

Application by Highways England (Ref – TR010036) for an Order Granting Development Consent for the A303 Sparkford to Ilchester Dualling project

Deadline 7: South Somerset District Council's Responses to Hearing Action Points

South Somerset District Council's Responses to the Hearing Action Points arising from ISH5 and ISH6 are set out below:

ISH5 14th May 2019

Action Point 10: Summary of the traffic management requirements included as part of the proposed developments along Sparkford High Street

Table 1 below builds upon that submitted as Action Point 21 at D4 (REP4-037), the final column summarises the position regarding traffic management requirements included as part of the planning permissions for those developments. The original accompanying map is also included for completeness.

Table 1: Summary of Traffic Management Requirements

Map Ref No	Proposal	Application number	Address	Status	Highways Conditions?
1	Application for 5 new dwellings to include details of appearance, landscaping and scale (16/01436/OUT)	17/04618/REM	Land Os 4859 off A303 Sparkford, Yeovil	Not Started	CEMP* (condition 10) No condition for TRO**
2	Residential development of 11 dwellings	14/05052/FUL	Land Os 3432 Rear of the Burrows, High Street, Sparkford	Not Started	No CEMP No condition for TRO
3	Erection of a detached dwelling with attached garage and formation of vehicular access	12/01836/FUL	Land adj The Roundhouse, High Street, Sparkford	Not Started	No CEMP No condition for TRO
4	Outline planning Application seeking permission for mixed use redevelopment 48 dwellings (residential/commercial) together with associated works and access ways, retaining 2260m ² for employment on site.	16/00725/OUT	Haynes Publishing, High Street, Sparkford	Not Started	CEMP (condition 12) No condition for TRO
5	Change of use from office to 1 dwelling.	16/00726/COU	Home Farmhouse, ,High Street, Sparkford	Not Started	No CEMP No condition for TRO
6	Development of 35 dwellings with associated parking and landscaping	17/02044/FUL 17/02045/FUL	Longhazel Farm, High Street, Sparkford	Under Construction	CEMP (condition 06) No condition for TRO
7	The erection of 4 No. dwellings and construction of vehicular access thereto	17/04916/OUT	Land adj Fletched Moss, Sparkford Hill Lane, Sparkford	Not Started	CEMP (condition 10) No condition for TRO
8	The erection of a bungalow	18/01065/FUL	The Orchard, Cherry Pie Lane, Sparkford	Not Started	No CEMP No condition for TRO
9	The erection of 3 No. dwellings and associated access.	17/01442/FUL	The Orchard, Cherry Pie Lane, Sparkford	Not Started	No CEMP No condition for TRO

