

Black Eight Acres – 2021



Black Eight Acres – 2018



Black Eight Acres – 2009











Emily Estates
Replacement Manor Farm Yarlington
Livestock Agricultural Needs Statement

Date of report 4th April 2023

Report Prepared by

Michael Goff
Agricultural Planning & Project Management
2, Bovey Cottages
Waterrow
Taunton
TA4 2BA

Introduction:

Emily Estates is situated within the heart of rural Somerset, near the towns of Castle Cary, Bruton and Wincanton as well as being on the edge of the villages of Yarlington and Galhampton. Under the guidance of the current owners, the estate is being re-developed and expanded. The estate encompasses 2500 acres of farmland, woodland, and formal gardens, all of which form pivotal roles in the successful running of this estate which provides great local community benefit as well being a highly respected tourism centre. These elements all work in harmony together and collectively form a well-balanced country estate.

Farming forms an essential core activity at the Emily Estate, as it does with very many traditional English estates, this activity brings great environmental and biodiversity benefits and it must be recognised that for the benefit of the wider environment and for the English countryside to look as spectacular as it does, farming must form a key element. It is the landowners and farmers that have always managed the landscape by farming sympathetically and successfully and it is therefore considered that the future of this traditionally farmed landscape depends on people, like the owners of the Emily Estate, who are willing to farm and invest in land management and the estates farming infrastructure, that the landscape and biodiversity of this area will be enhanced for the long term benefit.

Historically the farms this area of Somerset in which the Emily Estate is set, would have been mixed farming enterprises, where dairying would be run alongside beef and sheep production as well as cereal crops, so that each farm would have produce to sell throughout the year, as well as food for their livestock, their families, and workers. Through farming modernisation and the drive for higher production levels and higher profits, many farms became single enterprise businesses, the dairy farms centred around areas where forage crops can be grown successfully, sheep and beef reared on more marginal land and cereals grown on the down lands. Farming is an ever-developing industry and there is a move at present back towards more mixed or balanced farming, where livestock and cereals can be farmed alongside of each other as they can complement each other, and whereby for example, typically the use of animal waste is a very useful agricultural fertiliser. As part of the long-term development programme that the estate has embarked on for their farming enterprise, this is to create a mixed farm, that will include a milking herd, beef, and sheep production and the growing of cereal crops, the produce of which will be used within the estate in their tourism enterprises. This planning application sets out to provide a new core farm buildings site that provides facilities to meet the needs of the various farming elements that the estate is managing.

Within the overall area of the estate, the farming enterprise extends to a large proportion of the Estate and approximately 878.0 acres are allocated for crop production. The proposed development at Manor Farm, Yarlington, will include facilities to accommodate both the milking herd and beef cattle, as well as provide silage clamps for forage storage, grain storage, and as it will form the central operating area for the farming activities, there will also be facilities for staff welfare, farm offices, machinery workshop and storage. A new internal farm road is being provided as is the required infrastructure for storm water drainage, water supply and waste management, all of which can be seen on the accompanying plans.

The owners of the estate see this development as an opportunity to provide their farming enterprise with the optimum design of buildings and structures for the benefit of not only the livestock to be housed within them, but to provide their staff with a safe working environment and a facility that can be show cased to the estate guests and local community. The facility will be of its time and will utilise high levels of design and equipment technology to provide state of the art complex.

Geology & Soil Management:

The farmland of the estate is typical for this part of Somerset, where the fields are gently undulating and generally the Agricultural Land Classification is 3a, being assessed as “good quality and the most versatile agricultural land”. The soil type is a predominantly shallow, well drained loamy soil (Elmton 2), over lying oolitic limestone.

These Elmton soils are well suited for grass and cereal crops for grazing and harvesting. These soils can at times be moisture deficient particularly with the advance of global warming, and therefore this farmland is not particularly suited for woodland cropping. Because of this potential water deficiency, the proposals in this scheme include a new reservoir facility that will capture the roof water, so that it can be utilised throughout the estate.

These soils have naturally high pH levels and potentially low fertility levels, and the use of livestock waste will in part provide the essential nutrients that the cereal crops and grass land will need. One issue is, soils with high pH level can have is in locking up certain nutrients such as phosphates which can lead to increased levels of groundwater pollution. Parts of Somerset and many areas across the UK, do have issues with high levels of phosphates in groundwater and also water courses as is the case with the Somerset Levels, and a Phosphate Mitigation Report that sets out the estates position on and that it is at worst nutrient neutral, and this report accompanies this application.

The livestock stocking rate will be balanced to suit the production capability of the land and will be on a low input scenario. The intention is that the livestock production levels will enable the soil structures to be improved by organic waste matter, which also has the benefit of carbon sequestration.

Livestock Enterprise:

The proposed development at the New Manor Farm, will have provision for housing of the Estate’s current beef cattle, and primarily the meat is used within the Estate’s hotel and restaurant businesses. There will also be a milking herd at this site and whilst this is a new enterprise to the Estate, there have previously been well established dairy herds on farms that the Estate has acquired, and whilst those herds have been dispersed by their previous owners, the Estate have identified the benefit to its farming enterprise to have a small scale milking herd, which will amount to 100 cows and their associated young stock. Again, the produce will be used within the Estate’s businesses and the facility will include a rotary milking parlour and associated processing and storage facilities for the produce. The buildings that will be used for livestock accommodation have been designed and sized to exceed the animal welfare requirements that are detailed in the current RSPCA guidance, which will ensure that the animals are accommodated to the highest welfare standards resulting in low animal stress levels and optimum health and fertility within the animals.

Details for the livestock types and numbers are shown in the appendices, which also details the forage crop storage requirements and waste storage requirements all of which will comply with the CIRIA and SSAFO Regulations as well as the Farming Rules for Water. All animal waste will be used on the Estate as an organic fertiliser and there are also documents such as a Manure Management and Nutrient Management Plans that detail how the waste from the cattle is managed and applied to the land to the benefit of the crops grown and to the benefit of the soil structure. Documents details for Ammonia Emissions and Phosphate Mitigation have also been produced that demonstrate that the Estate’s farming enterprises meet the critical levels that are set for such matters by Natural England that they also meet the requirements as set out by Somerset Council.

Cereal Enterprise:

The proposed development at New Manor Farm, will have provision to store and dry the cereal crops that will be grown and utilised on the Estate. These facilities will also use the highest levels of technology to dry the crops and monitor the condition of them when in store so that they are stored in optimum conditions which maintains their quality and nutrient value. The equipment associated with this crop storage system will utilise low energy systems to reduce energy wastage and avoid unnecessary high level operating costs as well as operating at low noise levels. Details of the Estate cropping and storage requirements are shown in the appendices.

Conclusion:

The provision of a new farm complex within the Estate is essential to the efficient management of the estate's farming enterprise and to provide satisfactory and compliant facilities that not only provide the optimum environment for the livestock, but to provide efficient facilities for milking, forage storage, cereal storage, waste management, as well as staff safety and welfare.

It is the intention of the Estate to ensure that their farming enterprises, not only benefit their livestock, crops, the estate staff, guests, and visitors, but has a considerable and improving benefit on the wider environment and biodiversity, not only within the Estate but in the surrounding areas. It is essential that farming is championed in these times of global crisis, and it follows and is probably more important to the local population in Somerset, that local well managed farms can demonstrate that its farmers and growers can produce high quality food that can be purchased locally rather than have food that is transported across the world to be sold. It is only through efficient farm management and regular investment in farm infrastructure that this can be achieved and in turn this forms part of the Estate's desire and ability to reduce not only its carbon footprint but through good farm management and farming practices the overall biodiversity across the Estate will be enhanced.

Livestock Details:

150 breeding beef cows (up to 24 months)

180 fattening beef animals (0-13 months)

150 Fattening beef animals (13-25 months)

100 milking cows (producing up to 6,000 litres per milk per lactation)

40 dairy heifers (0-13 months)

40 dairy heifers (13 months to first calving)

Slurry/Manure:

Predominantly the livestock (cows) will be housed in louse housed accommodation buildings whereby the excreta is in part (50/50) classified as farmyard manure (waste on straw bedding) and slurry which is 'wet' excreta that is collected off covered concrete yards and passages ways. The farmyard manure will be stored/managed in line with the current Farming Rules for Water, which allows this material which is in essence a dry and stackable material to be stored in 'field heaps' until such time that it is needed to be spread on the land. Under the current Farming Rues for Water, the 'slurry' element which amounts to 30% of the collected material is required to be stored and this storage system needs to provide a minimum of six months storage capacity. In the case of the proposed development at New Manor Farm, the structure to store the slurry will be in the form of an underground sealed concrete structure that will be positioned within the milking parlour collecting yard which is where most of this material is generated and collected. This waste material will also include any wash water from the cleaning process that is required within the milking parlour complex.

Silage effluent will be collected from the proposed indoor silage clamps and again this will be stored in a separate underground GRP tank and this waste will also be managed in line with the current legislation and the silage clamps and the effluent storage tank will be designed and constructed in line with the current Farming Rules for Water as well as the various elements of the CIRIA and SSAFO Regulations.

Cropping:

The areas for each crop grown which includes both forage and arable crops will vary from year to year due to changes in the crop management this takes on board good practices for crop rotation. Einkorn (specialist Typically at wheat) this time, the cropping at the Estate includes the following crops and acreages.

Barley	63.85
Einkorn (Milling Wheat)	29.3
Emmer (Milling Wheat)	31.01
Wheat (Feed or Milling)	55.44
Huntsman Wheat (Milling Wheat)	13.41
Spring Oats	56
Spring Beans	34.16
Legume Fallow (Break Crop)	63.8
Grass for Hay	223.22
Grass: One cut for silage then graze	88.67
Permanent Pasture	307.73
Sunflower	1.7
Total Cropping (Acres)	966.59



Replacement Manor Farm

**INVISIBLE
STUDIO**

Design and Access Statement

March 2023



Contents

01 Introduction	3
02 The Site	5
03 Design Proposals	12
04 Landscape Proposals	23
05 Planning Statement	28
06 Appendices	

Images
Left: Aerial view of the site



Image
Approach to Manor Farm, Yarlinton

01 - Introduction

01 Introduction
Background and Project Brief

Introduction

This document has been prepared on behalf of Emily Estate (UK) Ltd to support a pre-application enquiry, for the proposed replacement of the existing farm complex known as Manor Farm, Yarlington

The proposed pre-application consists of the:

- + Replacement of Manor Farm through the construction of new agricultural buildings, yard areas and associated landscape and infrastructure works
- + Demolition of existing Manor Farm agricultural buildings and slurry pit, and restoration of landscape to pre-development form and the re-development of the old farm complex

The development proposals create the unique opportunity to take the existing Manor Farm, a collection of prominent, unsightly farm buildings which are in a state of deterioration and poor functional value, and replace it with a new high quality farmstead, positioned more centrally to the land it serves far from neighbouring dwellings, sensitively integrated into the supplemented landscape.

This relocation will extinguish the to and fro of large elements of farm machinery through the village of Yarlington as farm traffic will use a newly constructed ‘inner’ estate road.

The removal of the farm use further enables a redevelopment of the existing manor farm into residential accommodation of a scale and design in keeping with the village.
Please refer to the Document :
2201-Yarlington-PreApplication Report - Stonewood Design.

Background

Manor Farm was acquired by the Emily Estate in 2022 as an expansion to their existing neighbouring farm operations, with a view to providing a modern and efficient base for supporting livestock rearing and associated activities.

Manor Farm is a mix of steel framed agricultural buildings, yards and slurry tanks, currently providing overwintering for cattle with associated ancillary buildings. Under previous ownership the farm carried out various intensive agricultural processes.

The farm has evolved over time, in a piecemeal fashion with the current state of buildings being in poor condition and state of repair.

The existing modern agricultural buildings have no aesthetic value, either as individual elements or as a group.

Project Aims

The existing farm, its layout and the existing buildings and yard are of a very poor standard;

- the position on the periphery of the farmland it serves it necessitates inefficient vehicle and animal movements, particularly for dairy where animals must come to the parlour twice a day. All these movements currently move through the village, narrow lanes.
- the topography of the existing sloping farm makes it impossible to create a compact efficient and easily maintainable livestock yard.
- currently public footpaths are laid through the middle of the farm creating a safety and security risk

The Replacement Farm should

- + create larger more easily accessible buildings with covered silage clamps and feed stores
- + be more centrally positioned to the grazing land and be accessible from within the estate to reduce traffic movements on public roads
- + Be far from neighbouring dwellings
- + Be set low within the landscape and use landscape forms and planting to enhance the natural biodiversity and visual setting. It should reinforce the existing fieldwork pattern, using native hedgerows, trees and underplanting
- + Create an agricultural asset commensurate with efficient, sustainable farming enabling excellent quality produce to be created and provide the highest standards of animal welfare.
- + Introduce a range of sustainable and environmental enhancements including recycling water for irrigation and generating on-site renewable energy.

Project Brief

To achieve these project aims The Newt in Somerset have proposed a purpose built farm located on land to the north west of the existing farm in Yarlington village, positioned below the escarpment to the north east. The proposed farm will include the following:

- + State of the art roundhouses for milking and overwintering cattle, providing an improved environment for livestock as well as improving efficiency and ease of handling
- + Grain storage, to improve the estates ability to extend their range of products from grains harvested on the estate to the production of bread.
- + Office facilities for farm staff, improving security and aiding management of the farm
- + Ancillary buildings including storage of straw, silage and machinery.

Once the replacement farm is complete the vast majority of the existing farm buildings and yards at Manor Farm will be demolished and re-landscaped, enabling the retained core areas and buildings of the farm to be put to new positive uses (see separate pre-application documents).

Supporting Documentation

A number of reports have supported the design proposals and are included within this application, as set out below:
+ Landscape and Visual Technical Note (LVTN) by Nicholas Pearson Associates

- + Agricultural Need Statement by Earthcare Technical
- + Flood Risk Assessment Plan by Simon Bastone Associates
- + Protected Species Survey and Assessment by Greena Ecological Consultancy
- + Planning Statement prepared by AZ Urban Studio - (incorporated as a chapter in this report)

These reports are summarised in further detail within the Planning Statement



02 - The Site

02 The Site

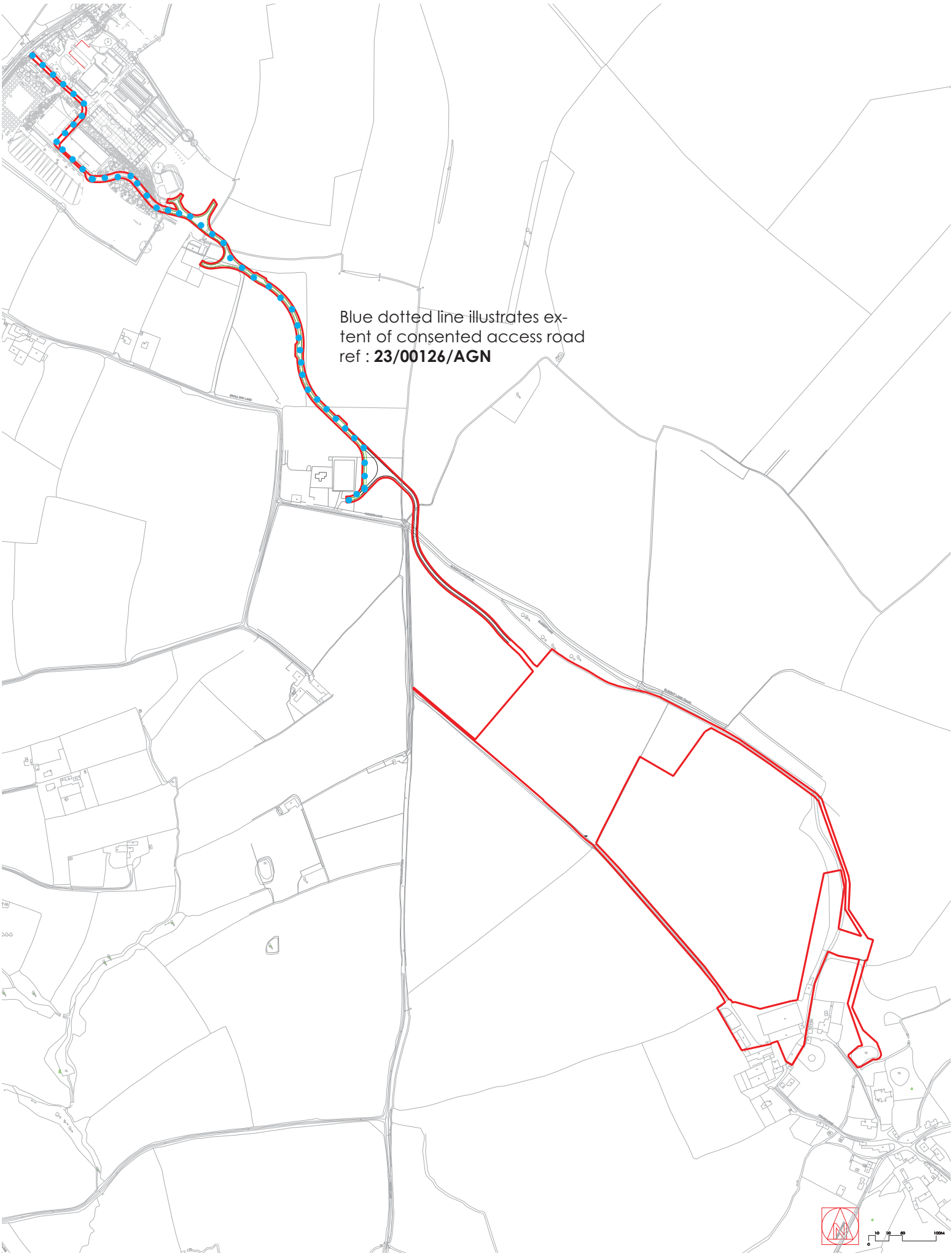
Site Overview

The existing farmyard complex is approximately 2.5ha in area and is located within Yarlinton village. Principle access is off the 4 way junction at the centre of the village via Pound Lane. The A359 is located approximately 2 KM to the west of the site. The A371 is located approximately 1.5 KM to the north east off Shatwell Lane.

The farm was acquired by the Emily Estate in 2022 and is currently used for housing for overwintering livestock, silage and machinery storage. The previous use of the farm included a number of operations, reflected in the building types and facilities that are still in place, although not currently in use; a dairy unit of approximately 300 cows, and a slurry pit to the north east of the site.

The existing farm layout has developed in a piecemeal fashion, resulting in an inefficient layout, with the majority of the site developed over a period from the 1960s to late 1970s. The buildings have been poorly maintained and are in poor condition.

Two public footpaths run through the site as indicated on the site analysis layout, existing and proposed site layout plans. One of the public footpaths is routed through the centre of Manor Farm, which is not ideal when considering the impact of a working farm with public safety. The location of the proposed Replacement Manor Farm is within existing pastureland, to the north east of Manor Farm.



02 The Site
Site Analysis

Topography

The site slopes gently towards the eastern boundary - with approximately 2 meters difference across the site

Site Access

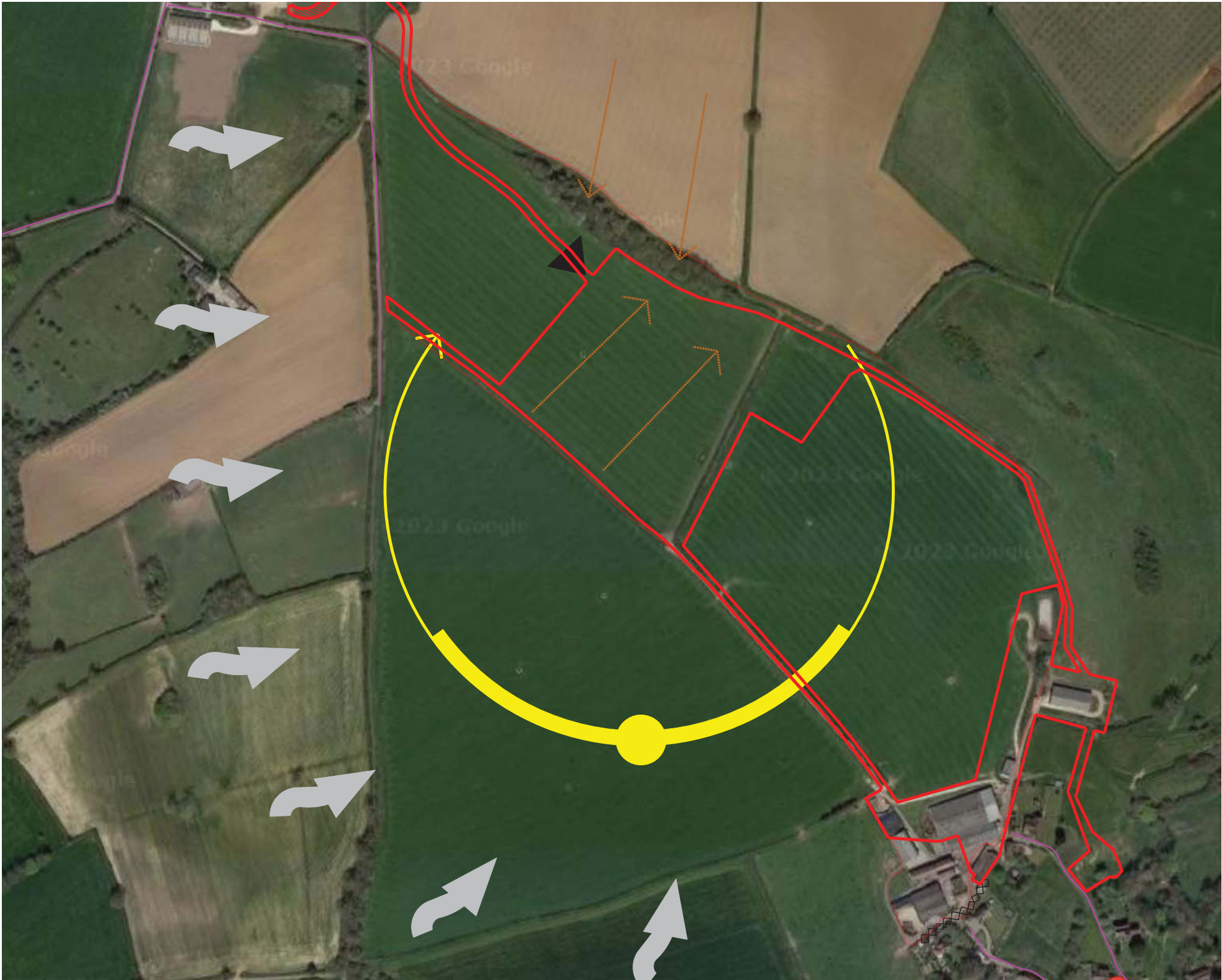
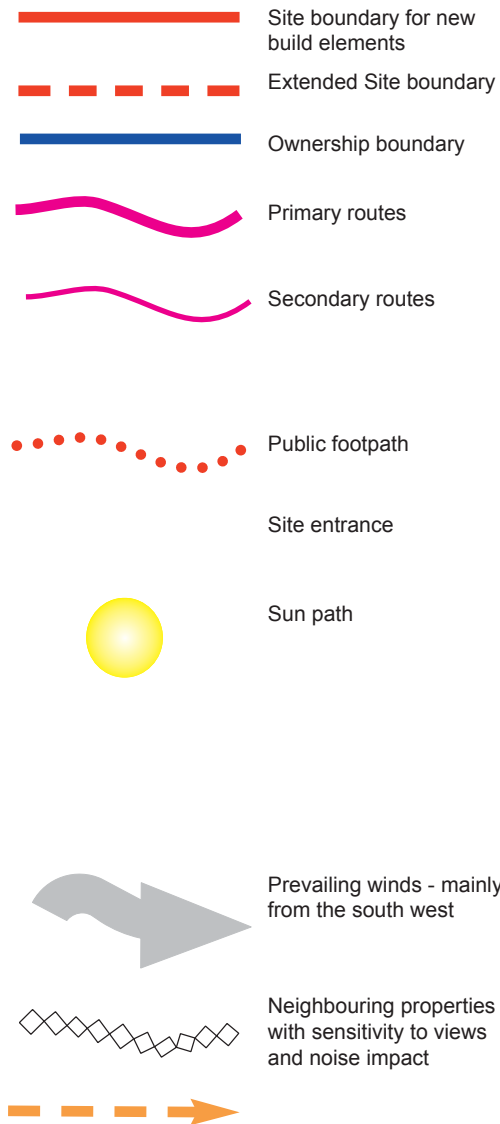
Vehicular to the site will be via a new 'internal' estate road linking the replacement farm with Avalon farm.

Pedestrian Routes

Public footpaths run along the north eastern and south western boundaries, & currently cross through the existing farmyard

Landscape

The site is predominantly open pastureland with hedgerows, but is bounded on the north east side by a deeper hedgerow with groups of trees, typical of the local character.



