14.0 Access

14.1 Existing Access, Parking and Waste

Access

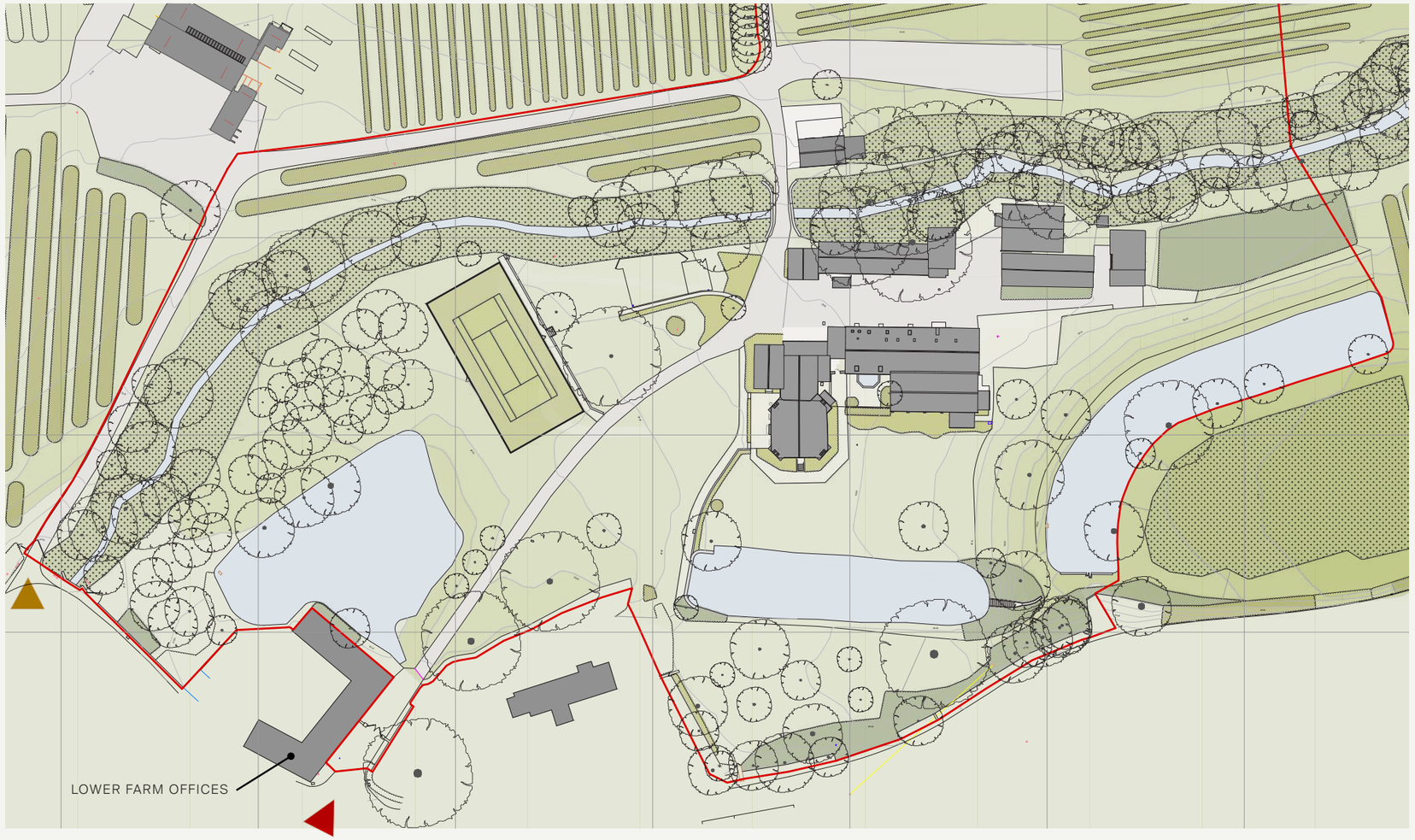
The site is currently accessed via a private drive from Bradley Lane. Neighbouring Lower Farm Offices is located on the corner of the existing drive. This limits visibility to the west and creates a dangerous exit onto Bradley Lane. The bridge linking the property to the northern orchards requires repairs.

Parking

An area of hard standing to the north of the property has been used for parking cars along with a single garage.

Waste

Currently, Dustbins bins and recycling boxes are placed on the side of the road at the end of the drive.



