

DELEGATED REPORT

Application No:	22/P/2451/PR2	Target date:	06.12.2022
Case officer:	Lee Bowering	Extended date:	
Proposal:	Outline planning application for up to 280 new homes and land for a Doctor's surgery		
Site address:	Land West Of, Yatton, North Somerset,		

PRE-APPLICATION ADVICE

We understand your proposal to be

A pre application in advance of the submission of an outline planning application for up to 280 new homes and use of part of the site for a doctor's surgery on land at, and to the north of Rectory Farm, Yatton.

The site is approximately 13 hectares in area and comprises nine irregular shaped parcels of agricultural land located to the west side of Yatton between the existing Strawberry Line, which adjoins the west boundary of the site, and the west side of the existing settlement boundary for the village of Yatton.

The submitted Master Plan provides an indicative layout which proposes vehicular connection onto the existing Shiners Elm cul-de-sac, located to the east. A second proposed vehicular access is shown to connect onto the proposed new road layout that forms part of the adjoining approved development, located to the south, which itself would be accessed from Chescombe Road.

In addition to the proposed housing and doctor's surgery, the Master Plan layout incorporates footpaths and cycleway links, play area provision, areas of open space, balancing ponds, allotments and landscaped areas.

Summary of our response

Our initial assessment of your proposal is that:

Planning permission is likely to be refused.

The scope of this report

The purpose of this advice is to identify whether your proposal has a realistic chance of success and, if relevant, highlight any potential problems before you submit a formal planning application.

It is based on the information you have given us and aims to set out the policy issues that should be addressed with any future planning application and identify any potential problems. We also draw your attention to the advice notes at end of this report.

You have applied for pre-application advice under **Service Level 2**. This service provides written advice that is more limited than that provided by Service Level 3. The advice offered is restricted to scoping the main issues and matters of general planning principle, such as the suitability of the site, in planning policy terms, for the type of development. For this reason, visits to the site are not normally undertaken, no detailed elements of the scheme (such as design, ecology, flooding or highways matters) will be considered, no consultation will be carried out and no meetings are offered.

This document makes use of links to web sites and requires use of a computer. If you do not have access to a computer, or you require any information in an alternative format or a different language, then please phone our Customer Services Team on 01275 888811. All of the council's libraries have public computers for your use and staff available to help.

Planning policy and background

Legislation requires us to make decisions on planning applications in accordance with the 'development plan' unless there are other 'material considerations' that should take precedence (such as emerging national policy).

The 'development plan' for the area comprises the North Somerset Core Strategy, the North Somerset Sites and Policies Plan - Part 1 (Development Management Policies) and Part 2 (Site Allocations Plan) and the Yatton Neighbourhood Plan (there are other documents relating to waste). Copies of all of our development plan documents are available on our [website](#) where you can also view an up-to-date table of extant and superseded policies and the current proposals map. You should satisfy yourself that your proposals comply with all relevant development plan policies before submitting an application.

'Material considerations' can include national policy, which mainly comprises [The National Planning Policy Framework](#) and additional guidance produced by the council in [Supplementary Planning Documents](#).

You can view the planning history of this site, the key planning constraints and the land based planning policies that apply to it on our interactive [planning map](#) which is available on our website.

Constraints/Designations

The following constraints / policy designations must be fully considered and duly referred to within the relevant supporting reports / statements /assessments that accompany the application. The full list of supporting documents appear later in this report.