02 The Site
Photos - Replacement Farm Site mid distance views



01 View into site for south east corner



02 Looking back toward the Site from NW footpath gate



03 Looking northwards across the site

02 The Site
Photos - looking South & West from northern boundary



01 Looking southwards into the site from the restricted byway



01 Looking westwards back along restricted byway

02 The Site

Photos - Existing Manor Farm approached - from the footpath & restricted byway

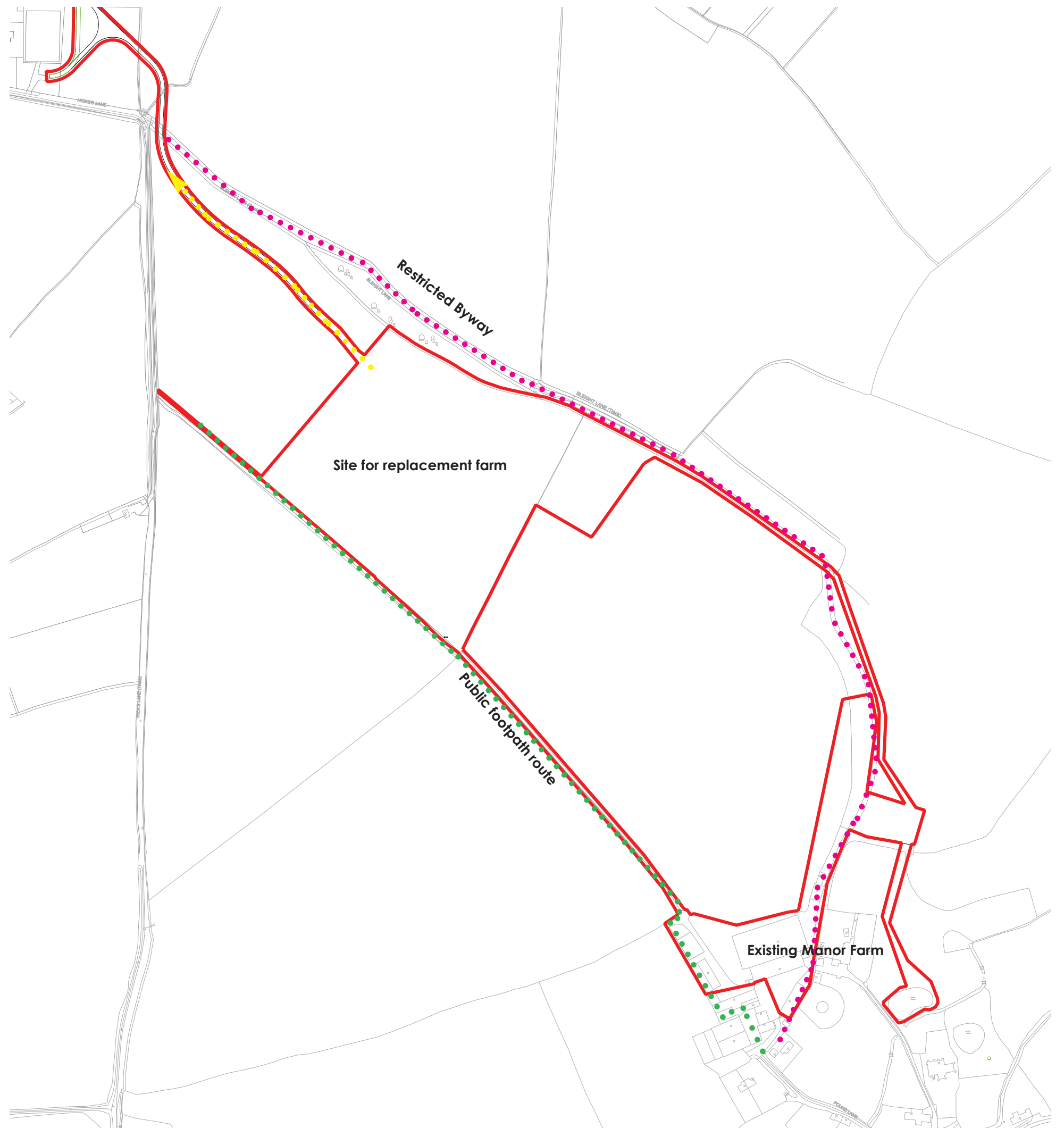


01 Looking to the existing farm from the footpath approach



02 The Existing Farm approach from the restricted byway

02 The Site
Current site layout



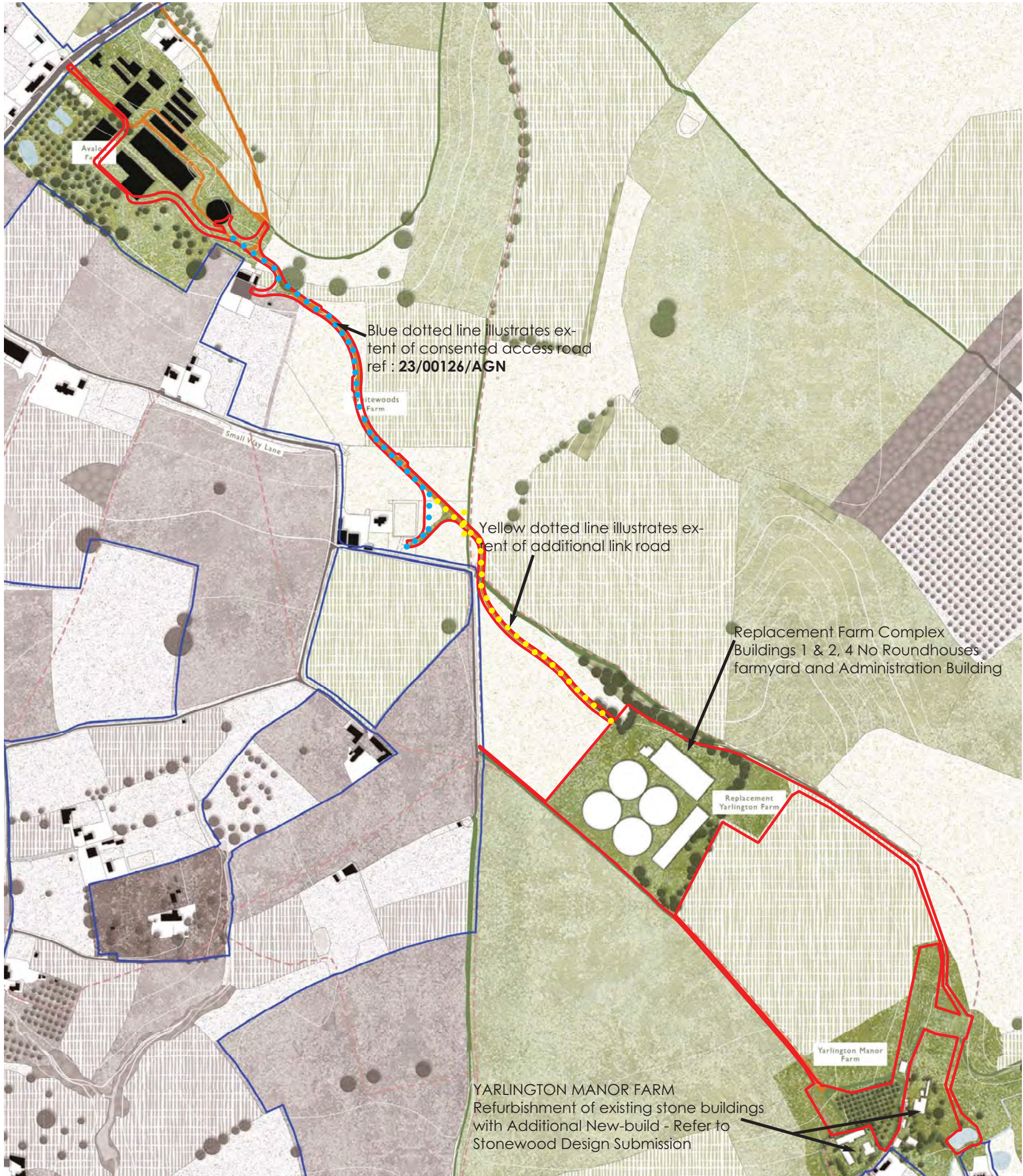
03 Design Proposals

03 Design Proposals

Proposed Location Plan

The proposed development consists of four key elements;

- + Replacement Manor Farm:
 - Proposed new high quality agricultural buildings and yard located to the north west of the existing Manor Farm
- + Proposed link road with the estate linking the replacement farm to Avalon Farm to the north west
- + Removal of existing Manor Farm
 - Existing Manor Farm site redeveloped to provide residential units around landscaped courtyards
 - Surface water will be recycled and pumped to a nearby reservoir on the Avalon Farm site
- + Unified landscape strategy
 - Overall strategy to retain existing hedgerows and trees and enhance the existing field pattern
 - Enhance biodiversity and local character through use of proposed new native trees, hedgerow and planting species.
 - Use of planting to integrate proposals into landscape and minimise visual impacts through use of measures such as false horizons and additional planting.



03 Design Proposals

Scope of works

The proposed project requirements of Replacement Manor Farm are housed within a group of agricultural buildings arranged along two sides of a farm yard with 4 no. proprietary roundhouses at the centre. Landscaping is used to reinforce the character of field boundary hedgerows, proposing an enhancement of the overall appearance and biodiversity value of the site.

Landscape and Visual Impact Appraisal

The proposals have been informed by a landscape and visual appraisal process being undertaken by Nicholas Pearson Associates. This has considered the local landscape context and contributed to site layout and design considerations. A Landscape and Visual Technical Note (LVTN), as a separate document, has been submitted as part of this pre-application. The landscape and visual appraisal identified a number of design principles to provide embedded mitigation. These have sought to minimise adverse landscape and/ or visual effect and maximise opportunities to integrate the proposals into the landscape. These principles include:

- Existing Manor Farm:
 - Removal of all recent/ 20th century agricultural sheds/ buildings and related hardstanding.
 - Opportunities for sensitive refurbishment/ redevelopment of retained ('original') farm buildings (Note – preliminary proposals for this element prepared by Stonewood Design
 - Landscape restoration.
- Replacement Manor Farm:
 - Site layout to avoid impacts on adjacent trees/ woodland.
 - Access road and drainage infrastructure to minimise impact on hedgerows.
 - Location of new buildings on lower lying ground and careful use of landform to assist with landscape integration.
 - High quality building design with minimised height, scale and massing and use of material colours to minimise visual impact.
 - Planting proposals of woodland blocks, trees and hedgerows to reinforce local character and, with maturity, integrate development into context.

Green Infrastructure

The proposals have been informed by ecology, arboricultural and landscape appraisals, as well as consideration of drainage requirements. The existing Manor Farm is located at the edge of the settlement on sloping ground. The ad hoc development of the farm over the years has resulted in the creation of a series of terraces stepping up the slope with a number of additional sheds/ barns. This resulted in the removal of various field boundaries and the present collection of various built forms and elements. The proposals for the existing farm comprise the removal of the poorer quality buildings and landscape restoration. This includes opportunities to reinstate previously removed landscape elements eg. boundary hedgerows and tree planting.

The proposed site for the location of the Replacement Manor Farm is pasture with existing field boundary hedgerows to the west, north and east. A copse/ woodland belt is located to the north of the Site on a sloping bank. The proposed scheme proposes the planting (using native species) of trees and hedgerows reflective of the existing landscape character. This will assist with landscape integration and provide biodiversity enhancements. The surface water drainage strategy includes for water storage and recycling (eg. irrigation use elsewhere on the estate). Excess water flows will be controlled through sustainable drainage features which have been sensitively designed to minimise impacts to the landscape and provide for biodiversity enhancements. Full details with respect to drainage will be provided as part of the development.

Movement on site

Vehicle access will be provided to the Replacement Manor Farm via a proposed new link road on The Newt in Somerset land extending the existing road to the replacement farm yard. The site will be fenced off to prevent livestock escaping and for general public safety. A proposed bridge link to Avalon Farm over the A359, which forms part of a separate planning pre-application, will further improve internal connectivity across Emily Estate. However, the proposals for Manor Farm are not reliant on the bridge as a means of access.

Proposed buildings and facilities

The proposed buildings and accommodation consist of:

- + 4 No. Roundhouses for approximately 600 adult cattle, calves, youngstock and fat stock
- + Roundhouse for use as a milking parlour
- + Isolation pens for 10 cattle
- + Machinery and Equipment storage building
- + Grain store and drying facilities to provide storage for a variety of grains including heritage grains largely grown on the Emily Estate for human and animal consumption.
- + Covered silage clamps for approx 5,500 tons of silage
- + Fully secure straw storage
- + Covered manure storage area
- + Farm Staff building / welfare facilities / administration building

Yard/ Drainage Facilities:

- + Below ground covered storage for dirty water storage from inside cattle buildings, for irrigation onto land.
- + A wash bay for tractors and plant with silt trap and oil interceptor.

Other:

- + The lighting strategy will need to provide minimum light levels of 80 lux for 16 hours per day with 8 hours of darkness for cattle. External lighting will be controlled on PIRs to reduce any light pollution especially with the site's prominent position in the landscape.

Appearance

The proposed buildings have the appearance of modern farm buildings of steel portal frame construction, with a series of curved roofs. A palette of materials consisting of local stone and olive green cladding will be used to reflect the materials used on the agricultural buildings used on the wider Emily Estate. State of the art roundhouses are proposed for livestock housing and the milking parlour which will consist of a steel frame with a tensile fabric roof, and generally be open sided - excepting the milking parlour which will have some enclosure. These provide a modern and efficient method of handling and raising livestock. The farm yard is proposed to have a brushed concrete finish. The existing inefficient and outdated Manor Farm agricultural buildings will be removed, liberating the site for small scale residential development proposals. Landscaping forms a key element within the design proposals, reinforcing the local rural character of the site and providing an opportunity for biodiversity enhancement. The existing field pattern will be reinforced with use of hedges, clumps of trees and native planting, in addition to sheltering the site from prevailing winds with its exposed location.

Massing/ Scale

The proposed farm buildings are grouped to form an enclosure with two wings, one to the north and one to the eastern side of the site. These are set into the natural slope of the land in order to reduce the height and impact from the surrounding, view points. The two wings form a simple enclosure to the farm 'courtyard'. The roundhouses are arranged in a symmetrical pattern with the 'milking parlour' use nearest the site access point and staff building.

Sustainability

The Emily Estate encompass sustainable principles throughout many of their operational impacts and their approach to new development. These cover a number of positive sustainable aspects, including;

- + Supporting the local economy
- + Using renewable sources for energy production
- + Growing and producing a large proportion of their own high quality fruit, vegetables and meat to support their operations
- + Organic management principles to food production and land management, although not currently certified organic status
- + Using a palette of locally sourced, natural materials for new development
- + Integrating positive biodiversity measures within landscaping schemes
- + Recycling water for irrigation
- + Minimising waste impacts through organised recycling system

Low energy strategy

A low energy strategy will be central to the proposed development with methods used to minimise energy use in the first instance and generation of renewable energy to offset usage.

A staged approach will be used of:

- + Be Lean: Use less energy
- + Be Clean: Supply energy efficiently
- + Be Green: Use renewable energy

As part of the first stage to use less energy, passive design measures will be integrated, where possible to reduce the energy impact of the buildings and operational energy, as follows:

- + Robust thermal envelope to relevant buildings, with U values beyond the minimal building control requirements
- + Considered use of windows and rooflights to create good daylighting levels to enhance wellbeing while minimising energy use

Efficient service systems further reduce energy use as follows:

- + Use of heat recovery where mechanical ventilation is used to minimise heat loss
- + Use of heat pumps such as air source heat pumps to improve energy efficiency
- + Selection of all-electric systems such as heat pumps in preference to fossil fuel systems
- + LED lighting with controls throughout
- + External light fittings to prevent light pollution in line with Ecologist's and LVIA recommendations
- + Effective metering and controls

Low and zero carbon technologies will be investigated to offset energy use and carbon emissions to move towards a zero carbon performance, including the following:

- + Roof mounted solar photovoltaic panels with battery storage

Adopting passive design principles is also important for providing a comfortable, well daylit environment for building users. Health and wellbeing will be an important aspect of the approach to sustainability to create a good working environment for staff.

Green infrastructure

The current site for the proposed location of Replacement Manor Farm is pasture with existing hedgerows and a small copse on the steeply sloping bank to the northern perimeter.

The existing surrounding area to Manor Farm is relatively open and denuded of trees as the farming operation has expanded organically over the years on this awkward sloping site.

Once the existing farm is demolished the area will be reinstated to a landscaping scheme described later in this document.

The proposed scheme proposes use of soft landscaping to soften and redefine the character of an enhanced agricultural field structure. This will be defined through use of a broad range of trees, hedges and planting to provide a rich diversity of largely native species, supporting habitat and providing food sources for insects, birds and mammals.

Refer to the Landscape report, Landscape and Visual Technical Note and Ecology Report for further details.

Surface water drainage is proposed to be recycled and used for irrigation elsewhere on the estate. Further details are set out within the Simon Bastone Associates Flood Risk information.

Transport

Due to the rural location and the nature of the site, options for use of public transport will be limited although measures to reduce the impact of single car use will be explored.

The new reservoir at the road linked Avalon farm site can receive pumped water from the replacement farm, the supply will be attenuated using the indicated swales in the north east corner of the adjacent field with an outflow link to the stream near the existing farm.

A number of new hedgerows will be reinstated to historic boundary/ hedgerow locations, these are predominantly to the south and west of the proposed Replacement Manor Farm location.

Electric vehicles from the Avalon Site, will form one of the main methods of transport across the site, with charging facilities on site.

Resource efficiency

The proposed development has a simple material palette, largely based on the range of materials used within Avalon Farm and around the Emily Estate, including;

- + Use of local stone from a nearby quarry of Blue Lias stone base with Cary stone up to around 1200mm - a low embodied carbon material, supporting the local economy
- + Green powder coated steel cladding for longevity

Waste impacts during construction will be minimised due to the use of standard sized components with minimal offcuts on site.

The Emily Estate has an organised waste management system. Waste types will be segregated on the estate, with use of compactors and extensive recycling.

Low water use sanitaryware and fittings will be used, where feasible, to minimise potable water use.

03 Design Proposals

The replacement farm proposals are a key part of the Newt in Somersets desire to improve the facilities on the Estate for their livestock and arable farming long into the future. To further bolster the intentions toward, sustainable farming, and attaining excellent quality produce as well as the highest standards of animal welfare.

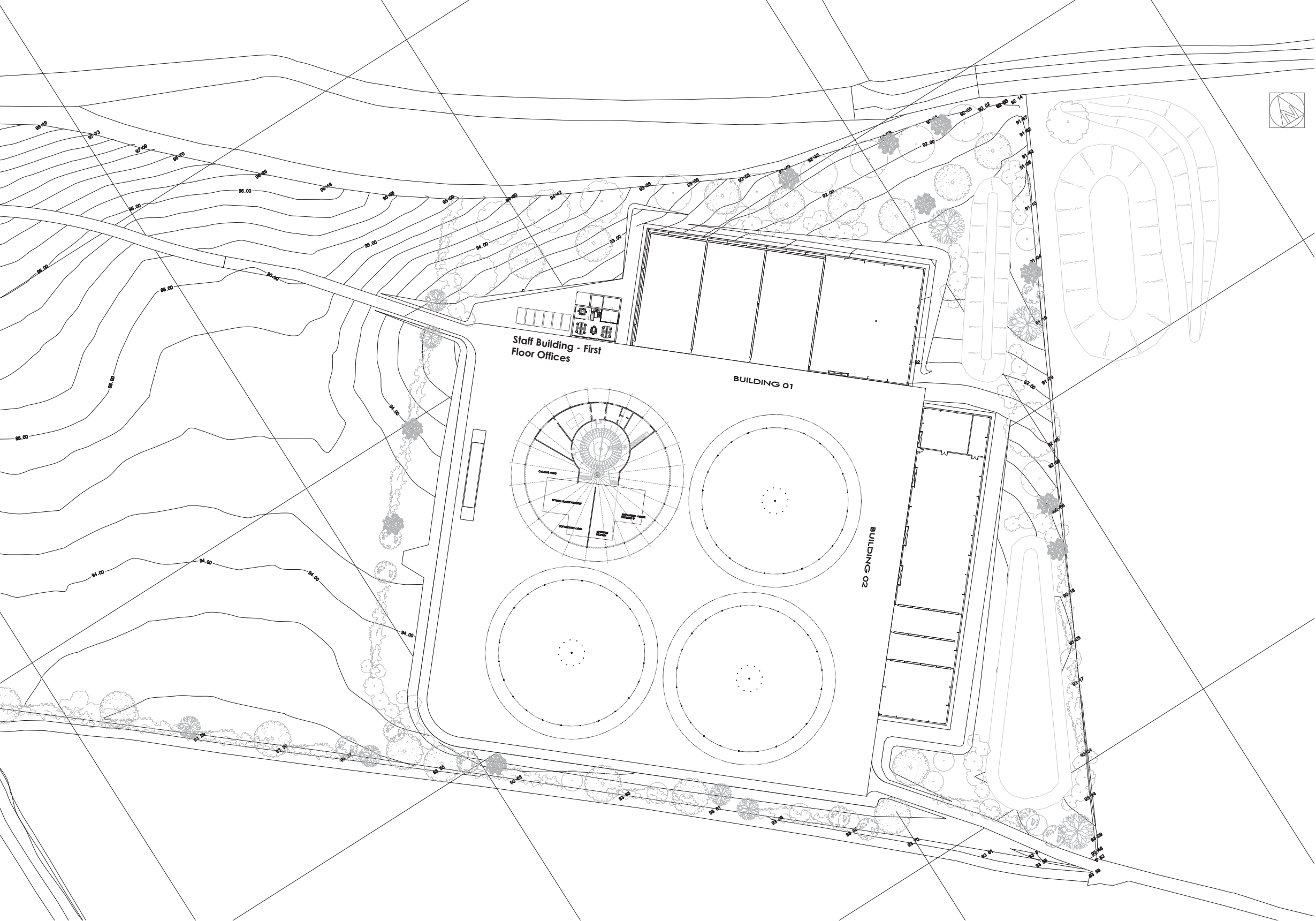
The layout is compact and efficient encapsulating all the constituent elements that the existing farm, due to its topography and layout is unable to provide.



03 Design Proposals
Ground Floor and Yard Layout

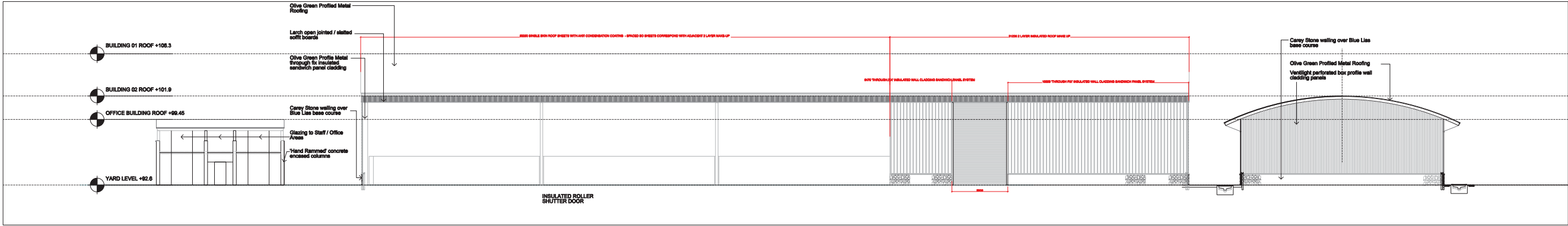


03 Design Proposals
Upper Floor Layout

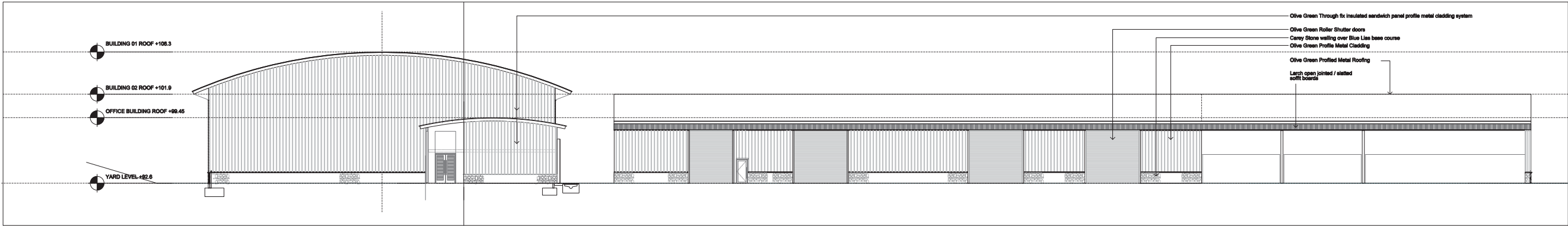


03 Design Proposals

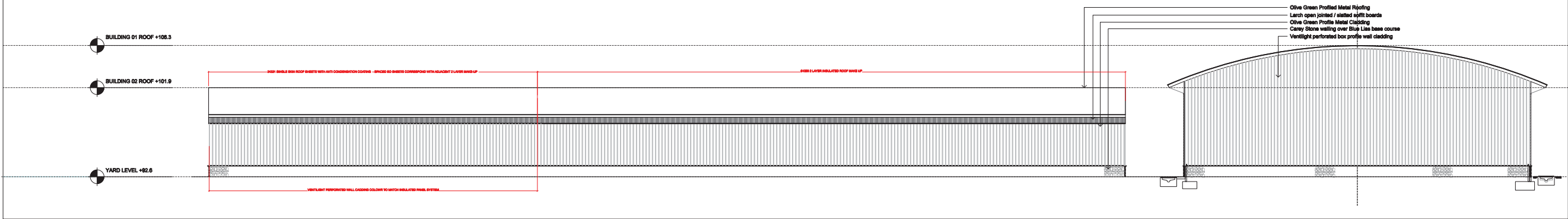
Sections and Elevations



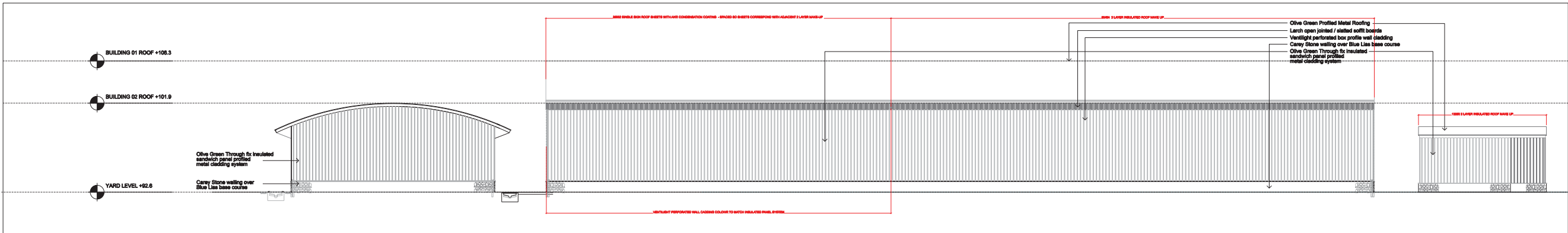
01 SECTION / ELEVATION TO THE SOUTH / WEST



01a ELEVATION TO THE NORTH WEST



02 ELEVATION TO THE SOUTH-EAST



03 ELEVATION TO THE NORTH-EAST

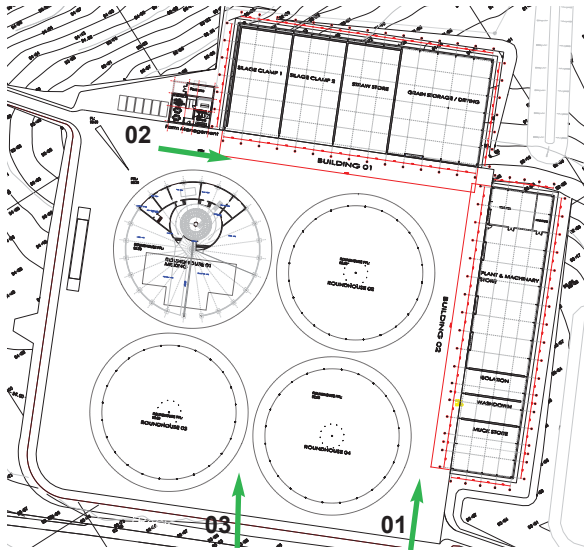
03 Design Proposals
Sections and Elevations



View 01 looking North



View 02 looking East



View 03 looking North

03 Design Proposals

Sections and Elevations

Proposed Materials

The proposed materiality references the existing cladding materials utilised on Avalon Farm and around the wider Emily Estate.