EXISTING SITE PLAN

Key

MAIN ACCESS

EXISTING SECONDARY ACCESS

14.2 Proposed Access, Parking and Waste

Access

The proposal is to relocate the entrance to the property to the west where an existing gate to the site is located. This will improve visibility and safety as detailed in the highways report produced by Pell Frischmann.

The proposed access and landscape works provide an appropriate degree of drama and unveiling of the house upon arrival, and restore its prominence within the immediate landscape setting. A spur allows separation of service / delivery vehicles from those going to front of house.

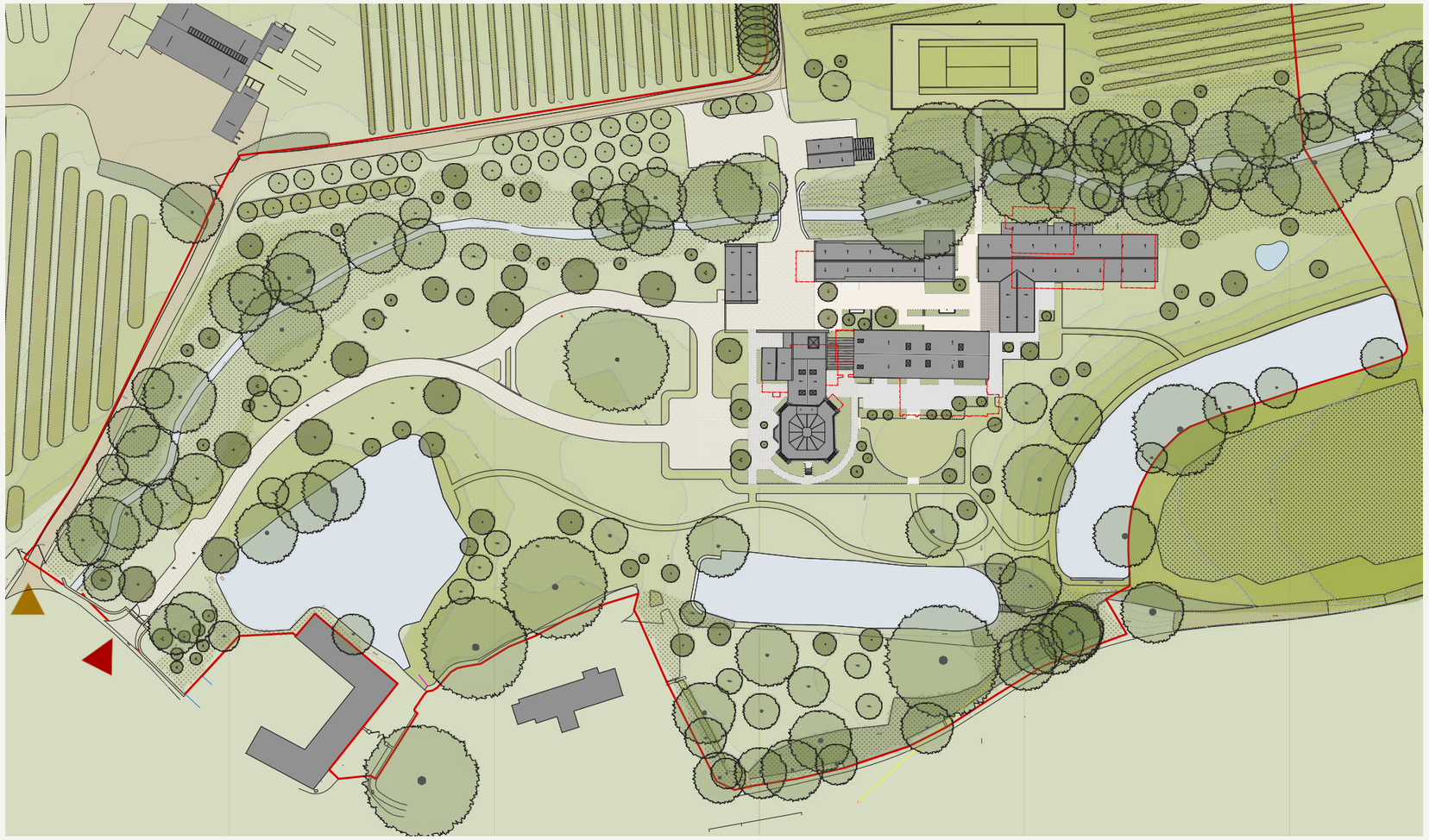
The modern tennis court is relocated to an area of agricultural yard north of the Brook to facilitate this new approach. The bridge to the north will be repaired facilitating light vehicle traffic but is not suitable for larger vehicles.