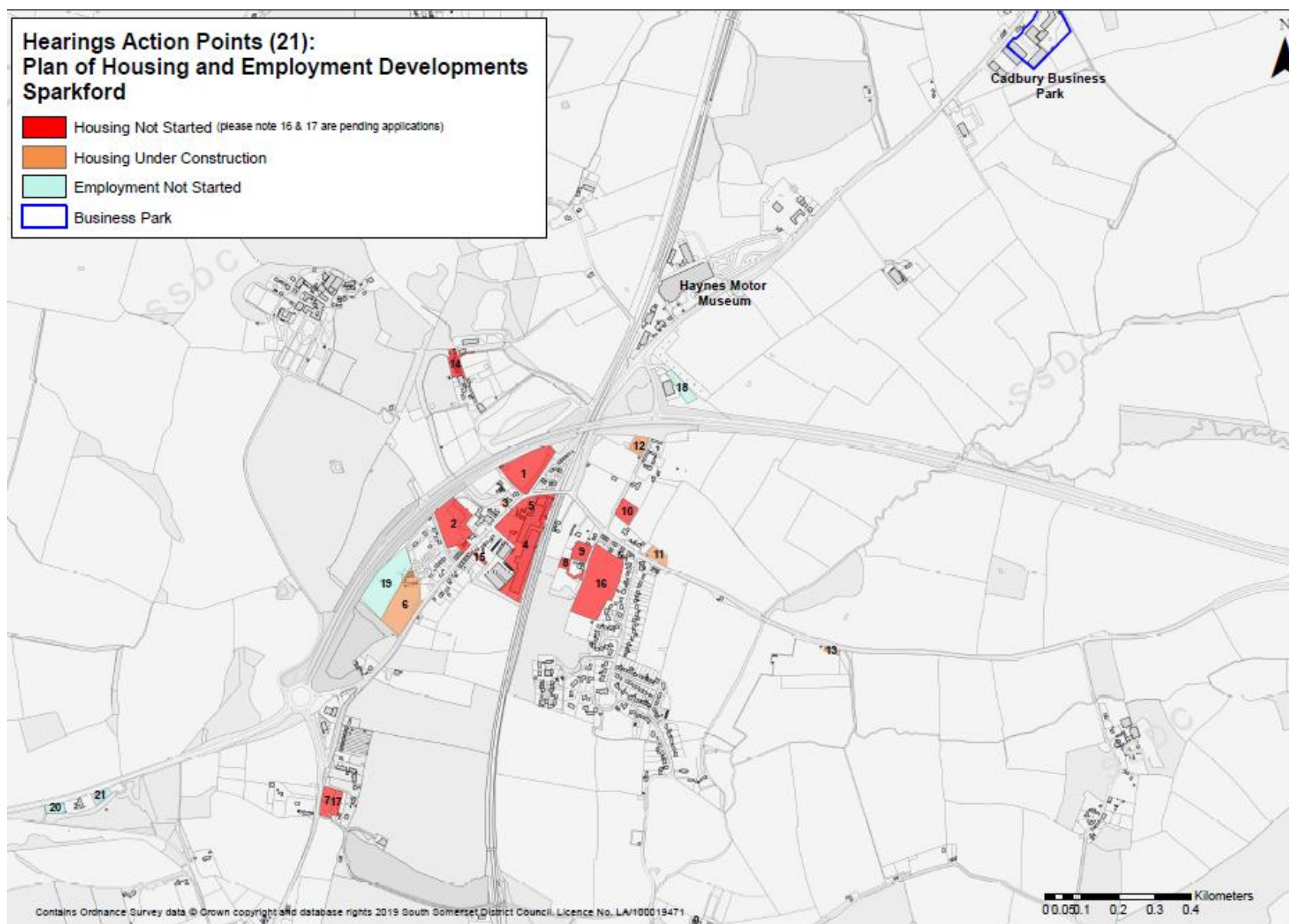
10	Outline application for the erection of 2 dwellings	18/02227/OUT	Land South West Of Brooklands House, Brains Lane	Not Started	No CEMP No condition for TRO
11	Application for three dwellings to include details of access, appearance, landscaping, layout and scale.	17/02840/REM	Land OS 9032 Part Old London Road, Sparkford	Under Construction	No CEMP No condition for TRO
12	Application 1 dwelling to include details of access, design, landscaping, layout and scale.	17/03001/REM	Land Opposite Brooklands Barn, Brains Lane, Sparkford	Under Construction	No CEMP No condition for TRO
13	The erection of an agricultural/horticultural worker's dwelling.	15/02459/FUL	Vale of Camelot Growers, Old London Road, Sparkford	Under Construction	No CEMP No condition for TRO
14	The erection of 1 No. dwelling and detached garage.	17/02213/FUL	Land adj Barlely Cottage, High Street, Sparkford	Not Started	No CEMP No condition for TRO
15	Proposed conversion of former milking parlour to 1 dwelling	15/03227/FUL	Barns to the Rear of Sparkford Hall, Sparkford Road.	Not Started	No CEMP No condition for TRO
16	Residential development for up to 36 dwellings and use of part of site for village hall and associated works	18/00810/OUT	Land at Cherry Pie Lane, Sparkford	Pending	Decision not yet issued – condition recommended for CEMP No condition for TRO
17	Erection of 2 No. dwellings and construction of vehicular access thereto (Outline).	18/03536/OUT	Land adj Fletcher Moss, Sparkford Hill Lane, Sparkford	Not Started	CEMP (condition 11) No condition for TRO
Employment					
18	The erection of an industrial building.360m ² floor space.	17/03340/FUL	Land Off A359 & A303 Slip Road, Sparkford,	Not Started	No CEMP No condition for TRO
19	Development of flexible B1, B2 and B8 commercial floor space with associated parking	17/02046/FUL	Land at Long Hazel Farm, High Street, Sparkford	Not Started	CEMP (condition 06) No condition for TRO

	and landscaping. 2297m ² floor space & 1.3ha new land.				
20	The erection of a single storey drive through coffee shop with associated access and parking.	18/00197/FUL	Land adj Shell Filling Station, Camel Hill, Queen Camel	Not Started	No CEMP No condition for TRO
21	Demolition of petrol filling station, forecourt and ancillary retail unit. The erection of a replacement petrol forecourt, retail unit and ATM with associated parking.	18/00218/FUL	Shell Filling Station, Camel Hill, Queen Camel	Not Started	No CEMP No condition for TRO

North Cadbury Business Park only has 1 outstanding planning permission on Unit E – Change of use from B1 to Sui Gen which has not started.