These materials are chiefly:

- + Olive green metal cladding
- + Blue Lias stone plinth
- + Cary stone above plinth

The proposed elevations will be developed looking at how the material treatment can be varied to break down the visual mass of the buildings when viewed from a distance, in line with the recommendations from the LVIA.

A band of local stone cladding is proposed to be used around the base of the buildings, to ensure that visually the areas of different cladding tie in together.

Glazing including use of rooflights, will be developed to provide good daylighting levels for an uplifting working environment.



03 Design Proposals

Area Schedule

Replacement Manor Farm			
Area Schedule		Areas	
Proposed Replacement Manor Farm Buildings		SQM	
BUILDING 01	MF 01	SILAGE CLAMP 01	605
	MF 02	SILAGE CLAMP 02	605
	MF 03	STRAW STORE	605
	MF 03	GRAIN STORAGE AND DRYING	1070
BUILDING 02	MF 04	MILLS STORAGE	185
	MF 05	MALT STORAGE	64
	MF 06	PLANT AND MACHINERY STORE	1000
	MF 07	ISOLATION	170
	MF 08	WASHDOWN BAY	170
	MF 09	MUCK STORAGE	355
ROUNDHOUSES	RH 45.1	MILKING PARLOUR	1590.43
	RH 45.2	CATTLE	1590.43
	RH 45.3	CATTLE	1590.43
	RH 45.4	CATTLE	1590.43
OFFICE BUILDING	OFF 01	STAFF CANTEEN	46
	OFF 02	CIRCULATION	28
	OFF 03	LOCKER ROOM / WC / SHOWER AREA	48
	OFF 04	OPEN PLAN OFFICE - ADMINISTRATION	72
	OFF 05	MEETING ROOM	18
	OFF 06	OFFICE	18
	OFF 07	STORAGE	18
	OFF 08	PLANT	32
		TOTAL BUILDING AREAS	11471
EXTERNAL AREA			
	MXF	YARD AREA AND PARKING (MINUS RH AREAS)	11344
	TOTAL	HARDSTANDING AND BUILT FOOTPRINT	22657

PROPOSED FARM FACILITY
LANDSCAPE DESIGN AND PROPOSALS
For D&AS
Nicholas Pearson Associates

LANDSCAPE DESIGN AND PROPOSALS

For D&AS

Nicholas Pearson Associates



04 Landscape Proposals
PROPOSED FARM FACILITY
LANDSCAPE DESIGN AND PROPOSALS

Photo Montage views - Preliminary photomontages showing integration of proposed farm buildings into the landscape context



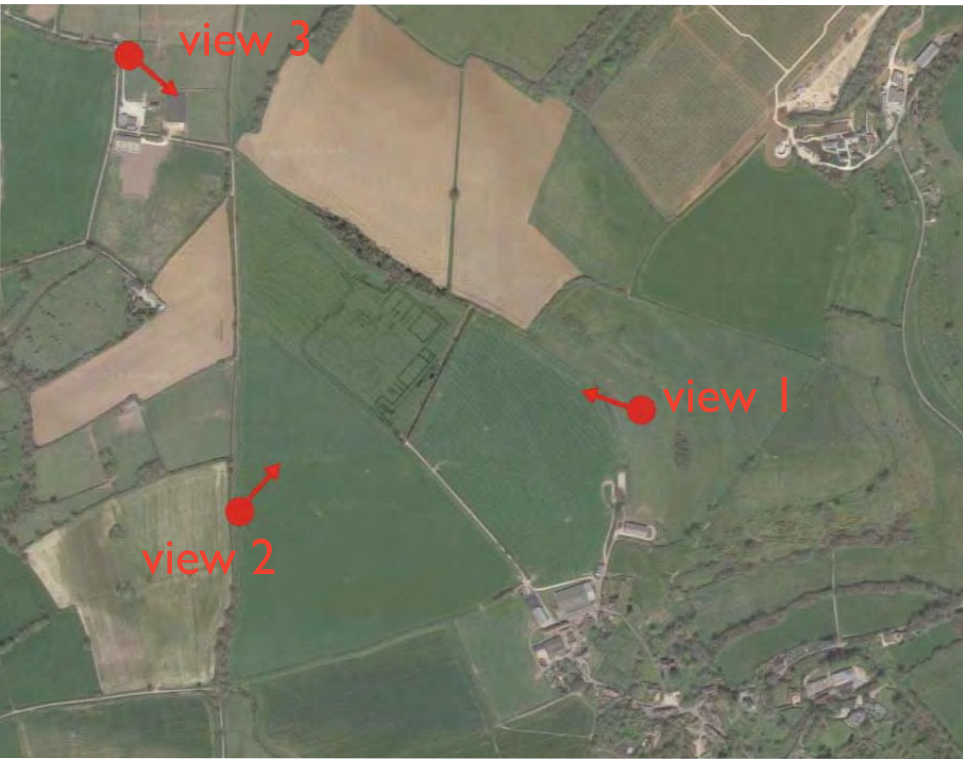
Viewpoint 01 As existing



Viewpoint 02 As existing



Viewpoint 03 As existing



04 Landscape Proposals
Photo Montage View Locations

04 Landscape Proposals
PROPOSED FARM FACILITY
LANDSCAPE DESIGN AND PROPOSALS

Photo Montage views - Preliminary photomontages showing integration of proposed farm buildings into the landscape context



Viewpoint 01 At Year 5



Viewpoint 01 At Year 10



Viewpoint 02 At year 5



Viewpoint 02 At Year 10






Viewpoint 03 At year 5






Viewpoint 03 At year 10






NATIVE HEDGEROW MIX






Native tree and shrub species proposed for the hedgrows, as found in existing hedgrows on site.

Species	Common Name	Image
<i>Acer campestre</i>	Field Maple	
<i>Cornus sanguinea</i>	Dogwood	
<i>Crataegus monogyna</i>	Hawthorn	

Species	Common Name	Image
<i>Ligustrum vulgare</i>	Privet	
<i>Rosa canina</i>	Dog Rose	
<i>Sambucus nigra</i>	Elder	

NATIVE WOODLAND MIX*Native tree species proposed for the woodland shelter belt*

Species	Common Name	Image
<i>Acer campestre</i>	Field Maple	
<i>Carpinus betulus</i>	Hornbeam	
<i>Corylus avellana</i>	Hazel	
<i>Crataegus monogyna</i>	Hawthorn	
<i>Fagus sylvatica</i>	Beech	

Species	Common Name	Image
<i>Ilex aquifolium</i>	Holly	
<i>Malus sylvestris</i>	Crab Apple	
<i>Prunus padus</i>	Bird Cherry	
<i>Quercus robur</i>	English/Common Oak	
<i>Sorbus aucuparia</i>	Rowan/Mountain Ash	

05 Planning Statement

AZ Urban Studio

Introduction

This section of the pre-application report has been prepared by AZ Urban Studio, planning consultants for Emily Estate, and sets out an initial Planning Statement in relation to the proposed replacement and relocation of the existing Manor Farm, Yarlington. The Statement is provided to an appropriate level of detail for a pre-application enquiry, and sets out the key planning policy considerations that the Client and Consultant Team have identified as being relevant to the project, and how the proposals have been formulated to align with the objectives and requirements of those policies.

The Statement aims to not only explain how the proposals have been formulated to accord with the relevant policies, but also as a framework to structure engagement and discussion with the Council and other stakeholders regarding the proposals and their further development towards a full planning application.

Principle of development

Background

The proposed development involves the replacement and relocation of an existing and long-established complex of large modern farm buildings, yards, and associated agricultural infrastructure (slurry tank etc.), to provide a high-quality and efficient purpose-built farm at a site more centrally located within the associated grazing and forage crop agricultural lands of the agricultural unit. The type of livestock farming will also change from the long established high-yield dairy cattle unit at Manor Farm, to a mixed beef and dairy unit at the replacement farm. The farming of this land to the north-west of Yarlington has long been a key part of the character of the area, with Manor Farm being established in the early 19th century. The growth of the dairy farming enterprise, particularly in the 20th century, saw the expansion of the farm buildings and yards by the previous owners into the current sprawling complex that can be seen at the site today.

Emily Estate acquired Manor Farm Yarlington in 2021, and has continued livestock farming at the site. As set out earlier in this report, the general appearance and status of the farm buildings complex is poor, and the proximity to and sole point of access through the village of Yarlington has negative impacts upon amenity for the local community (as set out in paragraph 10.8 of the *North Cadbury & Yarlington Neighbourhood Plan*). The farm buildings are generally in a poor and unattractive state of repair, and the arrangement of buildings in relation to each other and site infrastructure is inefficient and poorly suited to livestock movements due to the sloping site. The proposals by Emily Estate to replace and relocate the farm are therefore driven by the following core objectives:

- Create a modern, efficient and sustainable farm complex located centrally within the associated agricultural holding;
- Reduce the negative impacts of farming (noise, odours, traffic movements, conflicts with rights of way) upon local communities;
- Establish high-quality and fit-for-purpose farming facilities that are well integrated into the local landscape, whilst remediating the existing farm complex site.

An earlier proposal for a replacement and relocated farm complex at another site to the north-west (the subject of a current planning application) was formulated prior to the Estate acquiring Manor Farm Yarlington, and that current planning application would not be pursued if the present proposals are successful.

Policy

Planning policy in the National Planning Policy Framework (NPPF) and South Somerset Local Plan (2006-2028) is relevant to consideration of the proposals.

The NPPF sets out at section 2 *Achieving sustainable development* how the central purpose of the planning system is to contribute to the achievement of sustainable development, which has economic, social, and environmental objectives that should be delivered through the plan making and decision making processes. NPPF section 6 under the sub-heading *Supporting a prosperous rural economy* sets out how decision making should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses.

The Local Plan *Strategic Objectives and Vision* are derived from the *South Somerset Sustainable Community Strategies*, and it is notable that the *Vision for 2028* includes: “*South Somerset will have retained a viable agricultural base with high quality local food production reducing the need for imports and food miles. Commitment to reducing the impact of climate change will be demonstrated by achieving high quality design and by the wider application of reduced CO2 emission targets for new development.*”

Further into the Local Plan this Vision is expanded upon and it is noted that:

“*...farming and its associated businesses remain integral to the present and future of South Somerset. Food security, local produce and reducing 'food-miles' remain nationally important, and an increasing onus on a low carbon economy, will provide opportunities for key sectors such as land based industries and renewable energy. It is therefore important to establish policy, which supports a productive countryside and the transition from traditional to new rural enterprises.*” (para 9.46, Local Plan)

Local Plan policy EP4 *Expansion of existing buildings in the countryside* sets out how proposals for expansion of existing buildings in the countryside will be permitted, where key criteria including demonstrating need and managing impacts are satisfied. Policy EP5 *Farm diversification* is also relevant, as it seeks to ensure that established agricultural enterprises are supported through positive and appropriate future development, and contains key monitoring indicators of the number of farm holdings in the district, and the amount of land farmed across the district.

The North Cadbury and Yarlington Neighbourhood Plan (2022) (the “NC&Y NP”) does not include any specific policies relating to agricultural development, and the Examiner's Report at para 4.29 confirms that Policy 13 *Other Employment Opportunities* does not include agricultural development. As noted above, the NC&Y NP does make specific reference at para 10.8 to the problems experience by Yarlington residents associated with farm vehicle traffic.

The proposals set out in this pre-application enquiry relate to an area of approximately 4.9ha and will:

- i) Replace a poor quality farm complex with high quality new buildings and yard, in a more central location and to a scale / amount to meet the needs of the wider agricultural unit;
- ii) Improve the amenity of Yarlington residents, by removing the noise, odour and traffic associated with the farming operation, with the existing modern farm buildings demolished and re-landscaped;
- iii) Achieve significant sustainability and environmental enhancements to the operation of the farm, including water collection and storage for agricultural use, renewable energy generation on-site together with energy efficient buildings and processes, and best practice management of livestock effluent.

An *Agricultural Summary Report* prepared by specialist consultant Michael Goff is provided as part of this pre-application enquiry, and sets out how the proposed development is required as a core farm site to support the mixed livestock farming model followed by Emily Estate. Details are set out in that report upon the sizing of buildings in relation to the livestock numbers required, the provision of silage clamps, grain storage, facilities for staff welfare, farm offices, machinery workshops and storage. The report concludes that the replacement farm complex is essential to the efficient management of the Estate's farming enterprise and to provide satisfactory and compliant facilities.

The proposals represent significant investment in an established agricultural unit to meet needs and achieve a range of economic, social and environmental objectives. They are therefore inherently sustainable development that aligns with the NPPF and Local Plan. The development will ensure the continued productive agricultural use of the associated land, and will deliver upon the Vision set out in the Local Plan to bolster local food production and reduce carbon emissions, whilst supporting the local rural economy and achieving environmental enhancements.

Emily Estate are proud to promote high quality and sustainable local food production, and the proposals have been designed to facilitate visits to the site for those guests of the Estate that wish to view how the land is managed and food produced. This is a wholly ancillary aspect of the proposal, but will make an important contribution to understanding rural life and land management, and will also provide an opportunity for visitors to see the investment in high quality buildings and farm management.

In principle in terms of land use we therefore consider the proposals to align fully with the relevant planning policy in the NPPF and Local Plan. Further relevant considerations are examined below.

Access

Background

Vehicle access to the existing Manor Farm Yarlington site is only available from the heart of the small village of Yarlington, which is characterised by narrow single-vehicle-width lanes. This existing situation has for many decades served the agricultural operation, with established vehicle movements comprising general farm / staff traffic, together with milk tanker and feed delivery lorry movements. The movement of tractors with trailers and other large agricultural vehicles to and from the site is often inconvenient – both for farm operatives and for local residents using the same roads, or living alongside them.

The public rights of way network in the area includes two public footpaths that pass enter the existing farm site from the north-west, before connecting within the farmyard itself. The presence of public rights of way through the heart of the farm complex poses a number of health and safety challenges for general day to day farming operations, and in particular for vehicle and livestock movements.

Policy

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Local Plan policy TA5 *Transport Impact of New Development* of the Local Plan states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport.

Within the NC&Y NP, Project 2 *Public Rights of Way Network* sets out how the Parish Council will work with residents and landowners to achieve improvements where possible to the public rights of way network.

Assessment

The relocation of the farm to the north-west by some 0.5km enables a new access strategy to be adopted, whereby a connection is made to the existing farm access road at Whitewoods Farm (within the Applicant's ownership), which already connects through Avalon Farm directly to the A359. This is a significant access enhancement associated with proposals, and transforms agricultural vehicle movements associated with the farm unit from using narrow single-width country lanes to a direct and safe private access to the A359 to the north. Further details, including junction capacity and visibility assessment, are set out in the preliminary highways note by Pell Frischmann submitted as part of this pre-application enquiry.

It is anticipated that whilst the type of vehicles accessing the site will remain similar to the established situation (e.g. farm vehicles, large delivery vehicles, and staff vehicles) the number of movements will decrease due to the nature of the farming model proposed, and the bulk storage of feed and bedding straw etc on site.

In terms of public rights of way, the relocation of the farm will overall have significant benefits for users of the public footpath network in the area. Whilst the new farm access drive will cross over the Macmillan Way and the footpath heading south-east, there are a number of existing field access points that currently do the same to the north and south of the crossing point, and indeed parts of the Macmillan Way to the north and the footpath heading south-east pass along agricultural tracks shared with farm vehicles. Where the existing farm buildings and yards are to be removed and the landscape restored, there will be significant enhancement for the footpath users who will be able to pass through open land rather than the busy heart of a working livestock farm.

In summary, we consider that the proposals as set out in this pre-application enquiry will result in significant highways enhancements, directly addressing an identified existing problem for the residents of Yarlington. Whilst opportunities for use of public transport are not available given the location and use proposed, the development will result in direct enhancements to the public footpath network through the removal of poor quality buildings and yard area that the existing footpath passes through, and therefore align with Local Plan policy TA5.

Landscape and Design

Policy

Chapter 12 of the NPPF *Achieving well-designed places* states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Para 130 sets out how developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character and history, and optimise the potential of the site.

Policy EQ2: General Development of the South Somerset Local Plan requires new development to conserve and enhance the landscape character of the area, to reinforce local distinctiveness, and respect local context.

The NC&Y NP includes policies concerning the built and natural environment, including Policy 5 which sets out how development should respect and where practicable enhance local landscape character, and Policy 6 which requires development to retain the rural character of the lanes and tracks around the villages, and protect and enhance public rights of way.

Assessment

Nicholas Pearson Associates were engaged to advise upon Landscape and Visual considerations from the outset of the process, and their initial report (Landscape and Visual Tech Note or 'LVTN') upon the proposed development is included as part of the pre-application enquiry and summarised here.

The LVTN note identifies that in landscape terms the Site areas form part of the typical pastoral but generally well settled landscape character of the area. The existing farm buildings are an established feature of Yarlington, with some buildings a locally detracting element. The location for the replacement farm is set away from the existing village, in a more open landscape adjacent to the local landscape scarp feature of Yarlington Sleights. Landscape character sensitivities relate to the local landscape setting of Yarlington and the key landscape feature of Yarlington Sleights, together with existing woodland, trees and boundary hedgerows.

It goes on to report that the preliminary proposals have been informed by early landscape and visual appraisal and have iterated to seek to minimise adverse landscape and visual effects and maximise opportunities for enhancements. The proposals for the new farm buildings present a high quality design approach, with considerable opportunities to incorporate mitigation, including new woodland/ tree and hedgerow planting. In visual terms the context comprises the well settled and well vegetated agricultural landscape between Yarlington and its environs to the east and Galhampton to the west. Key views and sensitivities tend to relate to local views of the Site areas from the adjacent and nearby network of public rights of way. In such views the landscape/ land-form feature of Yarlington Sleights is a key element. Beyond these local visual receptor areas views tend to be limited/ restricted by intervening topography and/ or vegetation.

The preliminary proposals have been informed by early landscape and visual appraisal and have iterated to seek to minimise adverse landscape and visual effects and maximise opportunities for enhancements. The proposals present a high quality design approach, with opportunities to integrate the development in the local context including through new tree and hedgerow planting, and landscape restoration.

The LVTN concludes that, on the basis that design intent and opportunities for mitigation are progressed and delivered, adverse landscape and visual effects will be minimised, and elements of landscape enhancement provided.

This would accord with planning policies including those relevant to landscape and visual matters within the North Cadbury and Yarlington Neighbourhood Plan

Ecology

Policy

NPPF Section 15 *Conserving and enhancing the natural environment* sets out how development should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Policy EQ4: Biodiversity of the South Somerset Local Plan requires that development proposals demonstrate how they would not result in any adverse impact on biodiversity, and also seek to maximise opportunities for biodiversity gains.

Assessment

The proposals for the site have been developed with guidance from Greena Ecological Consultancy, integrated with landscape design advice from Nicholas Pearson Associates. The key ecology considerations engaged by the proposals are assessment of the proposed re-location site, opportunities for biodiversity enhancement associated with the development of the site, and the demolition of the existing farm buildings and re-landscaping of the site. These matters are examined in the *Preliminary Ecological Investigation Report* by Greena Ecological Consultancy submitted as part of the pre-application enquiry.

The location for the replacement farm site is assessed as being rye dominated improved grassland that has previously been ploughed, and the route for the access road passes through fields of similar grassland. Two sections of hedgerow (hawthorn, blackthorn, elder mix) are proposed to be removed to facilitate access. Badger setts were identified to the north of the site (>30m from proposed works), and a subsequent Ground Penetrating Radar survey was carried out to ensure no badger tunnels are present under the northern edge of the site (see GPR Badger Report). Recommendations to avoid harm to particular species are provided along with recommendations to ensure that the development of the new farm delivers biodiversity enhancement, which include planting of native trees, bat boxes, bird boxes and insect bricks.

In terms of the existing farm buildings and yards to be demolished and re-landscaped, detailed examination of the interior and exteriors was undertaken by an experienced ecologist. The overall habitat was assessed as very high potential for foraging and commuting bats, with four of the buildings having moderate bat habitat potential and therefore requiring further survey. Six buildings had signs of bird nesting presence.

The further bat surveys are due to take place in May 2023 and will inform detailed mitigation planning. All recommendations in the Greena report will be delivered by the proposals, and in particular the extensive areas of new planting – including native tree planting and new native hedgerow – will ensure that biodiversity net gain is delivered. At this stage we are confident that the proposals will appropriately mitigate any impact upon protected species, and overall net gain in biodiversity can be achieved upon the site, meeting the NPPF and Local Plan policy EQ4 requirements.

Ecology cont

To address the specific requirement for consideration of impacts upon three nearby SSSI designated sites sensitive to ammonia and nitrogen (Sparkford Wood, Cogley Wood, Babcary Meadows) a SCAIL screening assessment has been undertaken by Earthcare Technical. The results of the assessment show the proposals to result in a significant reduction in impacts at all receptors. Full details are provided in the Earthcare Technical report submitted.

Heritage

Policy

Chapter 16 of the NPPF *Conserving and enhancing the historic environment* sets out how heritage assets should be conserved in a manner appropriate to their significance. Para 197 sets out how, in determining applications, local planning authorities should take account of putting heritage assets to viable uses consistent with their conservation, the positive contribution that heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to character and distinctiveness. Para 200 sets out how any harm to the significance of a designated heritage asset should require clear and convincing justification.

Local Plan Policy EQ3 *Historic Environment* requires that heritage assets be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place.

Assessment

Whilst there are no designated heritage assets within the site, the existing farm buildings are located within an 'Area of High Archaeological Potential' designated in the Local Plan, relating to the earliest settlement at Yarlington. As the proposals within the designated area only relate to demolition of existing buildings and re-landscaping to restore the pre-development condition of the land, no harm to any archaeological remains or interest will occur. Further consultation with South West Heritage Trust to confirm this position will be undertaken.

There are a small number of designated and non-designated heritage assets located in the Yarlington to the south and south-east of the site. The proposals for the replacement farm upon low ground between 0.75km-1.5km from these heritage assets is not considered to impact upon their setting. The removal of the extensive modern farm buildings located at Manor Farm and the re-landscaping of the site will have a positive impact on the setting of the nearest non-designated heritage assets and the Grade II* Church of St Mary, enhancing their local townscape and landscape setting.

Policy

NPPF section 14 *Meeting the challenge of climate change, flooding and coastal change* sets out how major developments should incorporate sustainable drainage systems and where possible, provide multifunctional benefits. Local Plan Policy EQ1 *Addressing Climate Change in South Somerset* sets out how the Council will support proposals where they have demonstrated how climate change mitigation and adaption will be delivered, through the inclusion of various measures as appropriate. This includes reducing and managing the impact of flood risk by incorporating Sustainable Drainage Systems.

Assessment

The site area of the proposed development is approximately 4.9ha, and includes an increase in the total amount of hardstanding from the existing. As such, careful consideration has been given from the outset to managing drainage at the site in a sustainable and integrated manner, ensuring that enhancements to the existing drainage arrangements can be achieved. Simon Baston Associates have advised upon flooding and drainage matters, and a *Flood Risk Assessment (including Drainage Strategy)* report is provided in support of the pre-application submission.

The FRA report sets out the following key considerations and attributes of the proposals in flood risk / drainage terms:

- The site is located within Flood Zone 1 (low flood risk)
- Increased rates of surface runoff are managed sustainably entirely within the site through attenuation and then controlled discharge to the River Cam
- Proposed attenuation pond has design capacity for the 100yr + climate change (45% increase) event, with 300mm design freeboard for tolerance and exceedance capacity
- Effluent, dirty water and foul water are managed entirely within the site using separate containment drainage systems and storage tanks, minimising any risks to groundwater
- Proposed drainage system, swale and attenuation basin all provide sufficient means of surface water treatment at source

The FRA concludes that the drainage strategy proposed will safely manage and account for additional surface water and runoff associated with the proposed development and will not increase flood risk elsewhere or downstream. Accordingly the relevant policies of the NPPF and Local Plan relating to flood risk and sustainable drainage are fully met.

In terms of current concerns regarding nutrients and the Somerset Levels SPA and the need for competent authorities to undertake a Habitats Regulation Assessment (HRA) before determining a planning application that has potential impacts upon the protected site, a *Phosphate nutrient neutrality assessment* report by Earthcare Technical is provided.

The report provides a comparison of the quantity of excreted phosphate produced from livestock historically at Manor Farm when farmed with a high yield dairy herd (450 head) within the existing farm infrastructure, and the proposed development scenario of mixed beef and dairy cattle farming (660 head). The proposed replacement farm will be managed sustainably with manure collected as farm yard manure composted and applied to land to meet crop needs across the wider Emily Estate land holdings in the area.

The nutrient calculations show that the established Manor Farm high yield dairy cattle would give rise to 13,445kg of phosphate per year, whereas the proposed replacement Manor Farm with around 668 mixed cattle would give rise to 12,593kg of phosphate – a reduction of approximately 861kg of phosphate per annum, equating to 372kg of total phosphorus (P). This demonstrates that the proposed development will achieve betterment beyond neutrality with a reduction of 372kg total phosphorus per annum within the catchment, and is therefore deliverable in line with the requirements of the Habitats Regulations. This reduction in could be used to offset the impact of other new development needed in the area.

The team would welcome further discussion with Somerset Council and Natural England regarding the nutrient neutrality assessment to ensure that the methodology is agreed to meet the relevant requirements, to avoid subsequent delays at planning application stage.

Sustainability

Local Plan Policy EQ1 *Addressing Climate Change in South Somerset* sets out the Council will support proposals for new development where they have demonstrated how climate change mitigation and adaptation will be delivered, through inclusion of a range of measures, as appropriate.

Section 3 above of this pre-application report sets out how the proposed development will continue to evolve through design development to follow a staged approach of:

- Be Lean: Use less energy
- Be Clean: Supply energy efficiently
- Be Green: Use renewable energy

A range of design measures are identified that will be integrated where possible to achieve the first criterion, together with measures to supply energy efficiently and manage use. On site renewable energy technology in the form of roof mounted solar PV will be further investigated through design development.