Parking

The proposal is for a gravel forecourt to be created to the west of the property for arrival and drop off. To the north of the property will be a three-bay garage. Guest parking will be located across the stream to not clutter the area around the listed asset with cars.

Waste

With the change of use there will be a reduction in waste generated due to the conversion of agricultural elements to ancillary residential. A bin store is to be included within the three-bay garage. On collection day the bins will be taken to the drive entrance and left for collection.



PROPOSED SITE PLAN

15.0 Landscape

The house is located in a generally flat and low-lying landscape amongst the Mid Somerset Hills National Character Area, approximately four miles south-east of Glastonbury

The site is not designated for nature conservation. There are no statutory designated sites within 5km, the nearest such sites are the Somerset Levels and Moors, approximately 6km to the north-west, and the East Polden Grasslands approximately 7km to the south-west.

Engain were appointed to conduct a thorough investigation of the site. Their report and mitigation recommendations are included in the submission.

Landscape designers Urquhart & Hunt have based their landscape design on the ecologist's recommendations. Their landscape statement is included in the application.

ENGAIN'S FIGURE 4- HABITAT MAP OF THE SITE

15.1 Proposed Landscape Design

The proposals, aim to create a landscape that is in harmony with the environment and community, while being sensitive to existing ecologies. This will involve the use of naturalistic perennial planting, meadow restoration, care and restoration of waterways, new tree and shrub planting as well as other hard landscape elements which will reflect the local vernacular.

See Urquhart & Hunt Drawings and Landscape Document for full details.

Proposed:

Garden

The gardens will be planted for both ecological and aesthetic value, areas of the site will be allowed to establish as native meadows where possible, with local native seeds and bulbs seeded in to enhance the meadows.

New Tree Planting

New tree planting will look to increase the number of native and ornamental species on the site and within the garden. Trees will be selected for their ecological value as well as their form and seasonal interest.

Water Quality and Stream Corridor

Water quality across the site will be significantly improved with all water being treated in a new treatment plant before being discharged into the existing routes. The corridor of vegetation along the Bradley Brook will be allowed expand and grow out into selected areas of previously managed grassland to increase habitat.

15.2 Ecology

All of the potential adverse effects on ecology have been reduced by the Site level of significance, through the application of avoidance, mitigation and compensation measures.

The positive effects of the proposals include:

• Over 10% net biodiversity gain in habitats and watercourses, as measured using the statutory metric.

• The removal of non-native invasive plants from the site.

• A purpose-built bat roost secured for the future that will be capable of supporting an increased number of bats compared with the current conditions.

The balance of the proposals is therefore overwhelmingly positive, and thus they are compliant with the policy and legislation applicable to the planning application. This includes the NPPF requirement for the enhancement of biodiversity, the statutory requirement for the delivery of at least 10% net gain, the protection of wildlife covered by The Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations, and the relevant local planning polices.

Engains Ecological Impact Assessment and Biodiversity Report is included in the submission along with their Construction Ecological Management Plan

15.3 Biodiversity Net gain

The proposals achieve greater than 10% net gain in habitats and watercourses. There is very little change in the amount of any given habitat type. The net gains have been achieved primarily through actions agreed with the landscape architect including:

• Enhancing modified grassland by allowing it to become tussocky and overseeding to improve species-diversity, so that it will become 'other neutral grassland' in at least moderate condition.

• Enhancing retained scrub by improving the graded edge so that it achieves good condition.

• Extensive tree planting – planted trees have been included as 'small' trees in the metric, but in reality they have been designed to achieve their full natural height and spread.

• Removing invasive species from the banks of the Bradley Brook.

Figure 27, "Pre-development Habitat Plan"