- The whole of the site is located outside the existing settlement boundary for the Yatton which is designated as a Service Village within the North Somerset Core Strategy,
- The site forms part of the wider area designated as EA Agricultural land class P 1988 and is also designated EA Best most versatile land,

- The site is located within Horseshoe Bat Zone B and area of bat habitat,
- The land occupied by the Strawberry Line which adjoins the west boundary of the site and is designated as a Local Nature Reserve and Wildlife Site. The Wildlife site extends westwards beyond the Strawberry Line to include the Site of Special Scientific Interest.
- The west boundary of the site adjoins the 'Biddle Street Rhyne' Site of Special Scientific Interest (SSSI) which includes the Strawberry Line, and land beyond to the west,
- The site forms part of the wider Landscape Character Assessment 2018 designation A1. Kingston Seymour and Puxton Moors,
- The site falls within the Somerset Consortium – North Somerset Levels Internal Drainage Board area,
- The EA updated Flood Map identifies the northern part of the site to be subject to surface water flooding,
- The whole of the site is located within SFRA L1 Tidal Flood Zone 3a and EA Flood Zones 2 and 3,
- Part of the site is allocated / reserved in the Site Allocations Plan for Primary School use in a similar location to the area proposed for a Doctors Surgery in this pre application,
- There are no public rights of way crossing the site,
- There are no Tree Preservation Orders existing on the site.

Environmental Impact Assessment (EIA):

On 02 February 2023, following due consideration of the 'Request for formal EIA Screening Opinion', the Local Planning Authority, under reference 22/P/2963/EA1, concluded that the proposed development does not constitute 'Environmental Impact Assessment' Development and therefore an Environmental Statement is not required as part of a planning application for the following reasons:

It is considered likely that the proposal is most likely to have localised impacts only, which can be addressed through the planning application process. However, to confirm this, the following assessment will be required as part of the planning application process:

- *Cumulative Impact Assessment - to include potential impact on existing traffic movements, flooding, drainage, ecology, existing character of settlement, noise and air quality, historic landscape character and healthcare/school provision,*
- *Surveying requirements for sites within Zone B of the Mendip and North Somerset Bats Consultation Zone. Set out in the North Somerset and Mendip Bats SPD.*

Planning Assessment:

Introduction:

The pre application enquiry has been the subject of consultation with Officers from within the Council who in turn have submitted their respective comments according to their professional field of expertise. The comments received have for the most part informed the drafting of this report.

All consultee comments received have been forwarded to the applicant to ensure openness and an understanding of the main issues which are likely to be relevant to the determination of a formal planning application, should one be submitted.

Policy:

The site is located entirely outside the settlement boundary and, but for the existing Primary School allocation on part of the site, is not an allocated site for development, or indeed proposed to be allocated for housing in the Council's new Local Plan 2023 to 2038. Furthermore, the site is not identified for development in the Yatton Neighbourhood Development Plan.

One of the underlining reasons for not allocating the site for future development is because of the low-lying nature of the site and the risk posed by Tidal Flooding now and in the future, particularly with rising sea levels.

Flood risk:

The site is entirely within tidal flood zone 3a as shown on the Council's Strategic Flood Risk Assessment (2020) and this accords with the national Flood Map designation. Policies on flooding apply, such as DM1 of the adopted Development Management Policies Plan and CS3 of the Core Strategy, that reflect national planning policy with respect to flood risk.

Policy CS3 indicates that non-exempt development (such as housing and a surgery) in zones 2 and 3 will only be permitted where it is demonstrated that it complies with the sequential test set out in the National Planning Policy Framework and associated technical guidance and, where applicable, the Exception Test. In applying the Sequential and Exceptions Test, reference should be made to the PPG within the 'flood risk and coastal change' section, as well as the Council's 2019 'Flood Risk Advice Note'. This provides advice on the application of the tests including the appropriate search area for alternative sites, sources of information for alternative sites, and the information required to be submitted including plans and written justification.

In this case the search area for alternative sites will be the North Somerset area, and through experience on other recent similar residential proposals, it is likely to be challenging to pass the Sequential test.

This proposal would also be required to pass the Exceptions Test, if it were to pass the Sequential Test. In summary this would require that the development is safe over its lifetime and brings with it wider sustainability benefits to the community.