As set out elsewhere in this Statement, it is important to note that this proposal forms a key component of a wider agricultural strategy for the agricultural unit, and represents a transformation at the site from an intensive previous model of dairy farming, to a low-intensity model of sustainable integrated land management and local food production.

Finally, as with all building projects by Emily Estate in the area, local building materials will be utilised where possible, including local stone sourced in the immediate area.

Neighbouring Amenity

NPPF para 185 sets out how planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Policy EQ2 of the Local Plan requires, amongst other considerations, that development proposals protect the residential amenity of neighbouring properties.

The site is located in an area characterised by farming activity, and there are long established livestock farming operations at the existing buildings upon the site, and in neighbouring buildings upon adjacent land in the surrounding area.

Residential properties in the nearby area are located to the east, south-east and south, with the closest houses being immediately adjacent to the existing farm buildings, yard and slurry tanks.

The proposals will result in the livestock buildings being relocated significantly further away than existing from the nearby dwellings.

Given the existing established uses at the site we do not believe that the physical re-location of the farm buildings as proposed will result in any material adverse impact upon neighbouring residential amenity in terms of noise or odour.

Moreover, it is important to emphasise that the change in farming practice from the previous high—yield dairy herd to the now proposed low intensity mixed cattle, on straw bedded system, will result in reduced odours from the operation. The proposed farming practice will remove the need for slurry storage, and the existing slurry storage lagoon on site can be removed without need for replacement. Indeed, the SCALL assessment provided demonstrates that ammonia emissions – the most notable of farm odours to humans - will be reduced by 63% from existing by the proposals.

Accordingly there should be no unacceptable impacts upon residential amenity arising from the development, and with the change in farming practice likely to result in notable enhancements, meeting the NPPF and Local Plan policy requirements.

Conclusion

The above assessment demonstrates how the emerging proposals presented here have been shaped to accord with the objectives of planning policy at National and Local level, to deliver a high quality development that will result in economic, social, and environmental enhancements. The proposals are therefore considered to be sustainable development that will benefit the site and surrounding area.

The Applicant and consultant team would welcome a site visit with SSDC officers to present the proposals in detail and examine the site, and to address any immediate questions arising.



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework



© Crown copyright 2021

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit nationalarchives.gov.uk/doc/open-government-licence/version/3

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at www.gov.uk/government/publications

Any enquiries regarding this publication should be sent to us at

Ministry of Housing, Communities and Local Government,
Fry Building, 2 Marsham Street, London, SW1P 4DF

or complete the form at <http://forms.communities.gov.uk/>

Contents

1. Introduction	4
2. Achieving sustainable development	5
3. Plan-making	8
4. Decision-making	13
5. Delivering a sufficient supply of homes	17
6. Building a strong, competitive economy	23
7. Ensuring the vitality of town centres	25
8. Promoting healthy and safe communities	27
9. Promoting sustainable transport	30
10. Supporting high quality communications	33
11. Making effective use of land	35
12. Achieving well-designed places	38
13. Protecting Green Belt land	41
14. Meeting the challenge of climate change, flooding and coastal change	45
15. Conserving and enhancing the natural environment	50
16. Conserving and enhancing the historic environment	55
17. Facilitating the sustainable use of minerals	59
Annex 1: Implementation	63
Annex 2: Glossary	65
Annex 3: Flood risk vulnerability classification	75

1. Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans for housing and other development can be produced.
2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.
4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.
5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.
6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

¹ This document replaces the previous version of the National Planning Policy Framework published in February 2019.

² This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

³ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

⁴ Resolution 42/187 of the United Nations General Assembly.

⁵ Transforming our World: the 2030 Agenda for Sustainable Development.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; 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.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date 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-date⁸, 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 proposed⁷; 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.

⁶ As established through statements of common ground (see paragraph 27).

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.

⁸ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply⁹:
 - a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
 - d) the local planning authority's housing delivery was at least 45% of that required¹⁰ over the previous three years.

⁹ Transitional arrangements are set out in Annex 1.

¹⁰ Assessed against the Housing Delivery Test, from November 2018 onwards.

3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
16. Plans should:
 - a) be prepared with the objective of contributing to the achievement of sustainable development¹¹;
 - b) be prepared positively, in a way that is aspirational but deliverable;
 - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The plan-making framework

17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area¹². These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:
 - a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
 - b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.
19. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

¹¹ This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).

¹² Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.

Strategic policies

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision¹³ for:
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - c) community facilities (such as health, education and cultural infrastructure); and
 - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
21. Plans should make explicit which policies are strategic policies¹⁴. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
22. Strategic policies should look ahead over a minimum 15 year period from adoption¹⁵, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.¹⁶
23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)¹⁷.

¹³ In line with the presumption in favour of sustainable development.

¹⁴ Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies.

¹⁵ Except in relation to town centre development, as set out in chapter 7.

¹⁶ Transitional arrangements are set out in Annex 1.

¹⁷ For spatial development strategies, allocations, land use designations and a policies map are needed only where the power to make allocations has been conferred.

Maintaining effective cooperation

24. Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
25. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).
26. Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
27. In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.

Non-strategic policies

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.
29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁸.
30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

¹⁸ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

Preparing and reviewing plans

31. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
32. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements¹⁹. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).
33. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary²⁰. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

Development contributions

34. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

Examining plans

35. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

¹⁹ The reference to relevant legal requirements refers to Strategic Environmental Assessment. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.

²⁰ Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs²¹; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
36. These tests of soundness will be applied to non-strategic policies²² in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.
37. Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements²³ before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

²¹ Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in paragraph 61 of this Framework.

²² Where these are contained in a local plan.

²³ As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Pre-application engagement and front-loading

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.
44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two

years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.
46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.

Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
48. Local planning authorities may give weight to relevant policies in emerging plans according to:
 - a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)²⁴.
49. However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
 - a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

²⁴ During the transitional period for emerging plans submitted for examination (set out in paragraph 220), consistency should be tested against the original Framework published in March 2012.

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Tailoring planning controls to local circumstances

51. Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.
52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.
53. The use of Article 4 directions to remove national permitted development rights should:
- where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)
 - in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)
 - in all cases, be based on robust evidence, and apply to the smallest geographical area possible.
54. Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Planning conditions and obligations

55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification²⁵.
57. Planning obligations must only be sought where they meet all of the following tests²⁶:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Enforcement

59. Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.

²⁵ Sections 100ZA(4-6) of the Town and Country Planning Act 1990 will require the applicant's written agreement to the terms of a pre-commencement condition, unless prescribed circumstances apply.

²⁶ Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

15. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) 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;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) 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. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵⁸; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

⁵⁸ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

and the Broads⁵⁹. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶²; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

⁵⁹ *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

⁶⁰ For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

⁶¹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁶² Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

180. When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
181. The following should be given the same protection as habitats sites:
- a) potential Special Protection Areas and possible Special Areas of Conservation;
 - b) listed or proposed Ramsar sites⁶⁴; and
 - c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

⁶³ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

⁶⁴ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

Ground conditions and pollution

183. Planning policies and decisions should ensure that:
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
 - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.
184. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁵;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
186. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when

⁶⁵ See Explanatory Note to the *Noise Policy Statement for England* (Department for Environment, Food & Rural Affairs, 2010).

determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

187. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
188. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.
190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

⁶⁶ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

⁶⁷ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
197. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.
201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
202. 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.
203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

⁶⁸ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

⁶⁹ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

Annex 1: Implementation

218. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.
219. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
220. The policies in the original National Planning Policy Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.
221. For the purposes of the policy on larger-scale development in paragraph 22, this applies only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage at the point this version is published (for Spatial Development Strategies this would refer to consultation under section 335(2) of the Greater London Authority Act 1999).
222. The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results:
- a) for years 2016/17 to 2018/19 (Housing Delivery Test: 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;
 - b) for years 2017/18 to 2019/20 (Housing Delivery Test: 2020 Measurement, published 19 January 2021), and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.
223. The Government will continue to explore with individual areas the potential for planning freedoms and flexibilities, for example where this would facilitate an increase in the amount of housing that can be delivered.

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air quality management areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Annual position statement: A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Article 4 direction: A direction made under [Article 4 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) which withdraws permitted development rights granted by that Order.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Brownfield land: See Previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal change management area: An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.

Community forest: An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Decentralised energy: Local renewable and local low carbon energy sources.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated rural areas: National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Entry-level exception site: A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 of this Framework.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Essential local workers: Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

General aviation airfields: Licenced or unlicensed aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage coast: Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

International, national and locally designated sites of importance for biodiversity:

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership: A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development⁷⁵: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development

⁷⁵ Other than for the specific purposes of paragraphs 176 and 177 in this Framework.

it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Minerals resources of local and national importance: Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including conventional and unconventional hydrocarbons), tungsten, kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.

Mineral Consultation Area: a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National trails: Long distance routes for walking, cycling and horse riding.

Natural Flood Management: managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

Outstanding universal value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle: A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds

and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Recycled aggregates: aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.

Safeguarding zone: An area defined in Circular 01/03: *Safeguarding aerodromes, technical sites and military explosives storage areas*, to which specific safeguarding provisions apply.

Secondary aggregates: aggregates from industrial wastes such as glass (cullet), incinerator bottom ash, coal derived fly ash, railway ballast, fine ceramic waste (pitcher), and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. These can also include hydraulically bound materials.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future

generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice).

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not

part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

Annex 3: Flood risk vulnerability classification

ESSENTIAL INFRASTRUCTURE

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; and water treatment works that need to remain operational in times of flood.
- Wind turbines.
- Solar farms

HIGHLY VULNERABLE

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

MORE VULNERABLE

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

LESS VULNERABLE

- Police, ambulance and fire stations which are not required to be operational during flooding.

- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

WATER-COMPATIBLE DEVELOPMENT

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

SOUTH SOMERSET LOCAL PLAN (2006 – 2028)



ADOPTED MARCH 2015

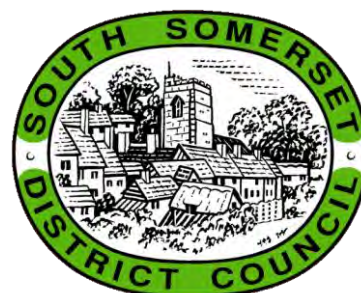


Table of Contents

CHAPTER		PAGE
1	Introduction	1
2	Spatial Portrait of South Somerset	7
3	Strategic Objectives and Vision	14
4	Delivering Sustainable Development	17
5	Settlement Strategy	19
6	Yeovil	49
7	Market Towns	66
8	Rural Centres	104
9	Economic Prosperity	123
10	Housing	150
11	Transport and Accessibility	167
12	Health and Well Being	184
13	Environmental Quality	191
14	Implementation and Monitoring	212
MAPS AND APPENDICES		PAGE
Policies Map and Inset Maps		215
Appendices		217

Table of Policies

POLICY		PAGE
SD1	Sustainable Development	18
SS1	Settlement Strategy	21
SS2	Development in Rural Settlements	26
SS3	Delivering New Employment Land	35 / 36
SS4	District Wide Housing Provision	38
SS5	Delivering New Housing Growth	41 / 42
SS6	Infrastructure Delivery	45
SS7	Phasing of Previously Developed Land	48
YV1	Urban Framework and Greenfield Housing for Yeovil	53
YV2	Yeovil Sustainable Urban Extensions	58
YV3	Yeovil Summerhouse Village	59
YV4	Yeovil Air Flight Safety Zone	61
YV5	Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions	64
PMT1	Chard Strategic Growth Area	72
PMT2	Chard Phasing	76
PMT3	Ilminster Direction of Growth	85
PMT4	Wincanton Direction of Growth	90
LMT1	Ansford / Castle Cary Direction of Growth	95
LMT2	Langport / Huish Episcopi Direction of Growth	99
LMT3	Somerton Direction of Growth	103
EP1	Strategic Employment Sites	125
EP2	Office Development	127
EP3	Safeguarding Employment Land	129
EP4	Expansion of Existing Businesses in the Countryside	131
EP5	Farm Diversification	133
EP6	Henstridge Airfield	134
EP7	New Build live / Work Units	135
EP8	New and Enhanced Tourist Facilities	137
EP9	Retail Hierarchy	139
EP10	Convenience and Comparison Shopping in Yeovil	140
EP11	Location of Main Town Centre Uses (The Sequential Approach)	142
EP12	Floorspace Threshold for Impact Assessments	144
EP13	Protection of Retail Frontages	146
EP14	Neighbourhood Centres	147
EP15	Protection and Provision of Local Shops, Community Facilities and Services	149
HG1	Strategic Housing Site	151
HG2	The Use of Previously Developed Land (PDL) for New Housing Development	153
HG3	Provision of Affordable Housing	156
HG4	Provision of Affordable Housing – Sites of 1-5 Dwellings	156
HG5	Achieving a Mix of Market Housing	159

HG6	Care Homes and Specialist Accommodation	160
HG7	Gypsies, Travellers and Travelling Showpeople	162
HG8	Replacement Dwellings in the Countryside	163
HG9	Housing for Agricultural and Related Workers	165
HG10	Removal of Agricultural and Other Occupancy Conditions	166
TA1	Low Carbon Travel	170
TA2	Rail	172
TA3	Sustainable Travel at Chard and Yeovil	175
TA4	Travel Plans	178 / 179
TA5	Transport Impact of New Development	181
TA6	Parking Standards	182
HW1	Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development	187
HW2	Sports Zone	189
HW3	Protection of Play Spaces and Youth Provision	190
EQ1	Addressing Climate Change in South Somerset	196
EQ2	General Development	200
EQ3	Historic Environment	202
EQ4	Biodiversity	204
EQ5	Green Infrastructure	206
EQ6	Woodland and Forests	208
EQ7	Pollution Control	210
EQ8	Equine Development	211

1. Introduction

What Is The Local Plan?

- 1.1 The South Somerset Local Plan (2006 – 2028) is a collection of policies which set out the long term vision and strategic context for managing and accommodating growth within South Somerset up to 2028.
- 1.2 The local plan represents a shift from the previous, rigid approach to development control in South Somerset. Instead it takes a more spatial approach to shaping the future of the district, responding to specific needs and delivering sustainable development that creates positive outcomes for people and places.
- 1.3 The local plan is a statutory, legal document with a status that is confirmed in planning law¹. It forms part of the 'development plan' for South Somerset² and the policies provide a framework against which decisions on the future of the area will be taken. The policies in this local plan replace those previously set out in the South Somerset Local Plan (1991 – 2011), save for those outlined in Appendix 2.
- 1.4 A major part of the local plan is the identification of broad locations for employment and housing growth and accompanying policies for assessing development proposals. All policies include accompanying text, setting out the reason and need for the policy, and how the policy will be delivered and monitored where appropriate. It is important that the local plan be read as a whole. District-wide policies and policies for settlements, for example, elaborate on and add to the overall spatial strategy.
- 1.5 A Proposals Map is published alongside the local plan. It identifies the spatial proposals of the plan, with inset maps showing greater detail for individual settlements.

How Has The Council Prepared The Local Plan?

- 1.6 As required, the South Somerset Local Plan (2006 – 2028) takes account of the Government's National Planning Policy Framework (NPPF)³ and the National Planning Practice Guidance (NPPG)⁴.
- 1.7 A Sustainability Appraisal (SA) of the local plan has been undertaken, as required by Section 29(2) of the Planning and Compulsory Purchase Act 2004. This incorporates a Strategic Environmental Assessment (SEA) as required by the SEA Directive⁵. The SA Report has been published alongside the local plan and assesses the policies against sustainability criteria, which were created in light of the objectives in the South Somerset Sustainable Community Strategy (SCS)⁶. The local plan has been shaped by the SA, which outlines the reasons for selecting

¹ Formal, legal status is given through Section 38 of the Planning and Compulsory Purchase Act 2004 (as amended), and Section 70 of the Town and Country Planning Act 1990 (as amended).

² Which can include other formally adopted development plan documents, such as a Site Allocation development plan document, and neighbourhood plans.

³ National Planning Policy Framework (March 2012).

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁵ National Planning Practice Guidance (March 2014). <http://planningguidance.planningportal.gov.uk/blog/guidance/>

⁶ Planning and Compulsory Purchase Act 2004: European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" – the SEA Directive.

⁷ Shaping South Somerset A Strategy for Sustainable Communities (2008-2026)

proposals from potential alternatives and the measures needed to prevent, reduce and offset any significant effects of implementing the local plan.

- 1.8 Similarly, the local plan has been subject to a Habitats Regulation Assessment (HRA) as required by the European Directive and Habitats Regulations⁷. Due to the potential impacts on the Somerset Levels and Moors Special Protection Area (SPA), a Ramsar site⁸, and Brackett's Copse Special Area of Conservation (SAC) an Appropriate Assessment, which forms stage 2 of the HRA, has also been produced. This is published as separate report, alongside the local plan⁹.
- 1.9 Throughout each stage of its preparation the local plan has been reviewed and signed off by the Council's internal Project Management Board, the District Executive Committee and Full Council.
- 1.10 In the future, the local plan will be supported by additional documents, such as the Site Allocations Development Plan Document, Community Infrastructure Levy Charging Schedule, and Neighbourhood Plans. Once finalised these will also form part of the Development Plan for South Somerset.
- 1.11 In order to keep the Development Plan up-to-date and responsive to the changing nature of the district, the Council will undertake regular monitoring of the effectiveness of its policies. A comprehensive review of the local plan is programmed to occur within five years, and the Council has committed to a specific 'early review' of policies in relation to housing and employment provision in Wincanton by March 2018.

⁷ EC Habitats Directive (92/43/EEC)

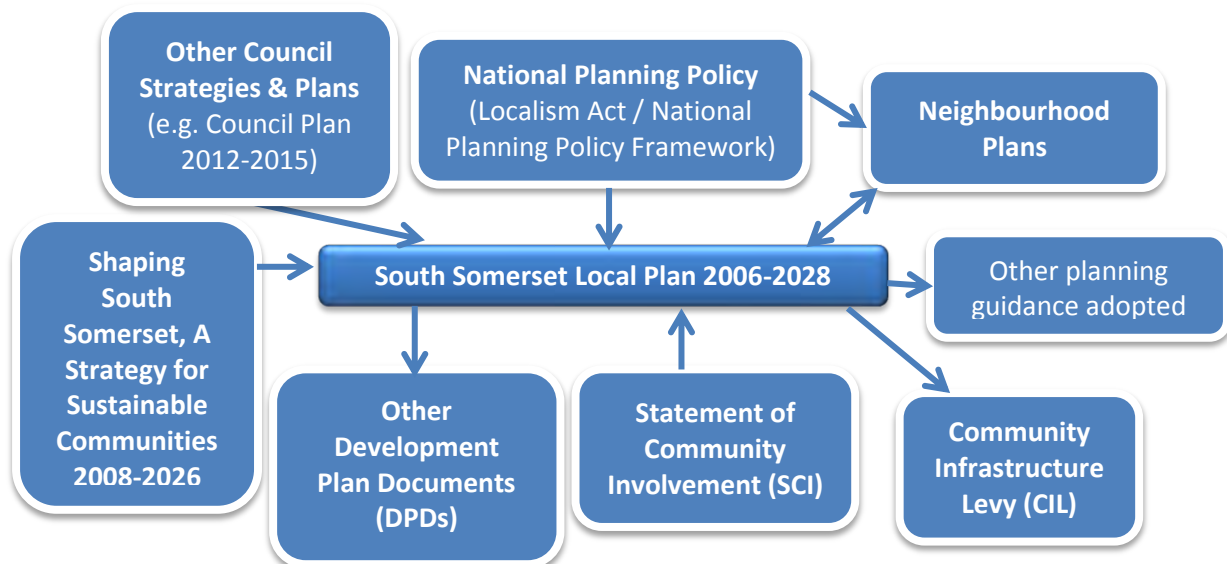
⁸ Wetlands of International importance designated under the RAMSAR Convention

⁹ Habitats Regulation Assessment and Appropriate Assessment: <https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/>

Policy Context

- 1.12 The role of the local plan is to set out a spatial strategy and policy agenda in the context of national policy as well as other strategies and programmes at District County, and Sub-regional level. Figure 1 shows the relationship between the South Somerset Local Plan (2006 – 2028) and other policy documents.

Figure 1: Relationship between local plan and other policy documents



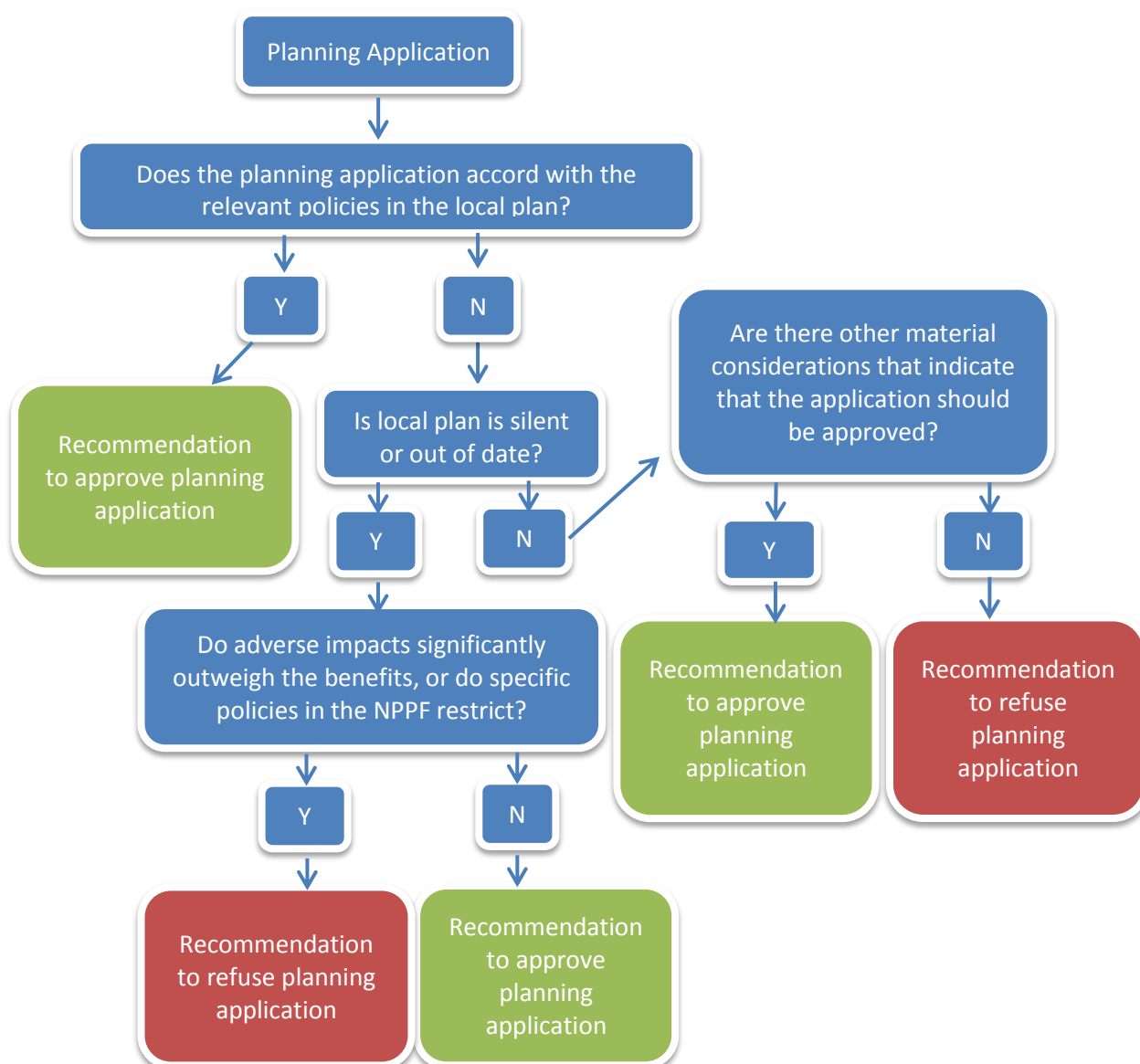
National Context

- 1.13 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides a simplified framework which local authorities and local communities can use to shape their areas and identify priorities. The NPPF needs to be read in conjunction with other national policy statements for major infrastructure, energy, travellers' sites and waste.
- 1.14 A local plan must have regard to the NPPF and must be in general conformity with its principles. The local plan provides the opportunity to build upon the intentions in the NPPF and provide a more local perspective on how to address unique challenges and opportunities.
- 1.15 When a local plan is adopted, it forms part of the development plan, and becomes the starting point for decision-taking. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.16 Importantly, the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Where development accords with an up-to-date local plan it should be approved; where development conflicts it should be refused unless material considerations indicate otherwise. The NPPF is however, a material consideration in decision-making¹⁰.

¹⁰ See Sections 19(2)(a) and 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

- 1.17 The NPPF is clear that the “overarching purpose of the planning system is to contribute to the achievement of sustainable development” (Paragraph 6). It goes on to describe the three dimensions of sustainable development: economic, social and environmental; advocating that the planning system must perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 1.18 To achieve sustainable development, the NPPF has, at its heart, “a presumption in favour of sustainable development” (Paragraph 14) which applies to both local plan-making and decision-taking.
- 1.19 The expectation when producing local plans is that local authorities should deliver sustainable development by positively meeting their objectively assessed needs. During decision-taking, local authorities should realise sustainable development by approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent, or out-of-date, grant permission unless impacts would significantly and demonstrably outweigh the benefits, or specific sections of the NPPF indicate development should be restricted.
- 1.20 This is a key determinant in the implementation and delivery of the local plan. Development applications will need to clearly show how they comply with local plan policies and, if they do not, show how the benefits of the proposal outweigh the impacts. In addition, it is likely that during the lifespan of the local plan that there will be occasions where it is silent on a particular issue, or is deemed out-of-date. In this instance it will need to be shown that adverse impacts significantly and demonstrably outweigh the benefits of the scheme. The flow diagram set out below outlines the decision-making process in simple terms.

Figure 2: Simplified flow diagram for how planning applications will be considered against the local plan



- 1.21 The NPPF also helps facilitate the Government's aspiration for communities to produce Neighbourhood Plans to shape their own areas¹¹. It states that neighbourhoods should develop plans that support the strategic development needs set out in local plans, including policies for housing and economic development; support local development, shaping and directing development in their area that is outside the strategic elements of the local plan; and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.
- 1.22 The Council supports communities seeking to put in place Neighbourhood Plans but recognises that there is a significant amount of time and effort involved in creating one. The Council advises that communities fully analyse the policies set out in the local plan to see whether their aspirations can be achieved through these existing

¹¹ In relation to neighbourhood plans, via section 38B and C and paragraph 8(2) of new Schedule 4B to the 2004 Act (inserted by the Localism Act 2011 section 116 and Schedules 9 and 10).

means. If communities wish to progress with a Neighbourhood Plan the Council will provide 'arms-length' support to ensure that statutory requirements and Government policy are met.