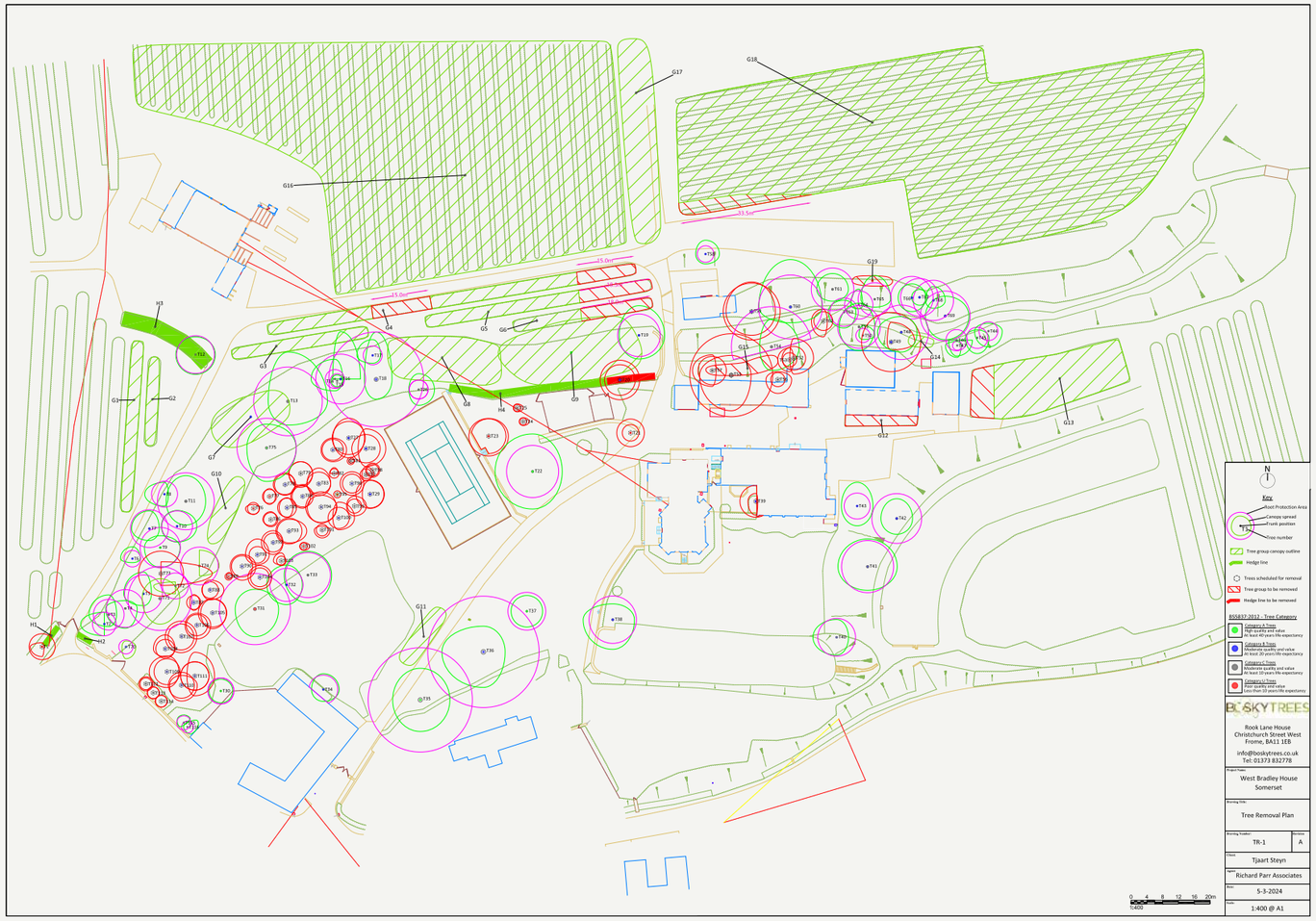
Figure 28, "Post-development Habitat Plan"

ENGAIN'S FIGURE 27 & 28 - HABITAT PLANS

15.4 Arboricultural impact

Bosky Trees Ltd were appointed early in the planning process with the aim of incorporating the best trees on the site proposals

To construct the proposed development, 57 individual trees will need to be removed in order to construct the proposed development, these include 29 B grade trees, 20 C grade trees and 8 trees in poor condition (Category U). Two B grade tree groups and one Category U tree group will need to be removed and five C grade tree groups will need to be partially removed. A section from one end of a relatively young hazel and cherry laurel hedge will also need to be removed to make space for the construction of a new garage and access drive. The trees that will need to be removed are not prominent in the local area and so their loss will not have a significant impact on the character or appearance of the village.



BOSKY TREE'S REMOVAL PLAN

15.5 Arboricultural Mitigation

The loss of these trees will be compensated by new tree planting, which has been designed to complement the new site layout. It is proposed that 99 new trees of various sizes will be planted; these new trees will provide age and species diversity to enhance the resilience of the existing tree canopy cover. The locations of the proposed new trees are indicated on the accompanying General Arrangement Plan and a detailed planting specification and programme of aftercare will be provided after planning permission has been received.

Temporary fencing and/or barriers will be used during construction to protect retained trees situated near works areas.

The arboricultural Implications and Proposed Mitigation are detailed in Bosky Trees submitted documentation.

BOSKY TREE'S ARBORICULTURAL IMPACT ASSESSMENT