilities and services via sustainable modes. The proposals themselves constitute sustainable development as the design has been driven by the Application Site's constraints, opportunities and its context, and incorporates mitigation to ensure that impacts are mitigated.
- 9.20** The Proposed Development will deliver an extensive range of benefits including up to 2.24 ha of employment land, the provision of much needed energy efficient open market and affordable housing, custom/self build housing, a care home, local centre, new primary school, pre-school/nursery and financial contributions towards special educational needs, extensive areas of open space and new tree planting, new play areas, MUGA, walking trails, allotments and community orchards, 10% net gain in biodiversity, financial contributions towards sports pitches off-site, walking, cycling and public transport improvements including new active travel route along A371 Lawrence Hill, creation of direct and indirect employment, additional residents supporting local and town centre services and facilities, and Community Infrastructure Levy payments for local infrastructure improvements.
- 9.21** Overall, the benefits outweigh any adverse impacts; the Proposed Development is sustainable and should be approved without delay.

## Appendix 1: Site Location Plan

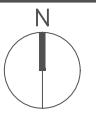
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Application Boundary

proj: 21-036 drg: 205 date: 26/04/2024 rev: B

**ORIGIN3**  
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## West Wincanton Site Location Plan

LVA

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 Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey.

1:2500 @ A1 / 1:5000 @ A3  
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## Appendix 2: West Wincanton planning application submission documents

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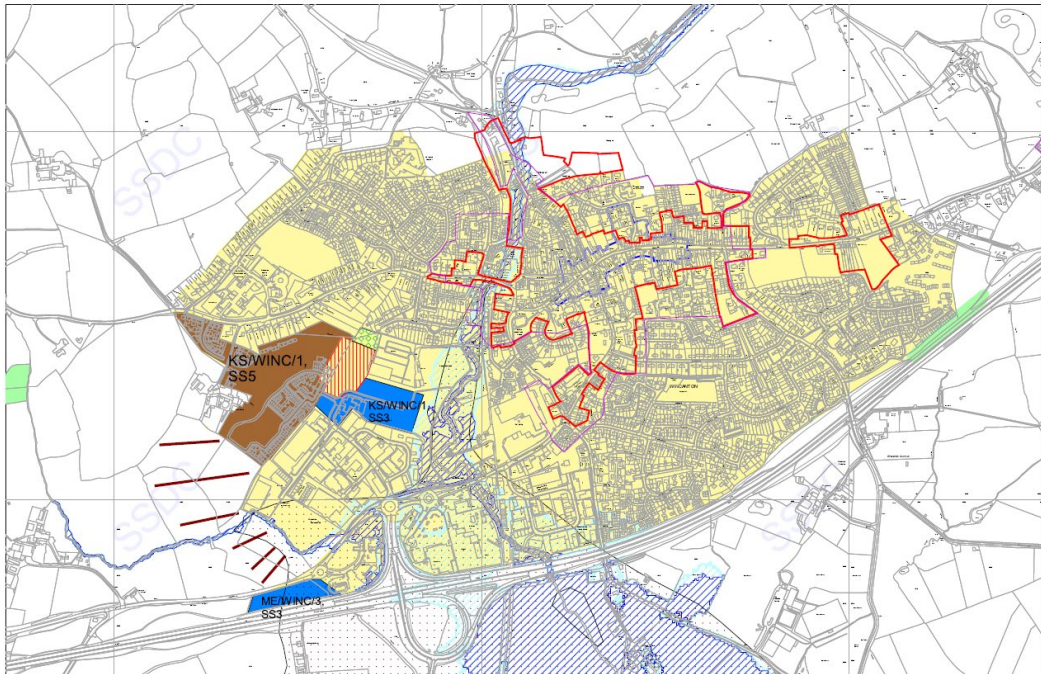
The contents of this application comprise:

- Application form and certificates
- **Drawings submitted for approval:**
  - Site Location Plan (21036\_205 Rev B)
  - Demolition Plan (21036\_206 Rev B)
  - Parameter Plan – Land Use (21036\_504 Rev D)
  - Parameter Plan – Access and Movement (21036\_505 Rev D)
  - Parameter Plan – Building Heights (21036\_506 Rev D)
  - Parameter Plan – Landscape and Open Space (21036\_508 Rev D)
  - Site Access Layout – A371 Lawrence Hill (19535-PHL-301 Rev E)
  - Site Access Layout - West Hill (east) (23073-PHL-02 Rev A)
  - Site Access Layout - West Hill (west) (19535-PHL-303 Rev H)
  - Site Access Layout - A371 Anchor Hill (19535-PHL-304 Rev E)
  - Site Access Layout - A371 Lawrence Hill Active Travel Link (19535-PHL-306 Rev E)
- **Drawings submitted for illustrative purposes:**
  - Illustrative Masterplan (21036\_403 12)
  - Illustrative Landscape Strategy Plan (21-43-PL206 Rev E Figure 4.5)
- Topographical Survey
- Design and Access Statement including a National Design Guide Compliance Checklist (April 2024)
- Planning Statement incorporating draft Heads of Terms for the Section 106 Agreement (chapter 8) and a Neighbourhood Plan Compliance Statement (chapter 7) (Apr 2024)
- Statement of Community Involvement (April 2024)
- Affordable Housing Statement (April 2024)
- Energy and Sustainability Strategy Rev C (May 2024)

- Outline Construction Environmental Management Plan – see appendix 4.1 of the Environmental Statement
- Outline Ecology and Landscape Management Plan – see appendix 4.2 of the Environmental Statement
- Environmental Statement (ES) addressing the following topics:
  - Landscape and visual amenity
  - Biodiversity
  - Historic environment
  - Noise and vibration
  - Air quality
  - Geology and soils
  - Water environment
  - Transportation
  - Socio-economics
  - Climate change
  - Human health
  - Lighting and night time .

# Appendix 3: Local Plan proposals for Wincanton

## Adopted South Somerset Local Plan Wincanton Inset Map (2015):



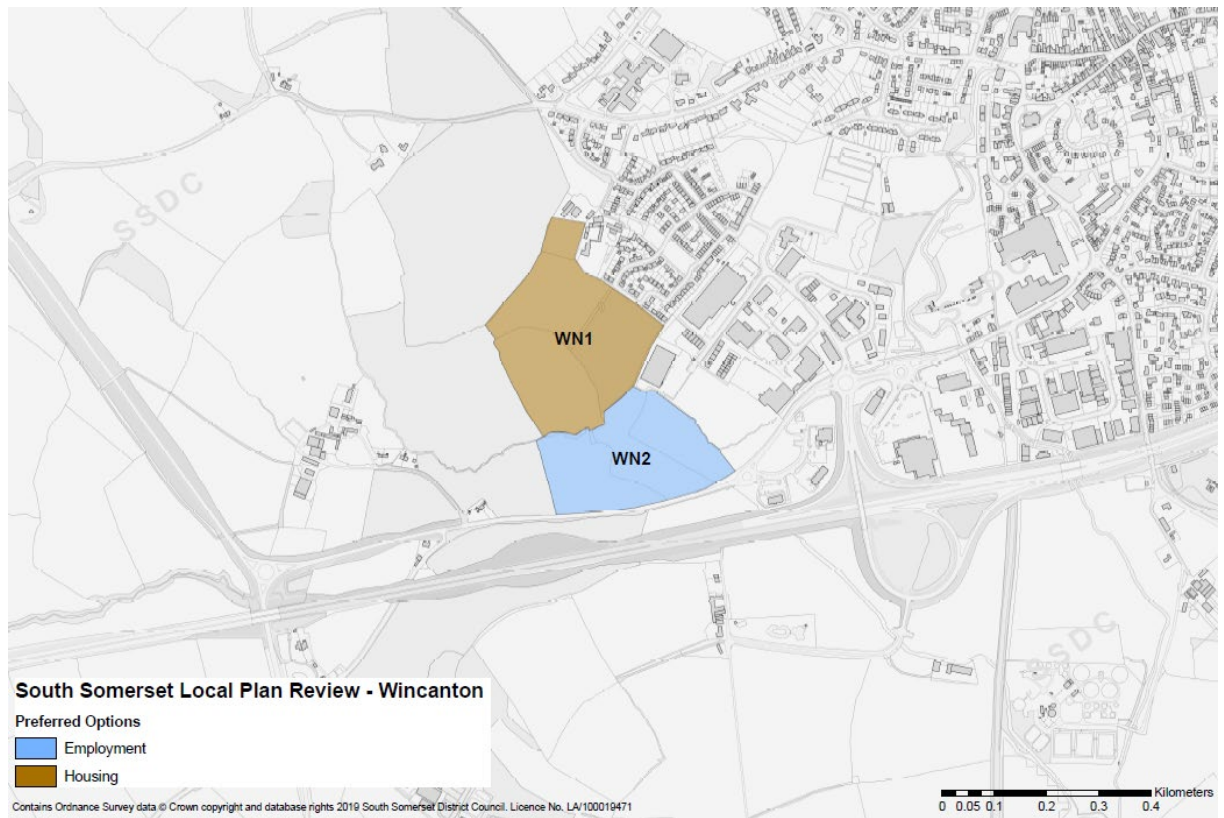
South Somerset Local Plan 2006 - 2028  
Wincanton - Inset Map 14 (Adopted 2015)