Policy DM1 states that **'all development must consider its vulnerability to flooding, taking account of all sources of flood risk and the impacts of climate change, up to 100 years ahead on residential or mixed-use sites'**. The Flood Risk Assessment should consider the range of other flooding sources that may affect the site and where these are present, set out how the proposal is to address them. Parts of the site are noted to be subject to surface water flooding.

It is noted that the applicant intends to undertake a Sequential test and Exception test, in addition to a Flood Risk Assessment and Preliminary Drainage Strategy.

The council's Flood Risk Manager should be consulted, and it is understood that there have been discussions with the applicant's flood risk/ drainage consultant.

You are advised to refer to the Flood Risk Manager's comments sent previously and to make reference to the following Council web link headed "Lead Local Flood Authority and planning application":

<https://www.n-somerset.gov.uk/my-services/nuisances-pollution-environmental-issues/flooding-drainage/lead-local-flood-authority-planning-applications>

Ecology:

The site is located within an environmentally sensitive area with a network of hedgerows and ditches providing defining landscape features within the low-lying area of agricultural land which supports a range of wildlife, including bats. The importance and recognition of the natural living environment is endorsed with the designation of the adjoining SSSI, Wildlife and Local Nature Reserve sites.

The impact that the proposed development is likely to have upon the existing bat population, local wildlife and the ecology of the site and wider area, including the cumulative impact arising from this further proposed development in Yatton, must be fully analysed and the appropriate suite of full wildlife and ecological surveys and assessments, including a lighting strategy, carried out, and submitted as supporting documents with the application. We will not accept these being submitted later as they should be fundamental to consideration of how the site would be developed.

Highways:

Insufficient detail has been submitted with the pre application to enable the Highway and Transport Officer to provide a detailed response other than to provide an overview of the issues which the applicant is advised to take note of. The submission of a Transport Assessment will be necessary. Further reference to the Highway and Transport issues can be found within the conclusion part of this report.

Archaeology:

There is low to moderate potential for archaeological remains, particularly dating to the late prehistoric and Romano) British periods at this location. Several Romano-British farmsteads with earlier settlement activity have been discovered at similar topographical locations around North Somerset in recent years.

An historic Environment Desk-based Assessment will be required to support any forthcoming application at this location, and this should be accompanied by a Geophysical Survey of the entire development area. Dependent on the results of the survey a targeted trench evaluation may be required *pre-determination* to assess the nature, extent and significance of any potential archaeological remains, so as to inform any necessary mitigation which could be conditioned.

In addition, the geophysical survey should be undertaken prior to any ground investigation works on site to limit disturbance to any potential archaeological remains. It would also be prudent to ensure a geoarchaeologist is either on site during the ground

investigation works or is able to review borehole samples for paleoenvironmental evidence.

Landscape/Trees:

Landscape:

Whilst the site is located within the A1 Kingston Seymour and Puxton Moors, which is an area of strong landscape character, the site gives the appearance of being isolated and less characterful due to the defining form that the Strawberry line takes within the existing landscape. In places the existing village edge provides a dominance over the landscape. The proposed submission of a Landscape and Visual Appraisal will assist in refining the proposal. The appropriate landscape conditions would be recommended to ensure enhanced planting within the landscape buffer areas and to complement the proposed open areas, and throughout the proposed development.

The applicant is advised to refer to the Green Infrastructure s106 proforma which is attached to the landscape comments already in the applicant's possession.

Please also refer to the comments below regarding views of the Listed Church from the Strawberry Line when preparing the Landscape and Visual Appraisal.

Trees:

The existing trees should be retained as part of the development and protected against future adverse impacts and pressures upon their natural life span. The Residential Design Guide – Section 2 paragraph 3.6.2 outlines the council's guidance on trees. The British Standard BS5837:2012 which relates to the Design, Demolition and Construction in proximity to trees, provides guidance on design. Paragraphs 5.2 and 5.3 advise works should allow adequate space for long term retention of trees and consider future maintenance.