Sub-Regional Context

- 1.23 In producing the local plan, the Council has sought to be aspirational but realistic. Whilst defining the spatial implications of economic, social and environmental change it is a requirement to liaise with different organisations to ensure that strategic priorities that cross local authority boundaries are understood and solutions co-ordinated. This is known as the "Duty to Co-operate"¹².
- 1.24 It has been shown that South Somerset has met its duty to co-operate by working with others (especially Somerset County Council and neighbouring district councils) to develop a common evidence base where appropriate, and resolve issues of shared interest. This work has demonstrated that South Somerset can meet its development requirements within its own district¹³.
- 1.25 During the implementation of the local plan, monitoring and further engagement with the same bodies and organisations will ensure that the co-operation is continuous and can highlight any varying requirements or emerging issues that could be addressed through the reviews of the local plan.
- 1.26 Elsewhere at the sub-regional level, the Council continues to influence and implement the objectives established by the Heart of the South West Local Enterprise Partnership (HoSW LEP). The HoSW LEP, formed in June 2011, has produced a Strategic Economic Plan¹⁴ and secured a Growth Deal¹⁵ with Government that provides a further sub-regional tier of planned investment, growth and change.
- 1.27 In order to bring about effective changes in the area, it will be necessary for local aims to be in step with those of the LEP (and vice versa). As a relatively new organisation, there remains the opportunity to express upon the LEP the ambition and possibility within South Somerset and ensure that the local opportunities are capitalised upon.

Local Context

- 1.28 The local plan replaces most of the 'saved' policies and proposals in the South Somerset Local Plan 1991-2011. Appendix 2 includes a list of all those replaced policies and proposals.
- 1.29 The appendix also shows those policies and proposals to remain saved because they continue to be in conformity with the NPPF but provide locally specific definition on unique issues in South Somerset.

¹² Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011)

¹³ South Somerset District Council Duty to Co-operate Report (March 2014)

¹⁴ Heart of the South West Local Enterprise Partnership – Strategic Economic Plan 2014 - 2030 (March 2014):

<http://www.heartofswlep.co.uk/sites/default/files/user-88/SEP-%20Final%20draft%2031-03-14-website.pdf>

¹⁵ Heart of the South West Local Enterprise – Growth Deal 2014/2015 (March 2014):

<http://www.heartofswlep.co.uk/sites/default/files/user-1/Growth%20Deal%202015%20Heart%20of%20SW-Final%203-4.pdf>

4. Delivering Sustainable Development

Overview

- 4.1 The principles of 'sustainable development' are central to the planning system. A common definition of sustainable development is *"development that meets the needs of the present, without compromising the ability of future generations to meet their own needs"*⁴³.
- 4.2 As noted in Chapter 1, the NPPF sets out a *"presumption in favour of sustainable development"* and recommends that policies in a local plan should follow this presumption.

Presumption in Favour of Sustainable Development

- 4.3 The Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.
- 4.4 In line with Government policy advice, the Council has adopted a positive approach in seeking to meet the objectively assessed development needs of the district. The policies in the local plan provide a clear framework to guide development that creates positive, sustainable growth, therefore following the presumption in favour of sustainable development, enabling proposals that accord with the local plan to be approved without delay. This policy is therefore at the heart of decision making when assessing planning applications.
- 4.5 The NPPF confirms the statutory status of the local plan as the starting point for decision-making. To this effect, development that accords with an up-to-date local plan should be approved, and development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF, with its presumption in favour of sustainable development, is a material consideration in determining planning applications.
- 4.6 There may be instances where the local plan is silent or, in future years, policies may become out of date. To enable the Council to continue to take a sustainable, positive approach to decision making, applicants will need to assist by submitting evidence that demonstrates how proposed development accords with the local plan, and how the benefits of the proposal outweigh any adverse impacts. Where proposed development does not accord with the local plan the onus will be upon the applicant to show how material considerations indicate that the scheme should not be refused.

⁴³ World Commission on Environment and Development, 1987

POLICY SD1: SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and seek to secure development that improves the economic, social and environmental conditions within the District.

Planning applications that accord with the policies in this local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:-

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted or refused.

Where necessary the Council will work with applicants to improve proposals so that they are capable of being approved.

Delivery

- 4.7 The following delivery bodies will be key in implementing Policy SD1:
- South Somerset District Council; and
 - Developers and Landowners.

Monitoring Indicators	Target
Grant application within relevant target dates	Approved applications within target dates unless there are mitigating circumstances

5. Settlement Strategy

Overview

- 5.1 The settlement strategy for South Somerset consists of two key elements:-
- A hierarchy of settlements identified on the basis of their current and potential role and function, with future growth concentrated at the higher end of the hierarchy; and
 - An established scale of growth for employment and housing and associated land uses for the main settlements identified within the hierarchy.

Settlement Hierarchy

- 5.2 The local plan makes clear spatial choices about where development should go in broad terms and identifies broad strategic locations for new development reflecting sustainable development principles.
- 5.3 In planning for new growth for both employment and housing there needs to be evidence of demand and need for the growth proposed and it should be located to develop and support mixed and sustainable communities, reflecting the spatial vision for local areas. New development also needs to be accessible by all forms of transport wherever practical, designed to reflect advances in technology for renewable and low carbon forms of energy, be able to address any physical constraints and provide any additional necessary infrastructure.
- 5.4 The South Somerset Settlement Role and Function Study⁴⁴ was commissioned by the Council to:
- Develop a methodology to identify the current role and functional relationship of settlements and their potential future roles; and
 - Provide recommendations on settlement classification.
- 5.5 The methodology provided a statistical analysis of employment, housing, retail and community use provision within settlements and evidence of sustainable travel opportunities and self-containment (people living and working in the same place). Key indicators considered were:
- Settlements with a strong employment role;
 - Identifying important retail and community services centres; and
 - Sustainable travel opportunities and self-containment.
- 5.6 Population forecasts, employment growth and other anticipated changes have also been looked at to see how these indicators might change in the future.
- 5.7 The study reflected on previous evidence developed as part of the now revoked Regional Spatial Strategy. It underlined the Council's understanding that in terms of the scale of housing supply and economic activity; extent of travel to work and retail catchments; and provision of leisure, cultural, and transport services – Yeovil remains the principal settlement within South Somerset.
- 5.8 Accordingly, the main focus of the study was to identify the hierarchy of the lower tier settlements in the district. The outcome was a recommendation for settlements (known as Market Towns) to accommodate growth which has a wider than local

⁴⁴ Settlement Role and Function Study, Baker Associates (April 2009)

significance, and other settlements (known as Rural Centres) to meet growth which would cater more to local needs and nearby small settlements.

- 5.9 The Market Towns are identified as having a strong employment, retail and community role and were identified as:
- Chard;
 - Crewkerne;
 - Ilminster;
 - Wincanton;
 - Somerton;
 - Langport/Huish Episcopi; and
 - Ansford/Castle Cary.
- 5.10 Other settlements with a defined retail and community role were put forward as Rural Centres and identified as:
- Ilchester;
 - South Petherton;
 - Martock /Bower Hinton;
 - Bruton;
 - Milborne Port; and
 - Stoke Sub Hamdon.
- 5.11 All other settlements would be considered to be within open countryside and identified in generic terms as 'Rural Settlements'.
- 5.12 This hierarchy 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.
- 5.13 Alongside this study, it is important to ensure that the most sustainable options for growth were considered. Sustainability Appraisal of alternative settlement strategy options have been undertaken to ensure that the strategy is appropriate in terms of environmental, economic and social implications, and cost, benefit and risks. The Sustainability Appraisal for the whole local plan, including its policies, can be found within the local plan evidence base.

POLICY SS1: SETTLEMENT STRATEGY

Yeovil is a Strategically Significant Town and the prime focus for development in South Somerset.

The following are 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: Chard, Crewkerne, Ilminster and Wincanton
- Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton.

The following are Rural Centres which are those market towns with a local service role where provision for development will be made that meets local housing need, extends local services and supports economic activity appropriate to the scale of the settlement:

- Rural Centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton, and Stoke sub Hamdon.

Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2).

Yeovil

- 5.14 The evidence base relating to the size and scale of housing supply and economic activity; the extent of travel to work patterns and retail catchments; and the extent of leisure, cultural, and transport services highlights that Yeovil remains the principal settlement within South Somerset. Accordingly, most new development is proposed at Yeovil.
- 5.15 Yeovil can deliver further development sustainably and promote a better balance between jobs growth and where people choose to live. A critical mass, economies of scale and better use of existing infrastructure can be secured through Yeovil's continued designation as the primary focus for growth in this local plan.
- 5.16 Yeovil already acts as the focal point for economic activity in the district and has good manufacturing links with high tech industries and advanced engineering, building upon the strong links to the aeronautical industry. Growth in these sectors and in green technologies features prominently in the HOSW Local Economic Partnership's proposals for the town as defined in the Strategic Economic Plan and Growth Deal.

Market Towns

- 5.17 Outside Yeovil, there is to be more limited growth in those other larger settlements within the district which act as focal points for their area. These are identified as Market Towns and Rural Centres.
- 5.18 Market Towns should provide locally significant development and meet the following criteria:-
- Have an existing concentration of business and employment with potential for expansion;
 - Have shopping, cultural, faith, educational, health and public services; and

- Have sustainable transport potential.
- 5.19 Classifying a place as a 'Market Town' has been achieved through identifying the range of important roles a settlement fulfills in their local setting, in particular, where they provide jobs and services for their residents, and the residents of the surrounding areas and elsewhere⁴⁵. These towns are the focal points for locally significant development including the bulk of the district's housing provision outside Yeovil. This growth aims to increase the self- containment of these settlements and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.
- 5.20 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. The specific amounts are set out in Policy SS5.

Rural Centres

- 5.21 Development in smaller but still sizeable settlements is likely to be less sustainable and so should be geared to meet local needs and address affordable housing issues. Small scale economic activity is not considered out of keeping in these settlements in order to:
- Support economic activity that is appropriate to the scale of the settlement;
 - Extend the range of services to better meet the needs of the settlement and immediate surrounds; and
 - Meet identified local needs.
- 5.22 These settlements are referred to as Rural Centres.

Rural Settlements

Overview

- 5.23 Rural Settlements are considered as locations where there will be a presumption against development unless key sustainability criteria can be met. This is explained in Policy SS2. These settlements will no longer have identified development areas and will be considered to be within the open countryside for planning purposes.
- 5.24 This approach does not preclude development; indeed the NPPF promotes sustainable development in rural areas, with housing and employment to be located where it enhances or maintains the vitality of rural communities.
- 5.25 Future delivery of housing and economic activity in rural locations needs to carefully balance the sustaining of communities against protecting and enhancing the rural environment. The rural lifestyle provided by the many small villages and hamlets in South Somerset is one of the unique qualities of the district, and in turn, creates a range of challenges and opportunities that require delicate management.
- 5.26 Evidence indicates that rural areas experience higher property prices and corresponding issues associated with housing affordability. These areas are usually populated by an increasingly aged population, and can suffer from socio-economic effects stemming from rural isolation, a low-wage economy, and poor transport

⁴⁵ Settlement Role and Function Study, Baker Associates (April 2009)

- Have sustainable transport potential.
- 5.19 Classifying a place as a 'Market Town' has been achieved through identifying the range of important roles a settlement fulfills in their local setting, in particular, where they provide jobs and services for their residents, and the residents of the surrounding areas and elsewhere⁴⁵. These towns are the focal points for locally significant development including the bulk of the district's housing provision outside Yeovil. This growth aims to increase the self- containment of these settlements and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.
- 5.20 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. The specific amounts are set out in Policy SS5.

Rural Centres

- 5.21 Development in smaller but still sizeable settlements is likely to be less sustainable and so should be geared to meet local needs and address affordable housing issues. Small scale economic activity is not considered out of keeping in these settlements in order to:
- Support economic activity that is appropriate to the scale of the settlement;
 - Extend the range of services to better meet the needs of the settlement and immediate surrounds; and
 - Meet identified local needs.
- 5.22 These settlements are referred to as Rural Centres.

Rural Settlements

Overview

- 5.23 Rural Settlements are considered as locations where there will be a presumption against development unless key sustainability criteria can be met. This is explained in Policy SS2. These settlements will no longer have identified development areas and will be considered to be within the open countryside for planning purposes.
- 5.24 This approach does not preclude development; indeed the NPPF promotes sustainable development in rural areas, with housing and employment to be located where it enhances or maintains the vitality of rural communities.
- 5.25 Future delivery of housing and economic activity in rural locations needs to carefully balance the sustaining of communities against protecting and enhancing the rural environment. The rural lifestyle provided by the many small villages and hamlets in South Somerset is one of the unique qualities of the district, and in turn, creates a range of challenges and opportunities that require delicate management.
- 5.26 Evidence indicates that rural areas experience higher property prices and corresponding issues associated with housing affordability. These areas are usually populated by an increasingly aged population, and can suffer from socio-economic effects stemming from rural isolation, a low-wage economy, and poor transport

⁴⁵ Settlement Role and Function Study, Baker Associates (April 2009)

(especially public transport) links. At the same time, these areas provide attractive, tranquil environments prompting a higher quality of life, support diverse and innovative economic activity, and foster a strong sense of community.

- 5.27 Reflecting on the Taylor Review (2008)⁴⁶ and the NPPF, it is clear that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing plays a crucial role in maintaining the viability of these local facilities.
- 5.28 Furthermore, it is important that planning does not pre-determine the future of rural communities by only assessing communities as they are now and not what they could be. In too many places this approach writes off rural communities in a 'sustainability trap' where development can only occur in places already considered to be in narrow terms 'sustainable'. The question that should be asked is: "*how will development add to or diminish the sustainability of this community?*". This requires a better balance of social, economic, and environmental factors together to form a long term vision for all scales of communities.
- 5.29 Policy SS2 seeks to ensure the development needs of Rural Settlements can be met, whilst restricting the scale of such growth to be consistent with the spatial strategy of focusing development at Yeovil, the Market Towns, and the Rural Centres.
- 5.30 The Rural Settlements tier of the settlement hierarchy covers a range of settlements that vary widely in size, role, function, local priorities, and constraints. Therefore, the interpretation of Policy SS2 will depend on applying these factors in considering proposals at each individual settlement; for example a proposal that is acceptable in one of the larger Rural Settlements such as Templecombe, which has a relatively strong employment function and good sustainable transport links with the presence of a railway station, will be different to a smaller Rural Settlement such as Compton Dundon which does not have these features.
- 5.31 Applications for new development in Rural Settlements will need to include necessary supporting evidence to justify that the criteria of Policy SS2 have been met. Such proposals should be based upon meeting the needs of the Rural Settlement in question, and should undergo early engagement and preferably demonstrate support from the community, consistent with the Government's 'localism' agenda. Clearly the more types of development a proposal contains the more broad based a case can be made for sustainable development.
- 5.32 Given that Policy SS2 is starting from the premise of no development unless certain conditions are met, the evidence for development being of a strong sustainable nature is particularly important to provide. Furthermore the local community is best placed to determine local need and what will make their settlement more sustainable and there will be an expectation that development proposals have either come from the local community, or been tested and checked through local consultation and engagement.
- 5.33 There may be occasions when nearby settlements effectively provide local services for each other, acting as a 'cluster', meaning a case can be made for development in one settlement to meet the needs of the cluster. In these cases, clear evidence of the functional service relationship between the settlements will be needed.

⁴⁶ Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (2008)

- 5.34 The following sub-headings provide further explanation on meeting the three key criteria for the types of development that will be appropriate in Rural Settlements i.e. employment, local services and housing.

Employment Opportunities

- 5.35 The NPPF⁴⁷ states that policies should support sustainable economic growth in rural areas to help overcome the unfulfilled economic potential in rural communities, tackle an over-reliance on traditional low paid employment and under-employment, and help limit skilled workers having to move elsewhere for work. The Heart of the South West Local Enterprise Partnership has identified rural enterprise as a key workstream working in conjunction with the Rural Growth Network.
- 5.36 Some examples of employment opportunities that are likely to be acceptable in Rural Settlements include starter units to support individuals or small companies, workshops, and businesses that require a rural location e.g. farm diversification, tourism (see Policy EP5 and EP7 and EP8 for further detail).
- 5.37 The scale of employment development that is acceptable in Rural Settlements will vary depending on the size and nature of each settlement. Policies EP4 and EP5 provide further detail on how applications for economic development in the countryside will be assessed.

Local Services and Facilities

- 5.38 Accessible local services that meet community needs and support well-being are vital to creating strong, vibrant and healthy communities. The NPPF⁴⁸ supports the delivery and safeguarding of community facilities and services allowing established facilities to develop and modernise.
- 5.39 Policy SS2 therefore generally supports proposals to create or enhance community facilities and services in Rural Settlements – this could include local shops; community halls; pubs; health and social care facilities; cultural, sports, recreation, faith and education facilities. It should be noted that there is a clear link between the provision of housing and employment and securing current and future facilities and services. The inter-relationship should be clearly explained in any application for development in Rural Settlements.

Housing

- 5.40 The NPPF states that policies should take into account the need to provide housing in rural areas, in order to enhance or maintain their sustainability; and although the focus should be on existing towns and identified service centres, some new housing should be provided to meet identified local need in other villages⁴⁹.
- 5.41 It is important to ensure that the occupiers of new homes in Rural Settlements are able to live as sustainably as possible by having easy access to basic facilities that provide for their day to day needs. Therefore, new housing development should

⁴⁷ NPPF Paragraph 28 (March 2012)

⁴⁸ NPPF Paragraph 69 – 78 (March 2012)

⁴⁹ NPPF Paragraph 54 – 55 (March 2012)

only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services, or that provide these within a cluster of settlements:-

- local convenience shop;
- post office;
- pub;
- children's play area/sports pitch;
- village hall/community centre;
- health centre;
- faith facility; and
- primary school.

- 5.42 In simple terms it is not realistic to expect a small hamlet with few services to be made a more sustainable location through new development.
- 5.43 Housing proposals should also, where possible, demonstrate how they would support existing facilities. The NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 5.44 Housing proposals will need to fully explain how they contribute to meeting local need. This could be via delivering affordable housing, low cost market housing, or a different form or type of housing which is in limited supply for locals (e.g. small bungalows for elderly local households to move to and remain in the village, or two bedroom accommodation for young households). It will generally be expected that affordable housing is included as part of housing schemes proposed at Rural Settlements. The NPPF gives greater flexibility for local councils to set their own approach to delivering housing in rural areas. This includes considering whether allowing some market housing would enable the provision of significant additional affordable housing to meet local needs.
- 5.45 Residential proposals in Rural Settlements will be expected to achieve a better overall variety of housing in the settlement and result in a more balanced community with better prospects for local people to obtain affordable housing and/or access a wider range of market housing and have regard to Policy HG5, Policy HG3 and Policy HG4.
- 5.46 Policy SS5 sets out the scale of housing development that should be delivered in the Rural Settlements tier of the settlement hierarchy.

POLICY SS2: DEVELOPMENT IN RURAL SETTLEMENTS

Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- Provides employment opportunities appropriate to the scale of the settlement; and/or
- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

Delivery

5.47 The following delivery bodies will be key in implementing Policy SS2:

- South Somerset District Council;
- Town and Parish Councils;
- Developers and Landowners; and
- Registered Providers.

Monitoring Indicator	Target
Net additional dwellings in Rural Settlements.	At least 2,242 dwellings built in Rural Settlements over the local plan period.
Housing developments in Rural Settlements.	New dwellings only permitted in Rural Settlements with two or more key services.
Level of community facilities or services in Rural Settlements (Rural Services Survey).	Addition of new community facilities and services in association with development.
Delivery of employment in Rural Settlements.	Approximately 1181 jobs to be delivered over the local plan period.

Local Market Towns – Ansford/Castle Cary

Spatial Portrait

- 7.103 The settlements of Ansford and Castle Cary lie adjacent to each other on the southern edge of the Somerset Levels beside the River Cary. Ansford/Castle Cary has a rich historic environment that has been recognised by the towns four designated Conservation Areas and many Listed Buildings including most notably the Grade II* listed All Saints Church. The area around the settlement has high archaeological potential and the remains of a motte and bailey castle.



Castle Cary High Street

- 7.104 The combined settlements have a population of 3,421¹²⁸. The isolated nature of the town and its largely rural surroundings mean that it serves a more strategic service role than expected.
- 7.105 The town supports a full range of services including a secondary school, doctor's surgery, pharmacy, dentist, library, bank, convenience store, post office and public houses. The town's economically active population is half that of the town's total population and largely matches the town's 1,200 jobs¹²⁹. The town's major employers are based on the Torbay Road Industrial estate and include Centaur Services, Royal Canin and Snell 2000 Ltd. Travel to work data shows that 54% of the population 'out commute' and that this is principally to Yeovil, Wincanton and Bruton.

¹²⁸ ONS Mid 2010 estimate - Urban Area

¹²⁹ BRES Employment data 2010

- 7.106 The town centre provides quality shopping with many niche and independent traders and a range of supplementary services. It is accessible by bus and has parking provision but there is congestion at peak times on Fore Street. The choice of convenience shopping is limited. The town centre is liable to flooding.
- 7.107 To the north of the town Ansford/Castle Cary benefits from access to its railway station located on the West of England and Heart of Wessex lines.

Local Aspirations

- 7.108 Consultation in 2005 for the Castle Cary and Ansford Community Plan (CanPlan) identified a number of issues for action including better facilities for young people; better traffic flow through the town; the resolution of parking problems (without charging); affordable housing for young families; only small scale appropriate industrial, retail and business development; maintaining the quality of the local environment; and improving the Market House to provide a comfortable multi-use centre for the whole community.
- 7.109 There is a local aspiration for employment opportunities such as light and high tech industry to increase settlement self-containment, one-bedroom and a range of family housing to address current imbalance in housing type and size, improvements to road and drainage infrastructure (including parking and the alleviation of congestion) and the protection of retail and educational facilities.
- 7.110 Rail connections are excellent in Ansford/Castle Cary, but road connections much less so. The town remains an important local employment centre in the East of South Somerset but employment land is now scarce and a small supply needs to be maintained and brought forward. The town enjoys a positive retail experience dependent on local niche businesses and attracts trade from a wide area. The town is dependent on local major employers and ongoing diversification of employment and growth opportunities for small and medium enterprises are to be encouraged.

What Will The Local Plan Deliver?

Settlement Status

- 7.111 The South Somerset Role and Function Study (April 2009) identifies Ansford/Castle Cary as performing an employment function and identified retail and community role for the town and surrounding area. Ansford/Castle Cary is designated as a Local Market Town in this local plan and such a designation will enable the settlement to grow and continue to expand its identified role. In recognition of its small scale and nature, along with Somerton and Langport/Huish Episcopi is identified as a Local Market Town with a reduced scale of growth to match.

Housing

- 7.112 To maintain the town's service role, Ansford/Castle Cary is expected to deliver at least 374 new dwellings over the plan period. As shown in Table 1, existing commitments amount to 156 dwellings (April 2012), albeit completions remain low at just 42. However, based upon commitments, it leaves a further 218 dwellings to be accommodated over the plan period. It should be noted that the planning permission for the BMI site, Cumnock Lane has recently lapsed and although it can't be considered a commitment at this present time there is an expectation that

this important brownfield site will be developed within the plan period and thereby reduce the future housing target by a further 89 dwellings. The phasing policy SS7 would be a key mechanism in addressing early delivery of this brownfield site prior to the greenfield direction for growth.

- 7.113 The additional level of growth reflects the town's role and function within the district's settlement hierarchy. This level of provision will support the town centre business role and help support community facilities such as the local secondary school and health centre.

Employment

- 7.114 To support the provision of an anticipated 273 jobs, there is a need for approximately 18.97 hectares of employment land in Ansford/Castle Cary over the local plan period. This includes 10.07 hectares of employment land which already exists or is committed. This leaves 8.9 hectares to be delivered during the plan period. Since the start of the plan period in 2006, there has been approximately 9ha of employment land delivered in the town through the building of the Royal Canin pet food factory in 2008 on a saved allocation from the previous local plan. Following consideration of four separate sources of evidence, it is clear that local employers require additional employment land during the plan period for expansion and/or relocation. This has informed the decision to identify a further 8.9 hectares. The Council's monitoring processes will record delivery of this additional employment land in the town. Given that the seemingly high requirement for employment land in Ansford/Castle Cary is linked to the need articulated by two specific companies, there will be a requirement to continuously monitor these companies' requirements. In the event that a position emerges within the Plan period that the need is no longer required, then the Council will undertake a priority review of the employment requirement for the town. This would be a key priority on the Local Development Scheme in subsequent reviews.

Retail

- 7.115 The South Somerset Retail Capacity Study update (2010) indicates that the ability to significantly increase the amount of comparison goods floorspace for Ansford/Castle Cary will be constrained by its size, natural catchment area and level of commercial market interest. Orientated towards a top-up food shopping function, in principle, it would be beneficial to increase the level of retention of main/bulk-food shopping trips. However like the comparison retail sector, the natural catchment and expenditure capacity of the centre will limit the potential for large-scale additional provision and there will also be concerns over the impact on existing retail provision. Therefore, for both convenience and comparison retailing, a general strategic approach for Ansford/Castle Cary is recommended which acknowledges the need to retain shopping trips within the town and supports proposals that increase retention via the promotion of realistic proposals.
- 7.116 The town centre is considered vulnerable to potential out of centre retail development by virtue of the fact that it does not possess an anchor store and contains many small size outlets. It is considered appropriate to have a local retail impact threshold of 250 sq meters above which any retail proposal would be required to provide an impact assessment.

Infrastructure

- 7.117 The Council's Infrastructure Plan¹³⁰ demonstrates that these proposals are deliverable and that the necessary social, physical and green infrastructure is provided to support the proposed development. A road link between Station Road and Torbay Road has been identified as appropriate for the implementation development in the strategic direction of growth. Submissions to the Council have indicated that it is viable and deliverable.

Education

- 7.118 Capacity issues have been identified at Castle Cary Primary School and opportunities for expansion at the current site are very limited. A new primary school would therefore be required to accommodate future substantial growth.

Flood Risk

- 7.119 The South Somerset Strategic Flood Risk Assessment identifies the town centre as a location liable to flood due to surface water run off from nearby hills. Planning applications will be expected to avoid contributing to the existing flooding issue by including adequate drainage measures and Sustainable Urban Drainage Systems (SUDS). The Environment Agency has noted that there are delineated groundwater source protection zones in the vicinity of Castle Cary. This is not considered an issue by virtue of the distance between the strategic direction for growth and the delineated groundwater source protection zones.