*CEMP – Construction Environmental Management Plan

**TRO – Traffic Regulation Order



Action Point 16: South Somerset Economic Development Strategy

The South Somerset Economic Development Strategy as approved by Full Council in February 2019 is submitted as a separate document. The ExA is directed to page 18 where the following Golden Opportunity is identified:

- Committed major infrastructure projects in our District and the wider area, including the A303 and A358 road network and London-Exeter rail improvements, will further enhance strategic access and connectivity and provide major opportunities for inward investment.
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Action Point 17: Emerging Local Plan – relevant key dates towards adoption

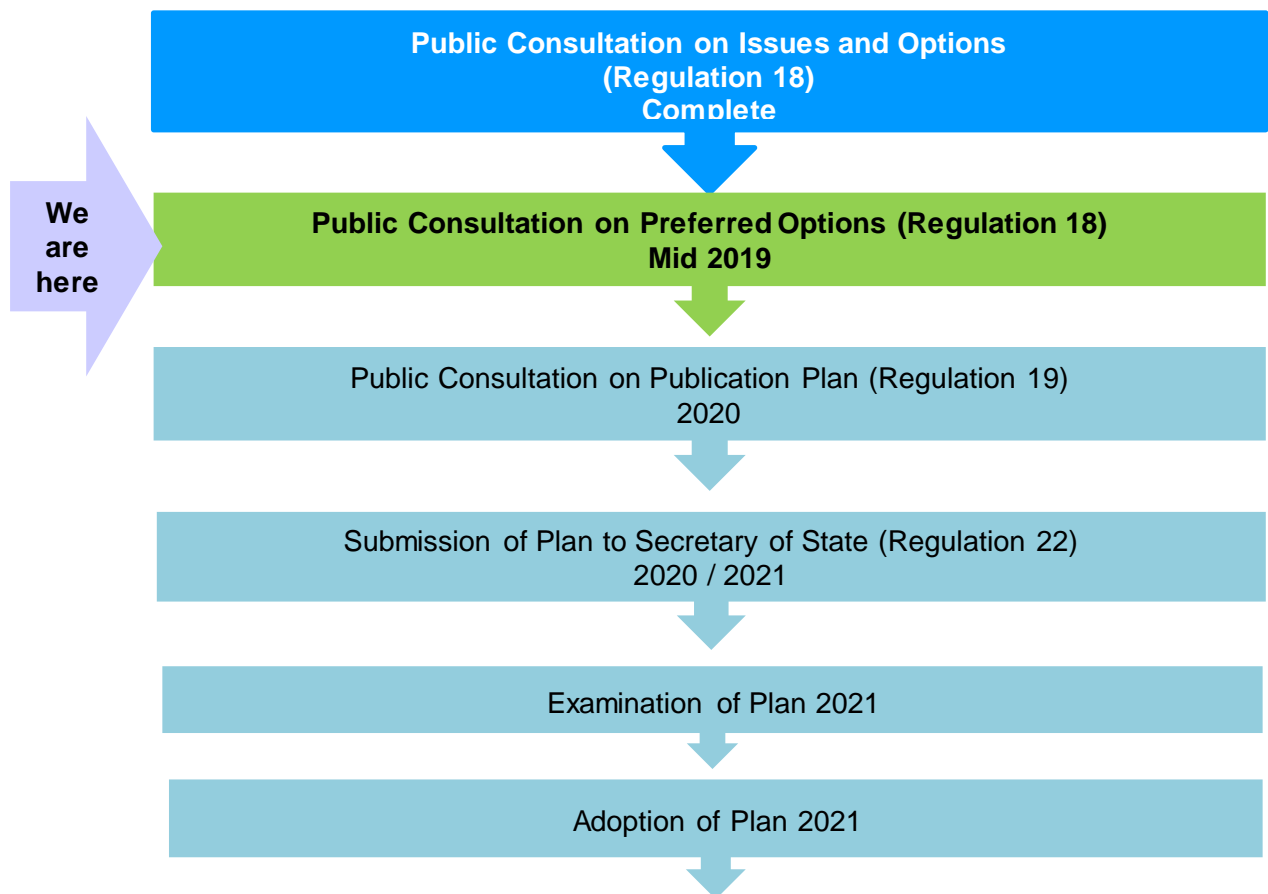
South Somerset Development Plan

The development plan for South Somerset consists of the adopted South Somerset Local Plan 2006-2028, March 2015 together with the Wincanton Neighbourhood Plan, 2018, East Coker Neighbourhood Plan, 2018 and the South Petherton Neighbourhood Plan, 2018.