The carrying out of an Arboricultural Report/Assessment should inform the proposed layout and must be submitted as a supporting document with the planning application.

Setting of listed Building:

The site is located several hundred metres from the nearest Listed buildings which are located to the east and south-east of the site. Whilst the development of the site is unlikely to have any adverse impact on the setting of the Listed Buildings the submission of an application should include a couple of representative and obvious viewpoints from the Strawberry Line through the proposed development to the Church Tower which is likely to be visible to varying degrees from the Strawberry Line. The church tower is a defining feature of the village when seen from various points in the landscape so is an important consideration. It is suggested that this work could be incorporated into the Landscape Visual Appraisal.

Other considerations:

Site context

It is important to show clearly on a scaled plan, and by way of a series of cross sections, the ground, finished floor and ridge height levels of the proposed dwellings, including the proposed doctor's surgery, and any change to existing ground levels in context to the outline profile of the existing dwellings and their respective finished floor and ridge heights.

A minimum of three, but ideally four sections, drawn on an east to west axis across the site should be provided. The plans must include the surface level of the Strawberry Line and the sites west boundary detail / ground levels as existing, and as proposed with planting. The sections should also show the elevational /sections of the proposed development in context to the finished floor and ridge heights of the existing dwellings located to the east. Two or more sections on a north to south axis should also be submitted. It would also be helpful to have an understanding of the existing land level on the Biddle Street SSSI compared to the land level on the proposed development site. Two further sections showing the land level on the Biddle Street SSSI, the land occupied by the Strawberry Line and the proposed development site should therefore also be submitted. This further detail will help to understand how water levels on either side of the Strawberry Line is likely to function as a result of the proposed development.

Design

The extensive comments made by the Council's Urban Design Office have already been forwarded to the applicant. Therefore, this report does not intend to go into detail at this stage other than to quote the following two paragraphs from the Urban Design comments which provide context to the proposal and layout form.

“Yatton is a well-connected commuter village with a variety of facilities and schools that create activity in the village during the day. The application is for a large site to the west of the settlement connecting with two existing streets and should aim to integrate with the existing residential area as much as possible. It would be preferable in future visualisations that the development masterplan be drawn with its surrounding context. The western boundary of the site is defined by the Strawberry Line cycle route and to the north of the site has easy access to Yatton train station. The current population of Yatton sits at around 7000 and this new development would significantly increase this.”

“The layout of the proposal already appears to respond well to the geography and natural features of the site if considered in isolation from matters concerning the context of the site in relationship to Yatton as a whole. Once the proposal develops further into three-dimensional design the existing built and historic environment needs to be further considered, in terms of form, materiality and detailing. It is advised special consideration is given to ‘adopting typical building forms, composition, articulation, proportions, features, materials, details, patterns and colours of an area; drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings”

It is considered that the proposal is capable of satisfying the requirements of the Supplementary Planning Document - Residential Design Guide – section 1, in terms of siting, proximity and separation distances between the existing and proposed developments, without causing adverse impact on the living conditions enjoyed by the occupiers of the existing dwellings and the future occupiers of the proposed dwellings. The applicant is however advised to undertake full and open community engagement with the local residents well in advance of submitting a formal planning application.

Noise

The site is located in proximity to a railway line, Yatton Station and a large concrete batching plant. The noise sources may impact the northern part of the proposed development site. Therefore, we would ask for a BS8233 Noise Impact Assessment to be

provided with any application in order to confirm if/how appropriate internal and external noise levels can be achieved.

The noise impact assessment should also cover the potential for noise generation associated with the development of the doctor's surgery on the surrounding residential properties (hours of use, any plant present, deliveries) and how this can be managed. We suggest that the rating noise level from any plant cannot exceed the pre-existing background noise level.

A comprehensive construction management plan will also be required due to the scale of the development and the proximity of existing residential land. There is also the proposed redevelopment of land to the south of the site, therefore impacts from noise, dust and traffic may be cumulative.