Direction of Growth

- 7.120 A North West direction of growth has been found to be the most sustainable location for Ansford/Castle Cary's future expansion of housing, employment and education proposals. A North West direction for growth has the advantages of being well related to existing employment opportunities, the town centre, the town's Schools and is located on land that will have the least impact in respect of peripheral landscape¹³¹. A road link between Station Road and Torbay Road will be expected to be provided to improve access and egress to new and existing employment and better integration of the development within the town.

¹³⁰ Infrastructure Plan (2012)

¹³¹ Sustainability Appraisal Report (March 2012)

POLICY LMT1: ANSFORD / CASTLE CARY DIRECTION OF GROWTH AND LINK ROAD

The direction of strategic growth (for housing, employment & education) will be north of Torbay Road and East and West of Station Road. As part of any expansion within the direction for growth, a road will be expected to be provided between Station Road & Torbay Road prior to completion of the expansion.

Delivery

7.121 The following delivery bodies will be key in implementing the proposed development at Ansford/Castle Cary:

- South Somerset District Council;
- Somerset County Council;
- Town and Parish Councils; and
- Developers and Landowners

Monitoring Indicators	Target
Net additional housing in Ansford/Castle Cary	At least 374 dwellings between 2006 and 2028.
Amount of employment land delivered in Ansford/Castle Cary	18.97 ha of employment land between 2006 and 2028.
The provision of appropriate road improvements	Delivery of a link road between Torbay Road and Station Road before completion of development proposal
The provision of a new Primary School at Ansford / Castle Cary	Deliver one new primary school

Delivering Employment Land in the Countryside

- 9.36 In the context of protecting the countryside, national policy supports the sustainable growth and expansion of all types of business and enterprise in rural areas.¹⁷³ Policy SS2: Development in Rural Settlements outlines the strategic approach to job creation in Rural Settlements and Policy SS3: Delivering New Employment Land identifies the amount of land to be delivered for economic development in these settlements over the remainder of the Plan period¹⁷⁴.
- 9.37 The Council supports a viable rural economy and its diversification, the district's Sustainable Community Strategy seeks to deliver a raised quality of life in rural areas by promoting thriving, inclusive and locally distinctive rural economies. Policies EP4: Expansion of Businesses in the Countryside and EP5: Farm Diversification, outline how the planning system will assist in delivering development which will promote the growth of new smaller scale business, expansion of existing businesses and diversification of the rural economy.
- 9.38 New economic development in the countryside should be of a scale that is appropriate to the surrounding area and should not lead to undue displacement of workers from nearby Market Towns and Rural Centres, as this will impact on the self-containment of those settlements and the settlement hierarchy.

Expansion of Existing Businesses in the Countryside

- 9.39 There are many businesses located in the countryside that provide a valuable source of local employment. These businesses have often made significant investments in existing sites and have limited relocation choices. Relocation may not be a desirable option for not only can it affect the individual business concerned in terms of its continuity and staff retention, but it can also result in the loss of jobs which may have been the most sustainable option for providing local employment in a particular rural area.
- 9.40 It is clear from the settlement strategy that away from Yeovil and the strategic employment sites located in the Market Towns, opportunities for significant job growth are likely to be generally more limited to a level of provision that supports the role and function of settlements. The development of employment generating activities throughout the countryside would be contrary to the strategy, as it would lead to unsustainable forms of development, but the expansion of existing, established rural businesses is supported as it is important not to jeopardise rural enterprise. Any proposed development must not adversely impact on the countryside, as national policy is clear that protection of the countryside is an overarching aim.
- 9.41 A business will need to demonstrate that it has operated successfully for a minimum of 3 years to ensure that it has an established presence in the particular area. The business will also need to demonstrate that it is viable and has reasonable prospects of remaining so. These requirements are to ensure that development does not lead to the proliferation of businesses and employment land in the countryside, when such development should be directed towards the Market Towns or Rural Centres.

¹⁷³ NPPF - Paragraph 28

¹⁷⁴ Policy SS3 identifies a minimum requirement for 4.5 hectares of employment land in the District's Rural Settlements

- 9.42 It is essential to make efficient and effective use of land, which means prioritising previously developed land and reusing existing buildings where possible.

POLICY EP4: EXPANSION OF EXISTING BUSINESSES IN THE COUNTRYSIDE

Proposals for the expansion of existing businesses in the countryside will be permitted where:

- The business has been operating successfully for a minimum of 3 years, and is a viable business;
- It is demonstrated that the proposal is needed in this location;
- The proposal is of a scale appropriate in this location and appropriate to the existing development;
- Existing buildings are reused where possible;
- Firstly, use is made of land within the curtilage of the development where possible, and outside of the curtilage only where it is demonstrated that additional land is essential to the needs of the business;
- There is no adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land;
- There is no adverse impact upon designations for wildlife and conservation reasons, at either local, national or international level; and
- The proposed development ensures that the expected nature and volume of traffic generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the road network in terms of both volume and type of traffic generated.

Delivery

- 9.43 The Council is committed to supporting employment opportunities locally. Economic development and area development officers will seek to support local businesses to find suitable premises, but if there are no alternative options and the business complies with the criteria in Policy EP4, planning policy and development management officers will advise and support businesses to secure appropriately scaled expansions.
- 9.44 The following delivery bodies will be key in implementing Policy EP4:
- South Somerset District Council; and
 - Developers and Landowners.

Monitoring Indicators	Target
Amount of employment land approved in Rural Settlements and countryside locations	100% approval for employment proposals in rural settlements and countryside locations where it is demonstrated that the proposed expansion is needed and policy criteria are met.

Farm Diversification

- 9.45 Farming employs a small proportion of the South Somerset workforce and employee numbers have steadily declined over the years, from approximately 3,189 jobs in 2007 to 3,035 jobs in 2010 (a reduction of 5%)¹⁷⁵. The nature of the industry locally has also changed in recent years, and reflects the trends that are occurring at a national level - whilst there is a growth in the number of farm holdings, the size of holdings is declining and the amount of land farmed is declining (between 2007-2010, there has been an 8% reduction in the amount of land farmed in South Somerset¹⁷⁶) illustrating a shift in the rural way of life and the rise in 'hobby farming'¹⁷⁷.
- 9.46 Despite these changes, farming and its associated businesses remain integral to the present and future of South Somerset. Food security, local produce and reducing 'food-miles' remain nationally important, and an increasing onus on a low carbon economy, will provide opportunities for key sectors such as land based industries and renewable energy. It is therefore important to establish policy, which supports a productive countryside and the transition from traditional to new rural enterprises.
- 9.47 National Guidance recognises that farm diversification, the diversification from the dependence on production of agricultural commodities into non-agricultural activities, is vital to the continuing viability of many existing farm enterprises¹⁷⁸. The District Council is keen to support development that delivers diverse and sustainable farming enterprises, for example, farm shops, Bed and Breakfast and leasing of land or buildings to other non-agricultural businesses. It is important that proposals for diversification bring long-term and genuine benefits to individual farming enterprises and the wider rural area.
- 9.48 In encouraging economic diversity and agricultural diversification, it is important that the countryside is not spoilt by the unfettered development of an inappropriate and unwarranted nature. Therefore diversification proposals should be of a scale and nature appropriate for the location and be capable of satisfactory integration into the rural landscape. Such proposals should have regard to the amenity of neighbours, both residents and other businesses that may be adversely affected by new types of on-farm development.
- 9.49 In some instances when a scheme is successful it can grow to such a scale, which would make it unacceptable and whilst the Local Authority would not wish to limit the growth of a successful business, consideration should be given to the potential impact on the character of the rural location. Also, in more isolated locations, difficulties may arise in terms of access and traffic activity and development may require the need to promote and advertise and therefore signage may also become an issue.
- 9.50 Proposals must be accompanied by a comprehensive farm diversification plan, which indicates how new uses will assist in retaining the viability of the farm and the agricultural enterprise, and how it links with any other short or long term business plans for the farm.

¹⁷⁵ Source - Defra Agriculture and Horticulture Survey, June 2010

¹⁷⁶ 82,275 hectares in 2007 to 75,387 hectares in 2010 – Defra

¹⁷⁷ A hobby farm is a smallholding/small farm that is maintained without the expectation of being a primary source of income

¹⁷⁸ NPPF March 2012

- 9.51 National Guidance supports the development of equine enterprises¹⁷⁹ (see Policy EQ8: Equestrian Development).

POLICY EP5: FARM DIVERSIFICATION

Proposals for development for the purpose of farm diversification within established agricultural holdings will be permitted if they comply with the following criteria:

- The character, scale and type of proposal is compatible with its location and landscape setting;
- A development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impacts to the integrity of Natura 2000 sites and other national and international wildlife sites and landscape designations;
- They form part of a comprehensive farm diversification scheme and are operated as part of a viable farm holding and contribute to making the holding viable;
- Appropriately located existing buildings should be re-used where possible; and
- Where new or replacement buildings are required, the proposal is in scale with the surroundings and well related to any existing buildings on the site.

Delivery

- 9.52 The AMR will monitor the number of farm holdings and amount of land farmed across the district and the data will be used to target the Council's approach to supporting agricultural businesses and their diversification.
- 9.53 The following delivery bodies will be key in implementing Policy EP5:
- South Somerset District Council; and
 - Developers and Landowners.

Monitoring Indicators	Target
Number of farm holdings in the district	Retention of farm holdings through appropriate farm diversification schemes
Amount of land farmed across the district	Maintenance of number of agricultural based businesses in the district. Maintenance and increase in land farmed in the district

¹⁷⁹ NPPF March 2012

POLICY HG10: REMOVAL OF AGRICULTURAL AND OTHER OCCUPANCY CONDITIONS

Planning permission for the removal of a restrictive occupancy condition for an agricultural, forestry or other similar worker on a dwelling will only be given where it can be evidentially shown:

- That there is no longer a continued need for the property on the holding or for the business;
- There is no long term need for a dwelling with restricted occupancy to serve local need in the locality;
- The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.

Delivery

10.61 The following delivery bodies will be key in implementing Policies HG9 and HG10:

- South Somerset District Council; and
- Developers and Landowners.

Monitoring Indicators	Target
Review through the development management process	Retention and provision of specialist accommodation where it is identified to meet the needs of the local community

Design/General Development

- 13.25 Paragraphs 56-68 of NPPF²⁶⁸ set a clear national policy framework for promoting good design as a key element to achieving sustainable development and emphasises the indivisible link between good design and good planning.
- 13.26 It is self-evident that all development in all locations should be designed to the highest standard. This is essential if we are to create functional, attractive places that people want to live in, work in and visit. Well-designed buildings and places can contribute to the quality of life, increase economic vitality, achieve high environmental standards, reduce emissions and deliver a high quality public realm.
- 13.27 This principle is carried throughout the local plan, which sets the objective to develop new homes, infrastructure and all other land uses to the highest possible design standards. Future specific design guidance will come forward as supplementary planning documents or other appropriate planning documents.
- 13.28 Policy EQ2 aims to ensure that development contributes to social, economic and environmental sustainability and makes a positive difference to people's lives to help to provide homes, jobs, and better opportunities for everyone. At the same time, it aims to protect and enhance the natural environment, and conserve the countryside and open spaces that are important to everyone.
- 13.29 All development will be expected to achieve high quality architectural and urban design standards, creating places that are attractive, durable and function well. All developments will be expected to achieve high environmental standards and levels of sustainability. All buildings should be designed to be fit for purpose, and adaptable in their use to suit changing occupier needs over time.
- 13.30 Development proposals also need to demonstrate a commitment to designing out crime through the creation of safe environments (both private and public) that benefit from natural surveillance, well overlooked streets and open spaces, appropriate lighting and other security measures.
- 13.31 South Somerset has published a range of Development Management advice guides to give guidance on how design should complement local architectural traditions and how sustainable construction techniques can be incorporated within the context of the existing built heritage. These and others produced during the plan period should be taken into account when considering development proposals. The Council also apply specific guidance from Government and Government sponsored organisations. The Landscape Character Assessment, and Town and Village Design Statements provide a more detailed local context for the evaluation and consideration of development proposals and should be taken into account where they have been produced. The Development Management advice will be reviewed and revised during the lifetime of the Development Plan and the most up to date material should be referred to.
- 13.32 To comply with climate change objectives the design of new development will change significantly over the coming years. Sustainable construction principles will affect layout, orientation of buildings, materials, design for minimum waste and conservation of water resources as well as fundamental appearance. It will be a challenge for the development industry and the local planning authority to both respect local context and distinctiveness and embrace new design principles. The

²⁶⁸ NPPF March 2012 Paragraphs 56-68

Council will look to radical design solutions, where appropriate, to compliment and evolve local distinctiveness and recognise that respect for local context does not preclude contrasting modern design that can work with local context to provide a desirable and high quality living environment which can present the evolving historical and architectural story.

- 13.33 All development should ensure the most efficient use of land through the size and arrangement of plots, further determining the position, orientation, proportion, scale, height, massing and density of buildings as well as the treatment of the spaces around and between the buildings themselves. Consideration of the relationship to adjoining buildings and landscape features will be encouraged. Density should be justified as part of the overall design concept of development proposals and will also include appropriate consideration of private amenity spaces. Particular regard should be had for levels of housing demand and need and availability of sites, infrastructure and service availability, efficient use of land, accessibility, local area characteristics and other detailed design considerations (as indicated above) in the determination of the appropriate density on a particular site. Where appropriate proposals should include design codes and/or master plans.
- 13.34 The NPPF²⁶⁹ requires strategic policy to deliver conservation and enhancement of the natural and historic environment, including the landscape. The District Council values the character and diversity of the South Somerset Landscape, and places particular emphasis upon the conservation of protected and designated landscapes. The Council thus intends to produce a Landscape Strategy, which will set out the key characteristics of the South Somerset Landscape, and provide guidance to developers and landowners on how the overall character of the district can be conserved and enhanced; and how the pattern and form of development can be sympathetically located and shaped; ensuring there is no significant adverse impact upon local landscape character, scenic quality and distinctive landscape features as set out in the Landscape Strategy. This will complement similar work in prospect, relating to the historic environment.

²⁶⁹ NPPF March 2012

POLICY EQ2: GENERAL DEVELOPMENT

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.

Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:

- Sustainable construction principles;
- Creation of quality places;
- Conserving and enhancing the landscape character of the area;
- Reinforcing local distinctiveness and respect local context;
- Creating safe environments addressing crime prevention and community safety;
- Having regard to South Somerset District Council's published Development Management advice and guidance; and
- Making efficient use of land whilst having regard to:
 - Housing demand and need;
 - Infrastructure and service availability;
 - Accessibility;
 - Local area character;
 - Site specific considerations

Innovative designs delivering low energy usage and/or wastage will be encouraged. Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Development proposals should protect the residential amenity of neighbouring properties and new dwellings should provide acceptable residential amenity space in accordance with Policy HW1.

Delivery

- 13.35 It is anticipated that the Council will produce and update design guidance to ensure the highest possible standard of development throughout the district, which will maintain environmental quality, protect and enhance the character and landscape assets of the area. This will be delivered through the Development Management process. The following delivery bodies will be key in implementing Policy EQ2:
- South Somerset District Council; and
 - Developers and Landowners.

Monitoring Indicators	Target
Avoidance of development that will have an adverse impact on landscape areas	100% refusal of all development that would result in a net loss of designated landscape assets

Historic Environment

- 13.36 The National Planning Policy Framework²⁷⁰ sets out the Government's objective for the planning system to contribute to the achievement of sustainable development by conserving the historic environment and its assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 13.37 The historic environment is a valuable part of South Somerset's cultural heritage and contributes significantly to the local economy and identity of the district, adding to the quality of life and well-being of residents and visitors. Whether in the form of individual buildings, archaeological sites, historic market towns or landscapes, the conservation of this heritage and sustaining it for the benefit of future generations is an important aspect of the role the Council plays on behalf of the community and, as the local planning authority, fulfilling the Government's core planning principles.
- 13.38 The richness of South Somerset's historic environment is indicated by its high number of designated assets including 4,600 Listed Building list entries, over 80 Conservation Areas, 14 Historic Parks, a battlefield site of national importance and a high number of scheduled monuments and other archaeological sites.
- 13.39 The District Council is committed to protecting and where appropriate enhancing this irreplaceable heritage. All designated assets including Listed Buildings, Conservation Areas, Historic Parks and archaeological sites together with other heritage assets that contribute positively to the significance of the historic environment will be protected from demolition or inappropriate development that affects the asset or its setting. The Council will seek to work with owners and developers to ensure historic assets are properly managed and cared for and remain in a viable use.
- 13.40 The Council will develop a positive strategy for the conservation and enjoyment of the historic environment that will be identified in the Council's Local Development Scheme and will include:
- Guidance and advice for owners and developers in relation to the conservation of the historic environment, nationally and locally designated assets including archaeological sites.
 - The Council's approach to identifying and managing heritage assets at risk through neglect, decay or other threats, and to their conservation and return to sustainable use where appropriate.
 - A programme for the review of existing Conservation Area boundaries, the preparation of Conservation Area Assessments and Management Plans and making new designations.
 - Encouragement for the development of local skills, crafts and the production of local materials relevant to the historic environment.
 - Measures to identify locally significant assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets.
 - Detailed advice for developers preparing proposals that may have an impact upon any aspect of the historic environment about conservation, good design and positive enhancement of the assets and their settings.
 - Opportunities to improve historic townscapes, landscapes and the public realm.
 - Support for communities to identify locally significant historic buildings and in their preparation of Neighbourhood Plans.

²⁷⁰ NPPF March 2012

- 13.41 It is expected that once a Strategy is produced that all new development will be compliant with it.

POLICY EQ3: HISTORIC ENVIRONMENT

Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.

All new development proposals relating to the historic environment will be expected to:

- Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;
- Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;
- Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.

Delivery

- 13.42 It is anticipated that the Council will produce and update the Heritage Strategy, providing comprehensive advice to ensure the highest possible standard of development throughout the district, which will maintain, protect and enhance the character, or the heritage assets of the area. This will be delivered through the Development Management process.
- 13.43 The following delivery bodies will be key in implementing Policy EQ3:
- South Somerset District Council; and
 - Developers and Landowners.

Monitoring Indicators	Target
Avoidance of development that will impact heritage areas on the national list.	There should be no net loss of heritage assets
The production of a Heritage Strategy.	To be delivered within the first 5 years following the local plans' adoption.

Biodiversity and New Development

- 13.44 National policy²⁷¹ promotes sustainable development whilst conserving and enhancing biodiversity. Plan policies should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology by sustaining and where possible improving the quality and extent of natural habitat and the populations of naturally occurring species which they support. This should be based on up to date information²⁷² of resources in the area and should promote opportunities within the design of the proposal for the incorporation of beneficial biodiversity and geological interests.
- 13.45 The District Council recognises the value of our natural assets and has been working with Somerset County Council, the District/Borough Councils, Somerset Wildlife Trust, Natural England, RSPB and other conservation agencies as part of the Somerset Biodiversity Partnership to identify species²⁷³ and habitats that are important in Somerset and to draw up plans to assist in their conservation.
- 13.46 'Wild Somerset' is the Strategy that covers the whole area of Somerset and describes how the partnership will work together and involve local communities and other agencies in activities to protect and enhance wildlife. In addition to the habitats and species covered in the Countywide Wild Somerset Strategy, the South Somerset Local Biodiversity Action Plan describes the actions that the district and other partners will take locally to protect and enhance wildlife in the district.²⁷⁴ All proposals should consider protection and enhancement of biodiversity from the outset and have regard to Local and Regional Biodiversity Strategies, taking into consideration the findings as identified in 'The Distribution of European Protected Species in South Somerset' and 'European Protected Species in South Somerset'.²⁷⁵ Priority Species are defined in Section 41 of the Natural Environment and Rural Communities Act and in Somerset Priority Species List, and are to be protected from the adverse implications of new development. The Brackets Coppice Special Conservation Area near Crewkerne merits particular consideration of its resident bat population and their foraging area in consideration of local biodiversity in that area. The implications for bats of lighting associated with development will need to be borne in mind when determining planning applications.
- 13.47 There are significant consequences for the long-term protection and adaptability of biodiversity and the ability of wildlife and habitats to respond to climate change. There is a need to expand and re-connect the existing areas and restore habitats where they have been destroyed. Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. They will need to demonstrate that they will not adversely impact nationally and internationally designated sites.

²⁷¹ NPPF March 2012

²⁷² The latest Local Wildlife Sites and Local Geological Sites (LGS) are shown on the Policies Maps; with the exception of the LGSs at 'Yeovil Old Town Walls', 'Ilminster Old Town Walls' and 'Corton Ridge and Beacon' where there is a lack of specific information on their extent – further detail on these sites is available from the Somerset Environment Records Centre.

²⁷³ Somerset Priority Species List

²⁷⁴ South West Nature Map (evidence for RSS) is also useful

²⁷⁵ Produced by Somerset County Council, 2009

POLICY EQ4: BIODIVERSITY

All proposals for development, including those which would affect sites of regional and local biodiversity, nationally and internationally protected sites and sites of geological interest, will:

- Protect the biodiversity value of land and buildings and minimise fragmentation of habitats and promote coherent ecological networks;
- Maximise opportunities for restoration, enhancement and connection of natural habitats;
- Incorporate beneficial biodiversity conservation features where appropriate;
- Protect and assist recovery of identified priority species; and
- 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 is a barrier to movement.

Where there is a reasonable likelihood of the presence of protected and priority species development design should be informed by, and applications should be accompanied by, a survey and impact assessment assessing their presence. If present, a sequential approach to the design of the proposal should be taken that aims first to avoid harm, then to lessen the impact, and lastly makes compensatory provision for their needs.

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, including features outside the site boundaries that ecologically support the conservation of the designated site.

Delivery

13.48 It is anticipated that the forthcoming Green Infrastructure Strategy is relevant and will contribute to the protection and enhancement of areas of biodiversity importance and therefore support delivery of the policy objectives.

13.49 The following delivery bodies will be key in implementing Policy EQ4:

- South Somerset District Council;
- Developers and Landowners; and
- Natural England.

Monitoring Indicators	Target
Changes in areas of biodiversity importance	There should be no net losses of biodiversity habitat areas due to development

Green Infrastructure

- 13.50 Green Infrastructure is the mosaic of natural landscape features, spaces and corridors that lie within and between developed areas. They are essential elements of the character and appearance of an area and contribute positively to cultural heritage, the health and well being of the local community and the general quality of life. In addition to enriching visual amenity they offer opportunities for informal recreation and provide wildlife habitats and the connectivity between them. They can also contribute to natural drainage and reduce surface water run off, helping mitigate for the consequences of climate change. Green Infrastructure assets include open spaces such as parks and gardens, allotments, woodlands and natural open space, fields, hedges, lakes, ponds, playing fields, as well as footpaths, cycleways and rivers.
- 13.51 The provision of properly integrated Green Infrastructure can enhance the amenity of an area and promote a sense of place and community identity. Greater access to open space, parks, playing fields and provision for children and young people are clearly beneficial to health and the sense of well-being of the local community. Networks of green spaces and corridors provide opportunities for recreation, walking and cycling and also benefit wildlife by conserving and enhancing habitats, and providing buffers from development to important wildlife sites and watercourses. Green infrastructure can also serve to deflect visitor pressures on nationally and internationally important wildlife sites.
- 13.52 Trees are essential to the value of Green Infrastructure. The retention of trees and woodland; their appropriate management; and provision of new tree planting, can help to combat climate change and flooding. Trees help to alleviate pollution and modify microclimate.
- 13.53 Attenuation ponds and other sustainable drainage systems, together with larger water bodies, can also provide valuable aspects of Green Infrastructure, with a potential for enhancing ecological and landscape value.
- 13.54 Clear priorities will be established through an overarching Green Infrastructure Strategy. This will incorporate local open space standards and requirements for developments to contribute towards the delivery of a comprehensive network of Green Infrastructure. In particular, the strategy will recognise the need to integrate Green Infrastructure within the Yeovil Sustainable Extensions and to ensure that all communities have access to quality green areas.
- 13.55 Where loss of green infrastructure as a result of development is unavoidable the Council will seek mitigation in accord with Natural England's Accessible Natural Greenspace Standard (ANGST).

POLICY EQ5: GREEN INFRASTRUCTURE

The Council will promote the provision of Green Infrastructure throughout the district, based upon the enhancement of existing areas including public open space, accessible woodland, and river corridors, and by ensuring that development provides open spaces and green corridor links between new and existing green spaces.

Development proposals should provide and/or maintain a network of connected and multifunctional open spaces that, where appropriate, meet the following requirements:

- Create new habitats and connects existing wildlife areas to enrich biodiversity & promote ecological coherence;
- Provide and/or maintain an accessible network of green spaces and improve recreational opportunities, including environmental education, local food production and support physical health and mental wellbeing;
- Ensure that all children and young people have reasonable access to a range of play and leisure opportunities;
- Provide and/or maintain opportunities for enhanced, attractive walking and cycling routes linking urban areas and the wider countryside;
- Enhance and/or maintain the character and local distinctiveness of the landscape;
- Contribute to and/or maintain local identity and sense of place;
- Increase the district's tree cover;
- Help mitigate the consequences of climate change (sustainable drainage systems, shade etc.); and
- Alleviate current and future potential visitor and recreation pressure/disturbance to internationally designated conservation areas.

Existing Green Infrastructure will be protected against any adverse impact of development proposals. If loss of existing green infrastructure assets is unavoidable in order to accommodate necessary development, appropriate mitigation for the loss will be required. Development should include green infrastructure of an appropriate type, standard and size and be designated at least to meet Natural England 'Accessible Natural Greenspace Standard' (ANGSt) or otherwise appropriately contribute to improving access to natural greenspace such that the overall aims are met.

Delivery

- 13.56 It is anticipated that the forthcoming Green Infrastructure Strategy will identify specific actions for the short, medium and long term. The Council will work with other partners and bid for available funding opportunities to bring Green Infrastructure projects to fruition.
- 13.57 There will be opportunities for the provision of new Green Infrastructure, or improvement of existing facilities, in association with new development. It is essential that this should be an integral part of the design process to ensure the multifunctional aspects are incorporated. This is of particular significance in consideration of major development sites.
- 13.58 The following delivery bodies will be key in implementing Policy EQ5:
- South Somerset District Council;
 - Developers and Landowners;
 - Somerset County Council;
 - Infrastructure Providers; and
 - Town and Parish Councils.