The Council is currently undertaking a Local Plan Review to cover the period 2016-2036, this will include site allocations.

The Local Plan Review Issues and Options consultation took place between October 2017 and January 2018. Responses received during that consultation period have informed the Preferred Options document which is now being finalised for consultation commencing at the end of June 2019.

The timeline for the Local Plan Review is set out below:



Action Point 18: Allocation of Gypsy and Traveller sites, together with information on 5-year supply

Gypsy Traveller and Travelling Showpeople Provision in South Somerset

A countywide assessment of the need for Gypsy, Traveller and Travelling Showpeople accommodation was published in January 2011¹ this identifies need up until 2020. The assessment has been further supplemented by the Gypsy and Traveller Needs Assessment Update (2013)² which identifies need in Somerset up until 2032. These assessments were undertaken in the context of the prevailing national guidance.

The 2011 needs assessment together with the 2013 update have informed adopted South Somerset Local Plan 2006-2028 (March, 2015) Policy HG7:

¹ Somerset Gypsy and Traveller Accommodation Assessment, Final Edit January 2011 (GTAA)

² Gypsy and Traveller Needs Assessment Update (2013)

POLICY HG7: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they are accommodated in sustainable locations where essential services are available.

Site allocations will be made to accommodate at least:

- 23 Residential pitches (from 2013 onwards);
- 10 Transit pitches; and
- 6 Travelling Showpeople plots.

The following criteria will guide the location of sites:

- Significantly contaminated land should be avoided;
- Development should not result in an adverse impact on internationally and nationally recognised designations (for example: Natura 2000 sites, Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty);
- The development should not have a significant adverse impact on the landscape character and visual amenity of the area;
- The site is reasonably well related to schools and other community facilities;
- The health and safety of occupants and visitors will not be at risk through unsafe access to sites, noise pollution or unacceptable flood risk;
- There should be adequate space for on-site parking, servicing and turning of vehicles;
- The option of mixed residential and business use on sites will be considered where appropriate.

The number of pitches provided should be appropriate to the size of the site and availability of infrastructure, services and facilities in accordance with the general principles set out in the settlement hierarchy.

It is recognised that the existing assessments are now somewhat dated; because of this the Somerset authorities have agreed to jointly commission a new County-wide GTAA. The new assessment will inform the policy through the Local Plan Review.

Planning policy for traveller sites, 2015 expects local planning authorities to identify and update annually a supply of specific deliverable sites to provide five years' worth of sites against their locally set targets. The South Somerset Local Plan, 2015 does not include any site allocations for traveller sites nor does the Council have five years' worth of supply.

The Authority Monitoring Report 2018 does however identify that there has been a net gain of 40 residential pitches since the beginning of the Local Plan period in 2006. Monitoring as at 31st March 2019 shows the number of pitches has now increased to 45. Whilst the Council has consistently managed to deliver residential pitches (i.e. where people can permanently stay) and is ahead of the Local Plan target, it has been less able to facilitate transit sites and sites specifically for travelling showpeople.

Based upon the 2013 assessment of need, between 2016 and 2032, 33 residential pitches are needed in South Somerset, 10 have already been delivered leaving an outstanding need for 23 pitches.

The Housing and Employment Land Availability Assessment process failed to identify any sites for Gypsies, Travellers or Travelling Showpeople. The Council is exploring opportunities to use public sector land to make transit provision. At this stage in the process the Local Plan Review does not identify any proposed allocations.

With regards to unauthorised encampments the council has records dating back to 2010; these show that between May 2010 and March 2019 a total of 118 incidents have taken place. The number of unauthorised encampments that have occurred each year are provided in Figure 1 below. Figure 2 indicates where in the district these have taken place.

Figure 1: Annual Number of Unauthorised Encampments in South Somerset

Year	Number of unauthorised encampments in South Somerset District
2010	9
2011	11
2012	12
2013	11
2014	15
2015	14
2016	20
2017	11
2018	10
2019	5
Total	118
Annual average	11.8

Action Point 22: Heritage Assets – details of levels of assessed harm

Please see SSDC's response ExQ2.1.9, as copied below:

SSDC Response to ExQ2.1.9

In terms of the NPSNN, the assessment of harm from the scheme on the special historic interest of the RPG and on the setting of the listed Hazlegrove House and garden structures should consider the following factors:

- The loss of parkland, historic driveways, earthworks, copse, boundaries, veteran trees and other features in the southern end of the RPG.
- The impact on the character and integrity of the whole RPG.
- The impact on the setting of the RPG and its listed structures.
- The mitigation measures.
- The scale of loss in relation to the whole RPG.
- The existing degradation in the southwest of the RPG.
- The previous loss and truncation from the construction of the Sparkford bypass.