Affordable housing:

It is noted that the intention is to provide 50% Affordable housing provision across the site. This is welcome and will contribute to meeting the affordable housing shortfall which exists both locally and nationally. You are advised to agree the mix and tenure of the affordable units with the Council's Affordable Housing Officer prior to submitting the planning application.

Further details, to be agreed with the Affordable Housing Officer, should be provided within a short Affordable Housing Statement to be submitted with the application.

Doctor's Surgery:

It is noted that the proposed doctor's surgery occupies approximately 25% of the area of land that is currently allocated for a Primary School site. Education have asked that the school allocation be carried forward into the new Local Plan. However, it is currently unclear whether there is an ongoing need for the primary school given the recent building of the new primary school on the Bloor Homes development at North End Yatton. The increasing number of new, and proposed dwellings in Yatton, including this pre application site, will nevertheless place an increasing likely pressure on the Council to ensure that sufficient education provision exists, whether it be on the existing school sites, or on a new site.

The Council in the meantime are in the early stages of reviewing the Secondary School provision within the district and will be identifying a number of potential sites that may be suitable to meet the future Secondary School needs. It remains to be determined whether this involves enlargement of one or more of the existing secondary school buildings / sites, or the development of an entirely a new secondary school, but it is worth noting that current thinking is that the Yatton area is well placed to meet the need for a new secondary school and that the ability to provide safe active travel routes to such a school will be key, as will reducing the Council's liability to provide school transport to existing schools where this currently causes practical difficulties due to their rural locations.

In the meantime, the proposed layout which incorporates the doctor's surgery would jeopardise the delivery of a school provision on the site in the future. The application for the proposed doctor's surgery on this site is therefore unlikely to receive a recommendation for approval unless it can be demonstrated that the site is not required for education purposes in the future. The proposal would furthermore be required to satisfy the requirements of the Sequential and Exceptions Test.

From a positive point of view, local residents are likely to support additional surgery provision within the Yatton area. You will however need to provide evidence that there is an end user in mind and that the necessary consultation with the relevant governing medical board has taken place and that all relevant parties are supportive for this part of the site to be developed for a new doctor's surgery. How this is to be funded must be explained in full. Furthermore, there would need to be a clear understanding that the proposed building, and in house facilities proposed to be provided within the surgery, are adequately sufficient in size and layout to meet existing and future local needs. A detailed supporting document must therefore accompany the application which should include the findings of a public consultation, the intended number of patients that the surgery proposes to cater for, the staff numbers and whether the proposal will complement the existing medical /surgery provision in the village or lead to the closure of the existing surgery.

CONCLUSION

The proposed development gives rise to number of challenging issues that must be addressed as part of an application submission to enable it to be fully assessed in accordance with both National and Development Plan policies. The drafting of the report has been informed by the consultation responses received whilst also having regard to various policy considerations, including relevant Supplementary Planning Documents.

Policy:

Whilst the Council acknowledge that there currently exists a shortfall in the 5-year housing land supply, it should not however follow that the site is appropriate for development just because it adjoins the Service Village settlement boundary. The quantum of development proposed far exceeds the 'about 25 dwellings' figure referred to in policy CS32 of the North Somerset Core Strategy. Although this housing policy may be considered 'out of date', it nevertheless carries moderate weight during the consideration process as would the following statement within policy CS32;

"Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans".

There are clearly other criteria within Policy CS32 that must be satisfied.

Flood risk:

The site, in its entirety, lies within Flood Zone 3a and Flood Zone 2 and therefore falls within an area at risk of flooding. Paragraph 159 of the NPPF states:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

All development must consider its vulnerability to flooding, taking account of all sources of flood risk and the impacts of climate change, up to 100 years ahead on residential, or mixed-use sites.