Monitoring Indicators	Target
Access to Natural Greenspace	All new development should comply with Natural England's 'Accessible Natural Greenspace Standard (ANGSt)' wherever possible
Green Infrastructure Strategy	Production of a Green Infrastructure Strategy Supplementary Planning Document by October 2016

Woodlands and Forest

- 13.59 South Somerset has only 5% coverage of woodland, which is significantly below the County average of 9%. This is a reflection of the rolling lowland character of the district, where good soils have led to the land being cleared for agriculture over past centuries. There are a few exceptions to this such as the Eastern scarp boundary, which is well wooded, the hills East of Bruton, South of Crewkerne and the edge of the Blackdown Hills around Chard. Over the remainder hedgerow trees, small copses and locally significant old orchards, often on the edge of villages, dominate the landscape. Significant linear woodlands such as those along the Fivehead and Somerton ridges also define the Western edge of the district. These both have a high proportion of Ancient Woodland²⁷⁶.
- 13.60 Traditional old orchards and veteran trees are important features of the region providing good habitats for wildlife. The Regional Woodland and Forestry Framework (RWFF)²⁷⁷ is the regional expression of Government policy on woodland and forest setting out what is needed to help secure the future of these assets.
- 13.61 Areas of woodland should be expanded where appropriate and as indicated in the RWFF, to support other habitats, act as carbon sinks, enhance landscape character and as a key part of providing green infrastructure in and around new development. Any unavoidable loss of woodland should be replaced via agreements with developers and other mechanisms. The removal and management of trees and woodland may be necessary where this is needed to meet conservation objectives for open habitats, such as heathland and grassland.
- 13.62 Sustainable tourism development opportunities presented by woodlands and forests should be promoted, particularly in rural areas. The wider economic use of woodlands and forests should also be promoted, for example with regards to wood fuel. The procurement of locally grown timber products to the UK Woodland Assurance Standard (UKWAS)²⁷⁸ should be supported, particularly in relation to development, in order to achieve improved sustainability of construction and in support of local supply chains.

²⁷⁶ Ancient woodland is defined as land continually wooded since at least AD1600, Natural England and Woodland Trust

²⁷⁷ South West regional Woodland and Forestry Framework: South West England Forestry Commission, 2005

²⁷⁸ The UK Woodland Assurance Standard was developed by a group of forestry and environmental organisations to provide a standard for certification relevant to UK woodlands and which satisfies the standards required by both the Forest Stewardship Council (FSC) and Pan European Forest Certification (PEFC)

Monitoring Indicators	Target
Access to Natural Greenspace	All new development should comply with Natural England's 'Accessible Natural Greenspace Standard (ANGSt)' wherever possible
Green Infrastructure Strategy	Production of a Green Infrastructure Strategy Supplementary Planning Document by October 2016

Woodlands and Forest

- 13.59 South Somerset has only 5% coverage of woodland, which is significantly below the County average of 9%. This is a reflection of the rolling lowland character of the district, where good soils have led to the land being cleared for agriculture over past centuries. There are a few exceptions to this such as the Eastern scarp boundary, which is well wooded, the hills East of Bruton, South of Crewkerne and the edge of the Blackdown Hills around Chard. Over the remainder hedgerow trees, small copses and locally significant old orchards, often on the edge of villages, dominate the landscape. Significant linear woodlands such as those along the Fivehead and Somerton ridges also define the Western edge of the district. These both have a high proportion of Ancient Woodland²⁷⁶.
- 13.60 Traditional old orchards and veteran trees are important features of the region providing good habitats for wildlife. The Regional Woodland and Forestry Framework (RWFF)²⁷⁷ is the regional expression of Government policy on woodland and forest setting out what is needed to help secure the future of these assets.
- 13.61 Areas of woodland should be expanded where appropriate and as indicated in the RWFF, to support other habitats, act as carbon sinks, enhance landscape character and as a key part of providing green infrastructure in and around new development. Any unavoidable loss of woodland should be replaced via agreements with developers and other mechanisms. The removal and management of trees and woodland may be necessary where this is needed to meet conservation objectives for open habitats, such as heathland and grassland.
- 13.62 Sustainable tourism development opportunities presented by woodlands and forests should be promoted, particularly in rural areas. The wider economic use of woodlands and forests should also be promoted, for example with regards to wood fuel. The procurement of locally grown timber products to the UK Woodland Assurance Standard (UKWAS)²⁷⁸ should be supported, particularly in relation to development, in order to achieve improved sustainability of construction and in support of local supply chains.

²⁷⁶ Ancient woodland is defined as land continually wooded since at least AD1600, Natural England and Woodland Trust

²⁷⁷ South West regional Woodland and Forestry Framework: South West England Forestry Commission, 2005

²⁷⁸ The UK Woodland Assurance Standard was developed by a group of forestry and environmental organisations to provide a standard for certification relevant to UK woodlands and which satisfies the standards required by both the Forest Stewardship Council (FSC) and Pan European Forest Certification (PEFC)

POLICY EQ6: WOODLAND AND FORESTS

South Somerset District Council will support the implementation of the South West Woodland and Forestry Framework, ensuring the environmental, social and economic value and character of the district's trees, woods and forests are protected and enhanced in a sustainable way. Woodland areas, including ancient and semi-natural woodland should be maintained at least at 2005 levels 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. Where secondary woodland is unavoidably lost through development it should be replaced with appropriate new woodland on at least the same scale.

Delivery

- 13.63 It is anticipated that the forthcoming Green Infrastructure Strategy will identify specific actions for the short, medium and long term, including the provision of additional woodland areas.
- 13.64 In conjunction with the aims and objectives of the Green Infrastructure Policy and consideration of individual planning applications, care should be taken to ensure existing woodland is not lost through development.
- 13.65 The following delivery bodies will be key in implementing Policy EQ6:
- South Somerset District Council; and
 - Developers and Landowners.

Monitoring Indicators	Target
Levels of woodland and forest within the district	There should be no net losses of woodland or forests due to development
Number of planning application requiring the planting of additional woodland	Net increase in woodland in the district

Pollution Control

- 13.66 Paragraphs 120 - 125 of the NPPF²⁷⁹ set out the need for Local Authorities to consider the impact of new development on noise, air and light pollution. This aims to ensure that new developments do not harm existing residents, future residents or the natural environment. This includes minimising air, noise, light, water quality or odour pollution, that would be harmful to other land uses, human health, tranquillity or the natural and built environment. The NPPF states that plan policy aims to avoid and mitigate the impacts of potential pollution associated with development.
- 13.67 Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level.²⁸⁰
- 13.68 Noise Exposure Category maps exist for three airfields in the district, RNAS Yeovilton in Ilchester, RNAS Merryfield in Ilton and Westlands airfield in Yeovil (see Appendix 4). These have been produced by predicting the likely noise exposure from the expected number of aircraft at each airfield. The contours produced are designed to act a guide to where new development is likely to be adversely affected by aircraft noise, and where development is likely to be unsuitable or would need more robust noise insulation – see Noise Exposure Category Guidelines (Appendix 4). However as with any scientific assessment, there is a margin of error associated with the prediction, this is due to uncertainties surrounding the number and path of aircraft movements, the type of aircraft involved and local metrological conditions. The Government recognises that noise contours are only one form of definition and measurement of noise, and other measures, could also be used to inform Development Management decisions where concerns are raised²⁸¹.
- 13.69 Light pollution refers to the effect of excessive or intrusive lighting arising from poor or insensitive design. The Council will seek to reduce light pollution by encouraging the installation of appropriate lighting and only permitting lighting proposals which would not adversely affect amenity or public safety. Lights should be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas, and of a height and illumination level of the minimum required to serve their purpose.
- 13.70 Air quality is generally good in South Somerset, with low levels of sulphur, oxides of nitrogen and particulates in comparison to the rest of England, although one Air Quality Management Area (AQMA) has been declared in Yeovil, where national air quality objectives are not likely to be achieved. It is shown on the Proposals Map (Yeovil Inset). This AQMA is within the urban area where air pollution results mainly from traffic. Air quality should be considered when assessing development proposals, particularly in or near the AQMA and where significant doubt arises as to the air quality impact then a cautious approach should be applied.

²⁷⁹ NPPF March 2012

²⁸⁰ Noise Policy Statement for England 2010 (NPSE)

²⁸¹ Aviation Policy Framework (March 2013)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/153776/aviation-policy-framework.pdf

POLICY EQ7: POLLUTION CONTROL

Development that, on its own or cumulatively, 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. This may be achieved by the imposition of planning conditions or through a planning obligation.

New development should not exacerbate air quality problems in existing and potential AQMA's. This should include consideration of the potential impacts of new developments and increased traffic levels on internationally designated nature conservation sites, and adopt mitigation measures to address these impacts.

Delivery

13.71 The following delivery bodies will be key in implementing Policy EQ7:

- South Somerset District Council;
- Environment Agency;
- Wessex Water; and
- Developers and Landowners.

Monitoring Indicators	Target
Number of days of air pollution exceeding 40ug/m ³	Meet or exceed relevant Air Quality objectives as set out in Air Quality regulations

Equine Development

13.72 By its nature equestrian development requires a countryside location but the cumulative impact of development can have an adverse impact on the rural character of the area. New buildings can adversely affect landscape character and natural beauty where they detract from existing characteristics e.g. due to scale or materials or design. Therefore it is important to consider the current character of the countryside and how equine development can ultimately impact upon it.

13.73 Consideration for such proposals should have regard to such aspects as:

- Whether the site is located within or adjacent to an existing settlement;
- It should avoid exposed skyline locations;
- It should avoid the loss of existing vegetation;
- The existing landform and vegetation should be utilised to integrate development with the surrounding landscape;
- Vernacular design and building hierarchy must be respected;
- Materials that blend with the surrounding landscape should be considered;
- Bright finishes and unsuitable materials should be avoided;
- New native planting can help to integrate buildings with their surroundings;
- The proposals should be close to the bridleway network; and
- Conflict could arise between road users due to horse transportation, deliveries and horses using narrow lanes.



The countryside charity
Somerset

c/o 8 Rowdens Road
Wells, Somerset
BA5 1TU
Tel: 0845 269 4206
Email: planning@cpresomerset.org.uk
www.cpresomerset.org.uk

Branch President
Mariella Frostrup
Branch Chair
Hugh Williams
Planner
Fletcher Robinson MSc Planning

FAO Ben Gilpin, Case Officer
SSDC

6 February 2022

Dear Sirs,

PLANNING APPLICATION REF: 21/03664/FUL- erection of new food production and food storage /delivery building (use classes B2/B8) , erection of food production /office building (use classes B2/E) and associated access and landscape works (revised proposals to those approved under 20/01357/FUL)

CPRE Somerset wishes to OBJECT to this proposal:

1. The previous application 20/20/01357/FUL was supported by the case officer (and by CPRE Somerset) on the grounds that the proposed buildings would provide ‘ *a supporting role to operations across the estate including food production for restaurants, events and hampers sold at the Newt* ’ (Officer’s Report). He added that: ‘ The close proximity to the point of sale makes the development sustainable, despite its rural location’ [Emphasis added]. However, the new proposals are of an entirely different nature, as the scale of food production now proposed is much larger, being aimed also at ‘ *outward distribution*’ and ‘ *regional and national markets* ’ (Planning Statement). The point of sale would no longer be predominantly in close proximity to the site, and in our view the proposal is unsustainable development.
2. The land is not allocated under the Local Plan for industrial use. The nearest large settlement is Ansford/ Castle Cary. Policy LMT 1: Ansford and Castle Cary states that ‘ the direction of strategic growth (for housing, employment and education) will be north of Torbay Road and east and West of Station Road ’, not along the A359.
3. The planning application provides an entirely inaccurate characterisation of the A359 as ‘ *very much a productive corridor of mixed employment and large format buildings interspersed with clustered houses*’ (Planning Statement, para 2.1). In fact, its character is over-

The Campaign to Protect Rural England
is a company limited by guarantee
Registered in England number 04755482
Registered charity number: 1100860
The CPRE logo is a registered trademark

whelmingly rural for almost the entirety of its length until it approaches Sparkford, where Cadbury Business Park and the Haynes Museum are located, as is evident on the attached map (Appendix 1).

4. The nearest rural settlement is Galhampton. As we noted on our site visit 6 February 2022, Avalon Farm is in an elevated and highly prominent position in the landscape and dominates the skyline above this village. The applicable LP policies for rural settlements/ open countryside are SD1 and SS2. Policy SD1 states that rural settlements such as Galhampton will be considered as part of the countryside to which national countryside protection policies apply, subject to the exceptions identified in Policy SS2.
5. The proposal does not comply with Policy SS2: it does not create or enhance community facilities and services to serve the settlement; it does not increase the sustainability of the settlement in general; the harmful impacts to landscape character when viewed from Galhampton due to the introduction of large scale industrial activity/ erection of large buildings/ office block in a prominent position on the skyline above the village outweigh the benefits of a small number of potential jobs for village residents having meat-processing/ butchery skills etc; it is not consistent with community led plans; and there has been no 'robust engagement or consultation' with the parish council or with village residents.
6. The Planning Statement at para 5.3 relies on NPPF 2019 (which pre-dates NPPF 2021) and refers to the chapter entitled Supporting a Prosperous Rural Economy, to justify an industrial operation/ large office block in open countryside.
7. However, NPPF para 85 also emphasises the importance of ensuring that business premises development in rural locations should be sensitive to its surroundings, which in this case are entirely rural. The para 85 text prioritises both the use of previously developed land for this purpose, and sites that are physically well related to existing settlements. The site when seen from Galhampton direction now barely resembles a farm. The previous application 20/01357/ proposed two buildings. The first building (butchery/charcuterie/food storage/ delivery) had a total square metre size of 1917 sq m, which will be increased to 2135 sq m (this building as consented already appears to have been built, so will be extended if permission is now given); the second consented building (warehouse/offices), which had a total square metre size of 1424 sq m and has not yet been built, is now proposed to be a food production/offices building and to be increased by a massive 39% to 1980 sq m. Of particular concern is an increase in the 'ancillary offices' part of this building from 186 sq m to 626 sqm, an increase of 236%.
8. We note with concern that the Landscape sections drawing LNEWTI-ADP-00-ZZ-DR-L-1901 shows a large office block building, which would be more appropriate in a town, and is plainly insensitive to its rural surroundings. The proposal is non-compliant with LP EP2: Office De-

velopment, which calls for office development on this kind of scale to be firstly located within town centres, or if no suitable, available and viable site can be found, on the edge of town or in out of centre sites with good access to sustainable transport nodes and located next to compatible uses.

9. The proposal would not be sympathetic to local character, including the surrounding farm buildings, neighbour's cottages, and landscape setting, thereby also running contrary to NPPF para 130.
10. Furthermore, in this out of town location, the site is not physically well related to Castle Cary/Ansford, and it would be dangerous for workers to walk to the town along the A359, which has no walkway. This is not a sustainable location for expansion of industry.
11. The proposal is not compliant with LP Policy EP4, Expansion of Existing Businesses in the Countryside. Supporting text 9.40 to this policy states: *'it is clear from the settlement strategy that away from Yeovil and the strategic employment sites located in the market towns, opportunities for significant job growth are likely to be generally more limited to a level of provision that supports the role and function of settlements'*. Only half the employees of the estate live within 10 miles and local residents have pointed out that the estate is buying local properties at an alarming rate to accommodate its workers. This does not support the role and function of residential villages such as Galhampton, and the situation would be worsened by expansion of the estate's industrial/office activities in this rural location.
12. The proposal does not comply with LP Policy EP5 Farm Diversification. Supporting text para 9.48 emphasises that in encouraging economic diversity and agricultural diversification, it is important that the countryside is not spoilt by *'unfettered development of an inappropriate and unwarranted nature'*. We do not accept that large scale industrial activities / large office block of the kind now proposed at this rural location, aimed at regional and national markets, rather than predominantly at the restaurants and farm shop of the Emily Estate, would be capable of satisfactory integration into the rural landscape.
13. LP EP5 Supporting text para 9.50 says that *'proposals must be accompanied by a comprehensive farm diversification plan which indicates that 'new uses' will assist in retaining the viability of the farm and the agricultural enterprise'*. It has not been shown in the planning application that the buildings already consented in the 2020 application are insufficient or inadequate to make the estate viable.
14. LP EP5 also highlights the importance of having regard to the amenity of neighbours that may be adversely affected by new types of on-farm development. In this case, the LVA Addendum Table 1.2b states that the magnitude of impacts on Marl Pitt cottage will be *'medium-substantial adverse'*. Following our site visit 5 February 2022, we would disagree that

these effects will reduce to low/ medium after 15 years, as claimed. The previous planning application, which we supported in our letter 1 June 2020, claimed that 75% of the site would be landscaped. In the new application, the majority of the site will be covered by hard surfacing/ car parking/ buildings/office block.

15. We are also concerned by the applicant's lack of provision of information regarding the extent and duration of night time activities on the site. The Planning Statement does not clearly explain that activities will be 24/7 but the Noise Assessment is based on that premise. The text of the Noise Assessment is unhelpful in that no explanation is provided in non-technical language to show what the cumulative impacts on the neighbouring properties will be at night, when the road is quiet, of fan noise, condenser noise, refrigeration noise and vehicle movement noise. It is good practice, and often seen in such reports, to explain what the anticipated decibel levels mean in terms of equivalent noise (eg spoken conversation), but no such guidance has been provided. As the stated objective of the applicant is to expand into regional and national markets, success in that regard will likely result in night time van and/or HGV movements in order to collect stock for distribution centres for supermarkets, or to deliver food for processing, as is common with larger regional and national scale food producers. This distinct possibility has not been referred to in the application documents, nor the further adverse impacts that would ensue on neighbour amenity.
16. The Planning Statement states that as the site is not an abattoir, carcasses will be brought to the site. This surely means that they could equally be brought to a more appropriate alternative site where night time operations and vehicle movements are not going to impact neighbours, nor the village of Galhampton at the foot of the slope. Such alternative sites would include allocated employment land/ business parks, including Cadbury Business Park which is nearby.
17. The buildings occupy a prominent site overlooking Galhampton and it is inappropriate for security lights/ vehicle movement lights to be in such a dominant position in the rural landscape. The LVA Addendum at para 6.72 refers to PIR sensors that would light up when there are vehicle movements. This type of security light may save energy, but the intermittency and randomness of these lights is visually harmful. It is entirely inappropriate for lighting from industrial units to impact rural villages where typically residents place a high value on dark skies and the absolute minimum of light pollution.
18. The LVA Addendum give an inadequate account of the impact on walkers of the extensive and highly popular footpath network around Galhampton (see map in Appendix). The physical extent of the heightened and extended first building / enlarged warehouse/office block second building yet to be built is not indicated on viewpoint images in the LVA, contrary to usual practice. Emphasis is placed on the low impacts on walkers on a footpath to the west of Galhampton (WN 6/10), but (for example) the impacts on walkers on two key footpaths

climbing northwards from the village towards the site will be considerable. Viewpoints 7aii, 7aiii and 8 in the original LVA (the latter viewpoint taken at the junction of PRoW 19/3 and Smallway Lane) all clearly confirm that a greatly enlarged new food production building/ office block (relative to the original scale of the then proposed warehouse /offices) will be highly visible in their prominent elevated position dominating the village. This complex of buildings and its huge office block, if approved, will plainly not in any way resemble farm buildings.

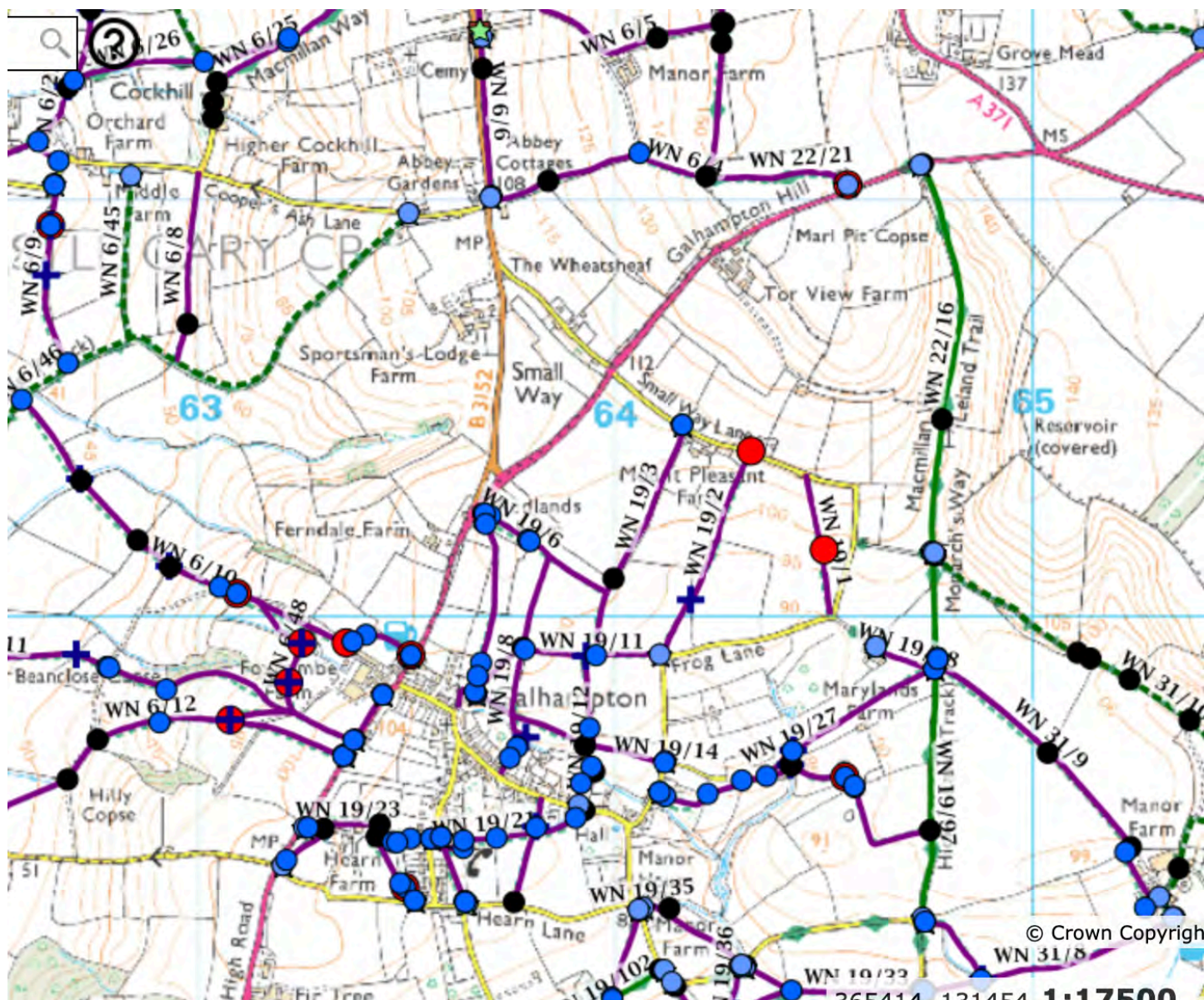
19. With walkers having a high susceptibility to change, the proposed development would appear in stark contrast to the existing rural outlook, from multiple viewpoints in the wider landscape in and around Galhampton. The proposed development would appear as a prominent addition to the surrounding landscape which would further erode the rural character of this side of the village.

20. We conclude that the proposal would fail to reinforce local distinctiveness, fail to respect local character, fail to respect local context and would be harmful to the character of the surrounding area as well as the wider landscape. As such, it would be in conflict with LP Policies SS2, EQ2, EP2, EP4, and EP5; and run counter to NPPF 2021 paras 85 and 130.

Yours sincerely

Becky Collier
Branch Manager
CPRE Somerset

Appendix-Map





NORTH CADBURY AND YARLINGTON NEIGHBOURHOOD PLAN



Submission (Regulation 15) Version

North Cadbury and Yarlington Parish Council, November 2021

*A planning policy document to influence what is built and where across
North Cadbury, Galhampton, Yarlington and Woolston up to 2033*





CONTENTS

Foreword	2	Wildlife areas and important habitats	19
1. Introduction	3	Somerset Levels and Moors Ramsar Site	20
How this all began	3	Flood Risk	20
What work was done	4	General Environment Policies	21
Who was involved on the Working Group?	5	Policy 5. The Area's Rural Character	21
How this Plan is structured	5	Policy 6. Recreational routes and views	21
How long the Plan will last? (the 'plan period')	5	Policy 7. Protecting Local Wildlife	22
2. A Little Bit about the Neighbourhood Plan Area	6	Policy 7b. Phosphorous Neutrality	22
Population and Employment	6	Policy 8. Flood Risk	22
Natural and Built Environment	6	7. Housing	23
3. The Strategic Planning Policies for our area	7	Overview	23
The Adopted Local Plan	7	Housing Need	24
The Local Plan review	7	Housing Supply	24
4. What this Plan hopes to achieve	8	General Housing Policies	25
Objectives	9	Policy 9. Scale and Location of New Housing	25
5. Heritage and Design	10	Policy 10. Use of Rural Buildings	26
Overview	10	Policy 11. House types	26
Important Local Historic Features	10	8. Business and Employment	27
Reinforcing Character through Design	11	Overview	27
Buildings fit for the future	12	Business and Employment Needs	27
Practical Garden sizes	12	Locations for New and Expanding Businesses	27
General Heritage and Design Policies	13	General Business and Employment Policies	28
Policy 1. The Area's Rich Heritage	13	Policy 12. North Cadbury Business Park	28
Policy 2. Character and Design Guidance	13	Policy 13. Other employment opportunities	28
Policy 3. Buildings Fit for the Future	14	9. Community Services and Facilities	30
Policy 4. Practical Garden Sizes	14	Overview	30
6. Environment	15	Valued Community facilities	30
Overview	15	Opportunities to Improve Facilities and services	31
The Area's Rural character	15	10. Transport	32
Access to the countryside, Important Views and Spaces	15	Overview	32



North Cadbury and Yarlington Neighbourhood Plan

Public Transport.....	32	13. Yarlington	59
Problem areas and Opportunities to create safer routes	33	Introduction	60
Parking Standards	33	The Historic Character of the Village	60
General Transport and Travel Policies.....	34	Policy 25. Yarlington - Built Character	61
Policy 14. Parking	34	Important features of The Environment	62
11. North Cadbury.....	35	Policy 26. Yarlington – Local Green Spaces.....	63
Introduction	36	Community Services and Facilities	64
The Historic Character of the Village.....	37	Policy 27. Yarlington – Community Facilities	64
Policy 15. North Cadbury - Built Character	39	Further development	64
Important features of The Environment.....	40	14. Woolston.....	65
Policy 16. North Cadbury – Local Green Spaces	43	Introduction	66
Community Services and Facilities	43	The Historic Character of the Hamlet.....	66
Policy 17. North Cadbury – Facilities	45	Policy 28. Woolston - Built Character.....	66
Further development.....	46	Important features of The Environment	67
Policy 18. Land North of Brookhampton, West of Cary Road	48	Community Services and Facilities	68
Policy 19. Land North of Brookhampton, East of Cary Road	49	Policy 29. Woolston – Community Facilities	68
Policy 20. Barns at North Town Farm	50	Further development	68
Policy 21. Barns at Hill Farm	51	Policy 30. Barn off Stoke Lane	69
12. Galhampton	52	Glossary.....	69
Introduction	53	Supporting Documents	71
The Historic Character of the Village.....	53	Policies Map	72
Policy 22. Galhampton - Built Character	54	Appendices.....	73
Important features of The Environment.....	56	Appendix 1 – Good examples of recent building development	73
Policy 23. Galhampton – Local Green Spaces	57	Appendix 2 – Local Wildlife Sites	75
Community Services and Facilities	57	Appendix 3 – Extant Housing Supply.....	77
Policy 24. Galhampton – Community Facilities.....	58	Appendix 4 – Historic Buildings.....	77
Further development.....	58		



FOREWORD

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”

Extract from the Government’s National Planning Policy Framework (2021)

This North Cadbury and Yarlington Neighbourhood Plan seeks to shape the physical development of the area in a way that balances the need to look after our environment and at the same time meet the needs of a growing population.