This map is produced for the purpose of the Local Plan and is not to be used for any other purpose. It is the responsibility of the user to ensure that the map is used for the correct purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

### South Somerset Local Plan 2006 – 2028 Key (Adopted 2015)

<ul style="list-style-type: none"> <li>Plan Area Boundary</li> <li>Inset Boundary (Area Wide Map)</li> <li>Not SSSC Area</li> <li>Local Plan Strategy</li> <li>Development Area, SS1, SS3, SS5</li> <li>Direction of Growth, SS3, SS5, YV2, PMT1, PMT2, PMT3, PMT4, LMT1, LMT2, LMT3</li> <li>Countryside and Environment</li> <li>Area of Outstanding Natural Beauty, EQ2, EQ4</li> <li>Wildlife / Geology – Local, EQ2, EQ4, EQ5</li> <li>Wildlife / Geology – National, EQ2, EQ4, EQ5</li> <li>Wildlife / Geology – International, EQ2, EQ4, EQ5</li> <li>Mineral Safeguarding Area, Somerset Minerals Plan, SMP9</li> </ul>	<ul style="list-style-type: none"> <li>Flood Zone 2, EQ1</li> <li>Flood Zone 3, EQ1</li> <li>Flood Zone 3a, EQ1</li> <li>Source Protection Zones EQ7</li> <li>Hazardous Installations, ME9</li> <li>Henstridge Airfield Masterplan Boundary, EP6</li> <li>Town Centres</li> <li>Town Centres, EP2, EP9, EP11, EP12</li> <li>Primary Shopping Area, EP11</li> <li>Primary Shopping Frontage, EP13</li> <li>Town Centre Inset</li> </ul>	<p><b>Historic and Built Environment</b></p> <ul style="list-style-type: none"> <li>Conservation Areas, EQ3</li> <li>Historic Parks &amp; Gardens, Listed Battlefields, EQ3</li> <li>Archaeological Sites of National Importance, EQ3</li> <li>Area of High Archaeological Potential, EQ3</li> </ul> <p><b>Yeovil</b></p> <ul style="list-style-type: none"> <li>Yeovil Airfield Flight Safety Zone YV4</li> <li>Indicative location Of Urban Village, YV3</li> <li>Air Quality Management Area, EQ7</li> </ul> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>Road (Crewkerne)</li> <li>A358/A30 Convent Signals</li> <li>Transport Interchange Yeovil / Chard, TA3</li> </ul>	<p><b>Chard</b></p> <ul style="list-style-type: none"> <li>High Street (Chard), PMT1, PMT2</li> <li>Back Plots (Chard), PMT1, PMT2</li> <li>East End (Chard), PMT1, PMT2</li> <li>Green Heart (Chard), PMT1, PMT2</li> <li>Indicative Road Links between development areas</li> <li><b>Site Allocations</b></li> <li>Formal / Informal Recreation</li> <li>Housing – Development Site (Carried forward saved proposals and strategic growth allocation for Chard), SS5, PMT1, PMT2</li> <li>Employment – Development Sites (Carried forward saved proposals) SS3</li> <li>Buffer Zones</li> <li>Education</li> <li>Community Facilities</li> </ul>
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South Somerset Local Plan Preferred Options Map: Wincanton (2019):





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