It will therefore be necessary to carry out a Sequential Test on a risk-based approach in advance of submitting a planning application for the development of the site. The search area shall cover North Somerset and not just Yatton and/or the surrounding area. The Sequential Test must have regard to future rising sea levels for the lifetime of the

development. The requirements of the Exceptions Test, as set out in the NPPF, shall also form part of the application submission for consideration by the Local Planning Authority.

Notwithstanding other policy considerations, the proposed development of the site will not receive a favourable recommendation unless both the Sequential Test and the Exceptions Test are passed which, as referred to earlier in this report, is likely to be challenging given the availability of other less vulnerable flood risk sites within North Somerset.

It is important to recognise that the presumption in favour of sustainable development (sometimes called the tilted balance) is not triggered for those sites at risk of flooding which fail to pass the Sequential Test. You are advised to refer to Paragraph 11 d) i. footnote ⁷ of the NPPF in this regard. Indeed, this position has recently been supported by the Planning Inspector at Appeal.

Ecology:

The low-lying nature of the site, and the importance of the adjoining Biddle Street Rhyne 'Site of Special Scientific Interest' (SSSI), together with the environmental contribution that the existing site hedgerows and agricultural parcels of land make to wildlife and the local eco system, are material factors that will likely weigh heavily against the proposed development of the site, or any part of the site, should a planning application be submitted. Particular attention must therefore be given to ensure that all reasonable measures are taken to protect the water environment and to mitigate against loss of habitat, landscape features, pollution risk and harm to the eco system when undertaking survey work and developing plans for the site.

Detailed bat and wildlife surveys to identify and include the impact of the proposal upon protected species, should be undertaken together with an understanding of their respective habitat with appropriate safeguarding measures and mitigation identified whilst also achieving the required minimum 10% Biodiversity Net Gain.

Surveying requirements for sites within Zone B of the Mendip and North Somerset Bats Consultation Zone will be required as set out in the North Somerset and Mendip Bats SPD.

Highways:

The Council's Highway and Transport Policy Officer has submitted comments which provide an overview of the Highway and Transport (H&T) issues to be covered when preparing the application submission. This has already been forwarded to the applicant. Further H&T comments will follow the submission of a Transport Assessment as part of the application submission. In the meantime, additional pre application advice from H&T can be obtained for an additional fee via the following web link: <https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-applications/planning-fees/pre-application-advice-fees>

Notwithstanding, the existing H&T comments received, it is considered that the network of existing roads that connect with the B3133, provide inadequate highway infrastructure and connectivity for the number of dwellings proposed, which in turn may give rise to likely congestion within the surrounding roads and in particular at the junction with the High Street and other minor roads leading to and from the sites two proposed access points.

An off-site contribution towards highway improvements, road markings and signage is likely but in the absence of the Transport Assessment and the subsequent comments of H&T, this cannot be confirmed at this stage. Additionally it is likely that public transport improvements may be sought should this development be approved, and this may include investment in bus infrastructure such as Real Time Information and new shelters and

platforms, and also support for bus services to establish/re-establish services or improve availability at key points throughout the day or week.

Archaeology:

The Council's Archaeologist has recommended further investigation / mitigation / impact works which will be necessary to inform the application submission. The required investigation works are referred to further below in the 'List of Supporting Documents to be submitted'.

Landscape:

The proposal would be required to deliver a quality landscape planting scheme which complements the proposed housing layout and reinforces existing boundary planting, margins and buffer areas. The applicant has confirmed the intention to submit a Landscape and Visual Appraisal which will inform the final landscape planting regime for the site which will be suitably condition should a planning permission be granted.

Sustainable Development:

The development proposed will prove challenging to achieve compliance with two of the three overarching objectives required to Achieve Sustainable Development as set out in paragraph 8 of the NPPF; namely,

- a) *that sufficient land of the right types is available in the right places and,*
- c) *to protect and enhance our natural, built and historic environment.*

With regard to **a)** it is unclear how the site can be in the right place given the highest risk of flooding, Zone 3a.