In the draft SoCG between the Applicant and Historic England (Ref APP-158 and REP4-008), the Applicant states that: *"Through design development the level harm as defined in the NPPF/NPPG has been reduced from substantial harm to less than substantial harm. However it is recognised EIA terms the scheme still has a significant impact and effect on the RPG. Whilst the introduction of woodland planting along the bunds will help to mitigate the visual impact of the road and traffic from the Park and House once mature, it will not reduce the visual encroachment and physical impact of the junction on the character and setting of the park."*

This position regarding National Planning Policy is accepted by the Council, albeit at the top end of 'less than substantial harm'.

Action Point 23: Solutions to missing stone and how secured in the DCO

SSDC requests that a replica milestone is reinstated close to, or on the site of, the listed milestone as a means to illustrate the highway heritage of the A303.

Whilst a replica milestone will have no intrinsic historic value, it can still identify the historic route, the Turnpike development of the road, the method of navigation and signage of 18th and 19th century travel, and thus the national and local heritage of the A303 corridor.

The value of a replica is heightened for the site of the Canegore Corner milestone as it can identify a section of the Turnpike Road that will become disconnected from the new alignment of the A303.

Of the likely eleven milestone sites maintained by the Ilchester Trust (1753 to 1874) between three and four are likely to survive. It's important for the highway heritage of the A303, and its proceeding routes, to be legible in the landscape.

Somerset HER PRN Ref:	Survival and style of the Ilminster Trust milestones in relation to the Canegore Corner milestone
52633 Ilchester 5 miles	Listed. Stone and plates of alternative design. 2008 extant but plates missing. Unknown survival. Adjacent to A303.
52634 Ilchester 4 miles	Listed. Trapezoid stone pillar of similar design. Plate of alternative design. Unknown survival. Adjacent to A303.
Ilchester 3 miles	Marked on First Edition OS.
Ilchester 2 miles	Marked on First Edition OS.
Ilchester 1 miles	Marked on First Edition OS.
52525 (Ilchester)	Listed. Carved stone of alternative design.
14177 Ilchester 1 miles	Marked on First Edition OS and 1904 OS.
14178 Ilchester 2 miles	Unlisted. Possibly the same design. Extant on Google Street View of July 2016. Plate missing in Survey of 1985.
50292 Ilchester 3 miles	Listed. Same design. Stone extant, plate missing.
50291 Ilchester 4 miles	Listed. Trapezoid stone pillar. Large plate. Missing. (Canegore Corner Milestone).
19735 Ilchester 5 miles	Marked on First Edition OS and 1904 OS.

In 2006 Somerset County Council undertook an exercise in milestone restoration for the A396. A total of 12 Ham stone milestones were erected by the Minehead United Trust from 1827. The Bentley & Murless survey of 1985 showed 10 milestones remaining. By 2005 this number was down to six. A project of reinstatement commenced to reinstate and highlight the highway heritage of this road with all new works clearly identifiable. A similar project was undertaken for the Taunton Trust turnpike north of Taunton.

The Council requests that the commitment in CH4 of Table 3.1: Record of environmental actions & commitments (REP5-013) is amended to include for the installation of a replica within a defined timescale. The following amendment to commitment CH4 is suggested:

Commitment CH4

Objection: Protection and reinstatement of listed milestone during construction.

Action: If the milestone is located during *the* works prepare a methodology detailing the recording, removal, safe storage, restoration and reinstatement of the grade II listed milestone at Canegore Corner (National Heritage List for England (NHLE) reference 1345996). This methodology, including the proposed location of the milestone, will be prepared in consultation with Somerset County Council, Historic England and South Somerset District Council. The work is to be carried out in accordance with this methodology. *If the milestone is not found within 1 year of the commencement of the scheme, a replica of the milestone in stone with a cast iron plate is to be produced and reinstated on or close to the location of the lost listed milestone, in consultation with Somerset County Council and South Somerset District Council, within the construction period of the scheme.*

ISH6 15th May 2019

Action Point 48: Article 2 – provide definition of “relevant planning authority”

The District Council is supportive of the County Council’s proposal for the inclusion and definition of relevant planning authority but also seeks amendments to Requirements 11 and 15 as it may not be apparent on the face of it that SSDC should be consulted as one of the relevant planning authorities.

- Requirement 11 deals with traffic management and the District Council’s role in this matter has been discussed in detail at the hearings.
- Requirement 15 (highway lighting) the District Council has an interest in this matter insofar as lighting has the potential to greatly affect the RPG specifically but also the natural and historic environment generally.