With regard to **c)** it is unclear how it will be possible to deliver the number of houses proposed on the site whilst protecting and enhancing our natural environment.

Should a flood event occur in the future and, within the lifetime of the development, then **b)** Social Objective, would also likely fail to achieve sustainable development credentials by virtue of the likely impact caused by flooding upon the; "*future needs and support communities' health, social and cultural well-being*".

Other matters:

The following matters have been discussed earlier in the report and no further comments are considered necessary at this time;

- Doctors Surgery and existing School site allocation
- Listed Buildings in vicinity of site
- Design issues
- Noise pollution
- Affordable Housing

Likely Recommendation:

It is considered that having regard to the various planning issues and material considerations referred to in this report, the development proposal will likely be recommended for refusal should a planning application be submitted.

Things we recommend you do

Should you decide to proceed with your proposal you are advised to contact the local parish/town council and your elected North Somerset ward councillor. You can find contact details for your local council and ward councillor on our [planning map](#) on our website.

You are also strongly advised to speak to any neighbours that may be affected by this proposal. You will find helpful advice about how to get your project completed and avoid unnecessary delays and costs on our [website](#).

What to submit if you choose to submit an application

In addition to the relevant application form you will also need to submit the items identified on our validation checklist. If you do not submit all these items we may not be able to process your application which will result in delays. Our [planning application requirements](#) can be viewed on our website.

The following document/s will be particularly important and must be included if you submit a formal planning application

- Planning Statement **
- Design and Access Statement **
- Strategic Flood Risk Assessment and Preliminary Drainage Strategy **
- Site-specific management and maintenance plan (Ref. Drainage SUDS)
- Sequential and exception test (Flood risk) **
- Historic Environment Desk Based Assessment (Archaeology)
- Geophysical survey of the entire site
- Ground Investigation Report **
- Transport assessment **
- Travel Plan **
- Tree survey/arboricultural statement/ assessment **
- Landscape and Visual Appraisal
- Ecological Appraisal and accompanying protected species surveys **
- Lighting Strategy **
- Biodiversity Net Gain Assessment
- Shadow HRA
- Noise Impact Assessment (BS8233) **
- Cumulative Impact Assessment (regarding Noise, dust and traffic)
- Construction Management Plan
- Development Master Plan with surrounding context
- Energy and Sustainability Report **
- Statement of Community Engagement

- Affordable housing statement **
- Draft heads of terms for a planning obligation **
- CIL Additional Information Form **
- Site waste management plan **
- Open space assessment **
- Axonometric views based on illustrative layout
- Evidence, Justification and Conclusions report for Doctors Surgery

Detailed advice about each of the documents referred to above (denoted with **) can be found on our [website](#).

Advice notes

- The views expressed are informal views on and based on the information currently available. They are without prejudice to the consideration of any planning application, which may be submitted, and the more detailed assessment of the issues involved at that stage.
- Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response of the council under the provisions of the Land Charges Act 1975.
- The weight given to our advice will reduce the more time that lapses between the advice given and the application being submitted because circumstances may change.
- Whilst we try to give you all the information available at the advice stage, new information may come to light once a planning application has been submitted that we were not previously aware of. We reserve the right to take a different view if this occurs, however, we will contact you first to discuss the best way forward.
- We do not normally undertake consultation with external bodies when considering pre-application requests. If you decide to submit a planning application, we will formally consult and this process may raise new and relevant issues that need to be taken into account in reaching our formal decision.
- We do not normally undertake a site visit at the pre-application stage. If you decide to submit a planning application, we will carry out a site visit and this may raise new and relevant issues that need to be taken into account in reaching our formal decision
- Should you require any further advice and information there may be an additional charge.
- Further fees or contributions may be required under the Community Infrastructure Levy, section 106 agreements or unilateral undertakings.

Signed: Lee Bowering