Drawing on the opinions of the community has been critical to making sure the Plan genuinely reflects the hopes and aspirations of all the area’s residents. This has been challenging given the wide area the Plan covers and that the Covid 19 pandemic has been ongoing through much of the time the plan was prepared. Nevertheless, using a mix of technology and socially distanced engagements, we hope we have reached out to everyone who wanted to be heard, and have listened and reflected the consensus of opinion in this, our first Neighbourhood Plan.

The Plan has been prepared by a group of local residents, supported by a planning consultant, on behalf of the North Cadbury and Yarlington Parish Council. It is the Parish Council who are responsible for the preparation of the Plan in this area, and South Somerset District Council will ultimately ‘make’ the Plan part of the statutory development plan once it has been independently examined and passed a local referendum. Grateful thanks are extended to all the volunteers for the time and commitment they have given to date.

NC&Y Parish Council, July 2021

This version is the submission version that will be tested at examination. It will then be revised to take on board any modifications recommended by the Examiner, before being subject to a local referendum. If the referendum result is a ‘yes’ vote it will then be formally made part of the development plan.





1. INTRODUCTION

HOW THIS ALL BEGAN...

1.1 In 2016/7, local residents, supported by the Parish Council, produced a Community Plan for the area, replacing the previous (2006) plan. This considered a wide range of issues impacting on the day to day lives of its community. Whilst many parishioners did not want the villages and hamlets to change significantly, there was a general acceptance that some infill development could potentially help provide starter and family homes which could help ensure that there would continue to be a balance of young and older residents. There were also concerns expressed that the planners at South Somerset District Council could ignore the objections made by local residents and the Parish Council, with little explanation as to why local issues had been over-ruled.

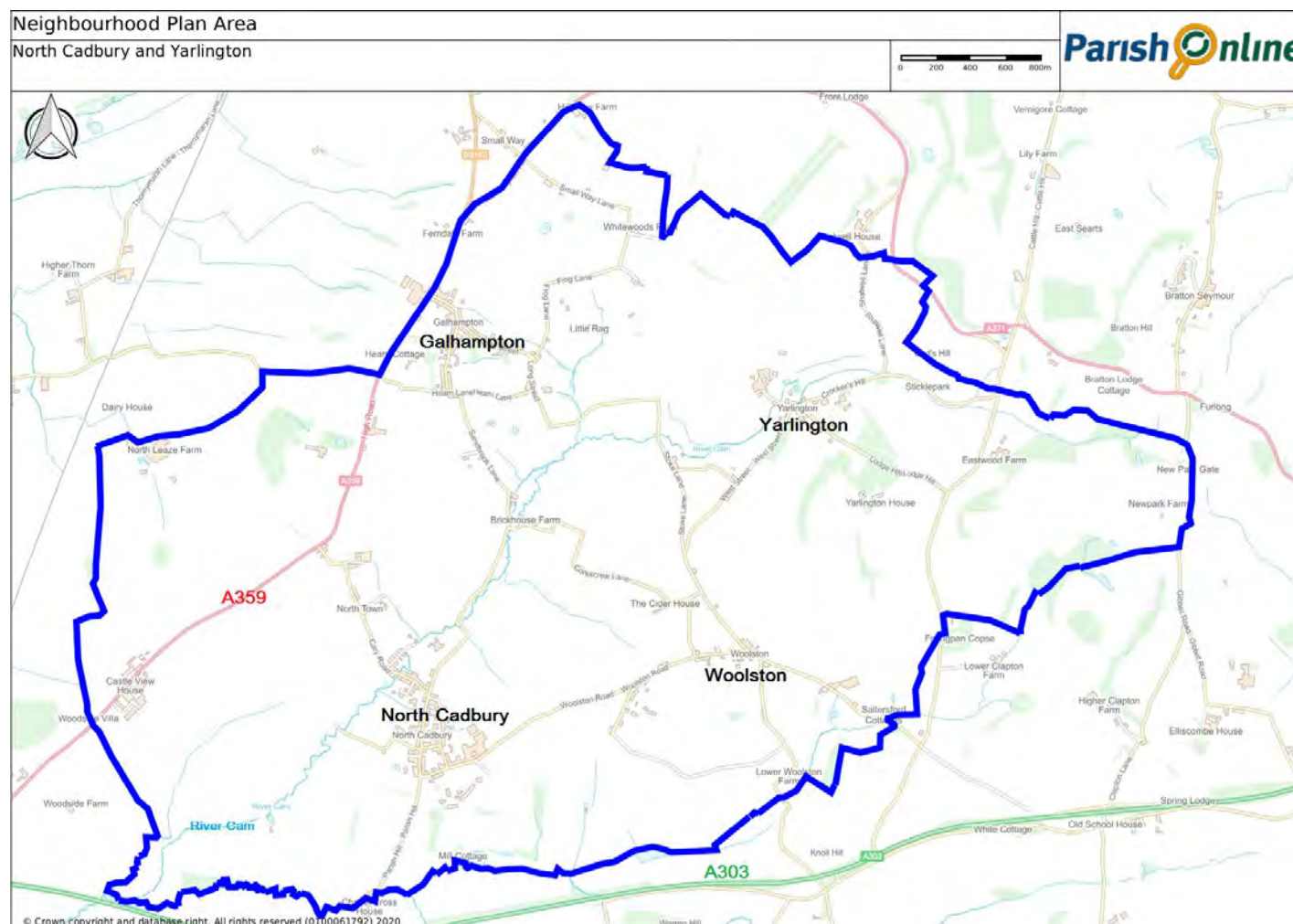
Map 1. North Cadbury and Yarlington Neighbourhood Plan Area

1.2 To have greater influence over what could and should be built, the obvious solution was for the Parish Council to produce a Neighbourhood Plan. This becomes part of the development plan for the area and will have to be taken into account by the District Council when determining planning applications. At the Parish Council meeting on 27th June 2019 the Parish Council decided unanimously to start the process of writing a Neighbourhood Plan.

1.3 The first step was to confirm the Neighbourhood Plan area (the area in which the plan can have an impact). An

application was made to South Somerset District Council for the Parish Council area of North Cadbury and Yarlington to be so designated. This was approved by the District Council in July 2019.

1.4 Work started on this Neighbourhood Plan in the second half of 2019, when a Working Group of local residents was first convened. Jo Witherden (an independent planning consultant with considerable experience in Neighbourhood Plans) was commissioned by the Parish Council to help with this task, with funding from central Government.





WHAT WORK WAS DONE

1.5 The working group was keen that the Plan genuinely reflected the consensus view of local residents from across the area. There have been many opportunities for people to get involved, including:

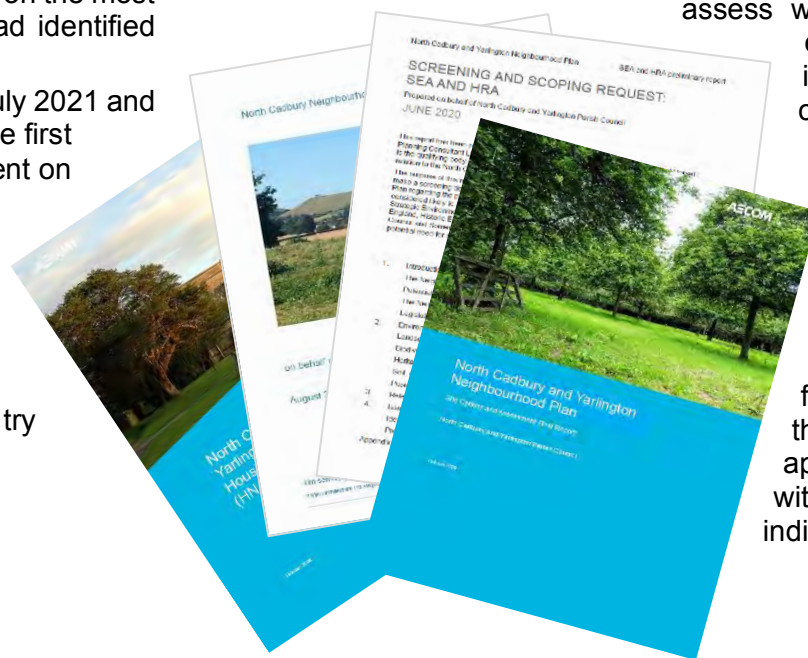
- **Household survey** (distributed February 2020). This survey gathered information on local people's thoughts about the area, housing and employment needs, work and travel patterns, use of and priorities for community facilities.
- **Call for Sites** (advertised March 2020). This provided an opportunity for local landowners to tell us about the sites that they would like considered for development.
- **Businesses and Community Facilities surveys** (distributed March 2020). Giving local businesses and organisations an opportunity to tell us about their needs and development aspirations for the future, as well as gathering general data on use and local employment.
- **Options consultation** (distributed November 2020 with a supplemental consultation in February 2021). This was a major consultation to update local residents on the findings of the various studies and surveys and seek their views on the most suitable site options and whether we had identified key issues correctly.
- **Draft Plan consultation** (publicised in July 2021 and ran for more than 6 weeks). This was the first opportunity for people to see and comment on the Plan as a whole. The consultation was open to local residents and sent to the statutory consultees. Changes were made as a result.

Throughout the Plan's preparation the Working Group have used social media, the website, posters, leaflets and newsletters to try to keep everyone in the Parish aware of the progress being made.

1.6 Studies undertaken included:

- **Heritage Assessment** (August 2020, Angel Architecture) – to identify the key features and special interest relating to the four main settlements in the two parishes.
- **Housing Needs Assessment** (October 2020, AECOM) – to better understand the housing needs of the area, particularly the type, size and tenure, and need for affordable and older persons' housing.
- **Local Green Space and Views Assessments**
- **Site Options Assessment** (July 2021, AECOM) – to independently assess the site options put forward through the call for sites
- **Heritage Impact Assessment** (July 2021, AECOM) – to consider in greater detail the potential heritage impacts of the emerging site options.
- **Strategic Environmental Assessment** (Scoping report undertaken in June 2020, Dorset Planning Consultant Ltd, with full assessment then produced by AECOM for the draft plan, July 2021) – to identify the environmental issues relevant to the area that may need to be considered in determining the likely significant impacts of the Neighbourhood Plan.
- **Habitats Regulations Assessment** (August 2021, AECOM) – to assess whether the draft plan may cause adverse effects on the integrity of internationally important wildlife sites, either in isolation or in combination with other plans and projects.

1.7 Following the Examination of the Plan, the final step is a local referendum (usually limited to the Neighbourhood Plan area). Local residents (who are on the electoral roll) vote on whether the District Council should use the Plan. As long as the majority of those who vote, vote 'yes', the Plan is then formally made part of the development plan for the area. This means that, by law, planning applications must be determined in accordance with the Plan, unless material considerations indicate otherwise.





WHO WAS INVOLVED ON THE WORKING GROUP?

1.8 Much of the work underpinning this plan was undertaken by local residents, who freely volunteered their time to help. Working Group members have included:

Alan Bartlett	Malcolm Hunt
Alan Brain	Andy Keys-Toyer
Bruce Critchley	Michael Martin
James Bruce-Gardyne	Brian Morris
Tamsin Bruce-Gardyne	John Rundle
Susan Cox	Richard Rundle
Tim Gilbert	Anna Scott
Nigel Humberston	Richard Scott

1.9 The working group was supported by paid experts from outside the community, primarily Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd and AECOM, Locality's appointed consultants who provided additional technical support.

1.10 Thanks also go to Wally Scott for his artwork on the front cover.

HOW THIS PLAN IS STRUCTURED

1.11 There is no set format for a Neighbourhood Plan – the idea being that every plan will cover the issues that are most important to its area. The plan contains a number of policies and projects. The policies set out the 'tests' against which planning applications are considered – and some of the background to these and further explanation is contained in the preceding paragraphs. Sometimes the policies refer to tables or maps which contain the detail of what or which areas are relevant. The projects detail what actions the Parish Council intends to take in relation to issues that have come to light through the making of this plan.

Heritage
and Design



Environment



Housing



Business and
Employment



Community Services
and Facilities



Transport



1.12 The Plan itself looks at each of the main topics in turn in chapters 5 - 10 (the topics cover heritage and design; environment; housing; business and employment; community services and facilities; and transport), and then chapters 11 – 14 cover the main settlements in the area (North Cadbury; Galhampton; Yarlington and Woolston). There is some cross-referencing between the settlement-specific and topic-based sections – but we hope that by having settlement-specific chapters this makes understanding the plan easier for local residents.

1.13 At the end of the plan there is a short glossary, a list of supporting documents, a policies map (which attempts to show all of the area-specific policy locations on one map – there are more detailed maps throughout the plan), and various appendices containing some of the more detailed information that underpins the Neighbourhood Plan.

HOW LONG THE PLAN WILL LAST? (THE 'PLAN PERIOD')

1.14 This Plan has been written for the period **2018 – 2033**. This plan period seems a sensible timescale to plan for, looking forward approximately 10 - 15 years (the start date links to the latest monitoring year that we had data for, when we started working on the plan). It should provide a degree of certainty as to the extent of changes that local residents may reasonably expect over that period. However, it is fully expected that it will be reviewed well before the end of the plan period, given that the Local Plan is being updated and that national planning policy may also change in this time.



2. A LITTLE BIT ABOUT THE NEIGHBOURHOOD PLAN AREA...

2.1 Before launching into the plan, we have brought together a very brief summary to give a flavour of the area, to those who perhaps do not know it that well...

2.2 The area covers just over 15 square kilometres (about 6 square miles) of South Somerset, in the area north of the A303 and south of Castle Cary (largely bounded by the A359 to the west and A371 to the east). It is a predominantly rural area.



POPULATION AND EMPLOYMENT

2.3 North Cadbury village is the largest settlement, with just over 210 households. Other settlements include Galhampton (approximately 175 households), Woolston and Yarlington (with approximately 50 households each). At the time of the last Census (2011) there were just over 1,000 residents living in the Plan area in total. The average resident was about 45 years old, working and in good health.

2.4 The area ranks amongst the 40% least deprived in the country (based on the English Indices of Multiple Deprivation), the main issue facing the area being barriers to housing and services (which is likely to be because of the rural nature of the area, and difficulty accessing affordable housing and local services).

2.5 There are a couple of employment estates in the area, the main one being the North Cadbury Business Park on the A359, close to the A303. There is also a small cluster of businesses at the Fir Tree Business Park in Galhampton, and at the various farms and estates operating across the area. Responses from the 2020 household survey indicate that most workers typically commute to work outside the area, although a significant proportion (at least one in five) work from home. Slightly more people work in professional / scientific and agricultural sectors than the district average (based on the 2011 Census) and some of the farmland in the Plan area is amongst the best and most versatile in the country (based on the Government's Agricultural Land Classification Maps).

NATURAL AND BUILT ENVIRONMENT

2.6 The Plan area falls within the Yeovil Scarplands, and is described in that National Character Area profile as a remote, rural landscape comprising a series of broad ridges and steep scarps separating sheltered clay vales, and a largely agricultural (pastoral) character. There are winding rural lanes, bounded by verges and thick hedgerows with frequent mature to veteran trees, connecting villages and hamlets; and a long history of settlement reflected through its archaeology and historic buildings, including its collection of fine manor houses and associated parklands, and a variety of limestones and sandstones from which distinctive building characteristics are derived.

2.7 The River Cam flows through the area, and whilst there are no nationally important wildlife sites within the Plan area, there are a number of priority habitats, such as the traditional orchards (particularly around North Cadbury and Galhampton), areas of deciduous woodland (including some close to Yarlington and North Cadbury), and areas of calcareous grassland and good quality semi-improved grassland.

2.8 There is also an extensive network of public rights of way criss-crossing the Plan area, including the Monarch's Way, the Somerset-based Leland Trail, and the Macmillan Way. Much of the area enjoys particularly dark skies and a general lack of noise pollution, but the southern portion is impacted by the noise from the A303 and lighting levels around the Sparkford junction.



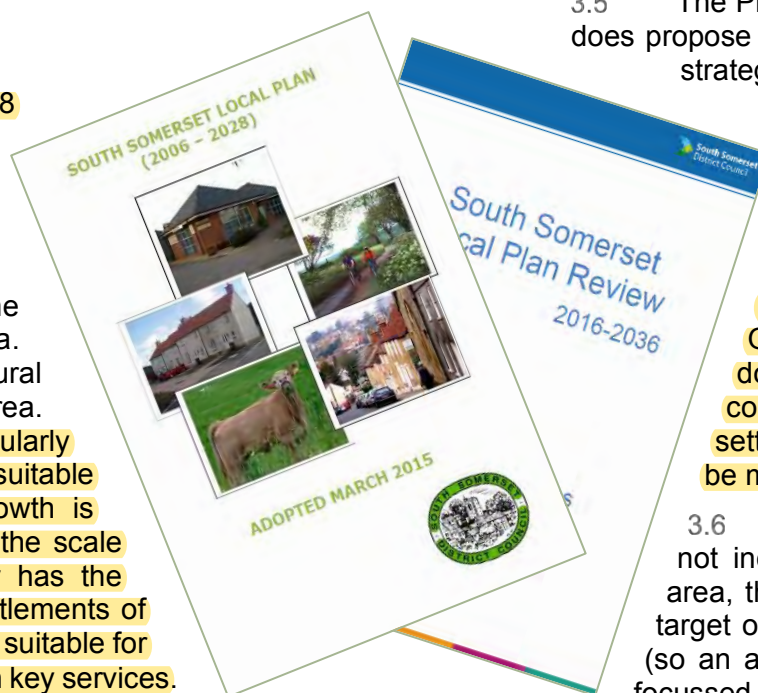
3. THE STRATEGIC PLANNING POLICIES FOR OUR AREA

3.1 The National Planning Policy Framework (NPPF) explains that a core purpose of the planning system is to contribute to the achievement of sustainable development. To this end, plans and decisions should apply a “presumption in favour of sustainable development”, and to positively seek opportunities to meet the development needs of the area.

3.2 It goes on to state that the planning system should be genuinely plan-led – with succinct and up-to-date plans that provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

THE ADOPTED LOCAL PLAN

3.3 The South Somerset Local Plan 2006 – 2028 was adopted in 2015. It includes a settlement strategy that focusses new development at Yeovil, with significant growth also planned at Chard, Crewkerne, Wincanton and Ilminster. It does not make any housing or employment land allocations or set any specific targets for any of the settlements in our Neighbourhood Plan area. However Policy SS2 “Development in Rural Settlements” of the Local Plan does apply to this area. This means that the settlements (particularly Galhampton and North Cadbury) are considered suitable for some development, provided that such growth is meeting an identified need, commensurate with the scale and character of the settlement, and generally has the support of the local community. The smaller settlements of Woolston and Yarlington would not be considered suitable for housing development, as they do not have enough key services.



THE LOCAL PLAN REVIEW

3.4 The review of the Local Plan is underway, and a Preferred Options draft was published in the summer of 2019. A revised version is anticipated in mid-2022. Whilst a Neighbourhood Plan is not examined against the policies of an emerging Local Plan, Government guidance makes clear that it is sensible to take into account any emerging evidence and likely policy change, in order to avoid a Neighbourhood Plan becoming out of date early on.

3.5 The Preferred Options draft of the new Local Plan does propose some potentially significant changes to the strategy for our area. It identifies a new ‘tier’ of village in the settlement strategy in Policy SS1, and North Cadbury is listed as one of these. These villages will be expected to make provision for limited development, with some growth expected to take place “adjacent to the existing built settlement”. In contrast, the other settlements of Galhampton, Yarlington and Woolston which do not have many key services are considered to be amongst the least sustainable settlements in the area, where development will be much more restricted.

3.6 Whilst this early draft of the Local Plan does not include an indicative housing target for our area, the District Planners have suggested that a target of about 60 dwellings over a 20-year period (so an average of 3 dwellings per annum), largely focussed on North Cadbury, would be appropriate.

The Local Plan is also likely to propose the expansion of the North Cadbury Business Park and take a more flexible approach towards supporting employment in general, at a scale commensurate with the locality.



4. WHAT THIS PLAN HOPES TO ACHIEVE

4.1 The vision has been derived from consultations with the community and our evidence base.

4.2 Following on from this, we identified a number of objectives under the themes of housing, business and employment, transport, community services and facilities, environment, heritage and design that have shaped the plan and policies.

In 2033 the parishes of North Cadbury and Yarlington will remain a “Jewel of a Place” - safe, thriving, well-connected settlements, each with a unique character, natural environment and sense of community spirit, welcoming residents of all ages and abilities.





OBJECTIVES

HERITAGE AND DESIGN



- Protect, preserve and enhance the Conservation Areas and historically important buildings and other heritage assets.
- Ensure that the character of the area and the setting of these assets is not compromised by the design, scale or presence of new development, or by the materials used.
- Make a positive contribution to reducing the rate of climate change by promoting and supporting sustainable energy initiatives (integrated with new buildings).

ENVIRONMENT



- Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character.
- Protect the green spaces and recreational trails that are valued by local residents and create new ones where possible.
- Protect existing historic trees (some of which may lie outside the Conservation Areas and may need to be identified) and also support the planting of further native trees as part of any development, given their wildlife and climate benefits and how trees can soften the visual impact of development given the rural character of the area.
- Protect people, property and roads from flooding (in particular highlighting any local knowledge of flooding which may not be clear from the flood risk maps).
- Maintain the current good air quality and low levels of pollution – in particular recognising the dark night skies and general tranquillity of the area (away from the A303).

HOUSING

- Provide opportunities for local people to continue living in the area.
- Ensure any housing development provides for a variety of tenures which meet local needs. This should include affordable homes for young families / first time buyers as well as housing suitable for retirement / older age.



BUSINESS AND EMPLOYMENT

- Provide opportunities for local people to work close to home.
- Support local businesses to set up or expand their premises providing services and employment in the community, including through the provision of better broadband.



COMMUNITY SERVICES AND FACILITIES

- Maintain, improve and extend community services and recreational facilities that better meet the needs of local residents of every age and ability, including the services provided from the church, recreation ground, village hall and pub.



TRANSPORT

- Reduce problems associated with on-street parking, especially outside the school.
- Identify and where opportunities arise create new safe routes for walkers, cyclists and horse riders – particularly linking to the various community facilities and utilising the public rights of way network as far as possible.
- Consider how the community can access the local bus service and how the current service might be improved.





5. HERITAGE AND DESIGN

OVERVIEW

5.1 The rural character of the area (the villages, hamlets and surrounding countryside) was the number one reason recorded in our household survey that asked why people choose to live here, and what they enjoy the most about the area. The area is very rich in terms of its history – it is no surprise that it was described as “a little-known jewel of a place” in the television programme “Escape to the Country” in 2017.

5.2 In terms of design, we asked local residents to tell us what they felt had worked well in new buildings, and what designs or layouts should be avoided. From this, we found out that a key issue for local residents was that designs should be in keeping with the character of the area (with quite a few highlighting the use of local materials as key, and avoidance of overly modern-looking designs). Other key concerns were related to the higher densities of recent development (that it was ‘too cramped in’) and linked to this, a lack of green spaces.

5.3 So one of our first tasks was to get a better understanding of the area’s historic character. The heritage appraisal has helped to identify the key historic features and locally important historic buildings in the area’s villages and larger hamlets and complements the more detailed Conservation Area Appraisal that was undertaken for the village of North Cadbury. We also researched the ‘good examples’ of recent development (as identified by local residents) to identify the common design features that have worked well. The household survey also showed that local residents did not want to see large scale / estate developments, as this was not in character with the much more gradual, organic nature of how the area has developed.

5.4 However the design of new buildings does need to take into account their carbon footprint – as many of these buildings (hopefully) may well be around well into the next century, if they are built to last. The Government is already making progress on revised buildings standards so that all new buildings will be fit for the future, using renewable energy sources where practical, to eventually become carbon neutral over time as the electricity grid and heat networks decarbonise.

HERITAGE AND DESIGN OBJECTIVES

- Protect, preserve and enhance the Conservation Areas and historically important buildings and other heritage assets.
- Ensure that the character of the area and the setting of these assets is not compromised by the design, scale or presence of new development, or by the materials used.
- Make a positive contribution to reducing the rate of climate change by promoting and supporting sustainable energy initiatives (integrated with new buildings).



Heritage



IMPORTANT LOCAL HISTORIC FEATURES

5.5 There are about 60 Listed buildings or structures within the Neighbourhood Plan area, two of which are Grade I (Church of St Michael and North Cadbury Court, both on Woolston Road, North Cadbury), and a further four of which are Grade II* (21 Woolston Road in North Cadbury, The Manor House in Galhampton, the Church of St Mary and Yarlington House on Lodge Hill, both in Yarlington). Lower Woolston medieval settlement is designated as a scheduled monument, and there is



significant potential for archaeological finds in the area.¹ There are also two Conservation Areas, one covering much of North Cadbury village and the other covering Woolston. **The Community Plan identified the potential to consider whether a further Conservation Area should be designated at Yarlington.**

5.6 The area also has a significant archaeological resource reflecting its rich historic environment and historic evolution.

5.7 The heritage appraisal has helped to identify the key historic features of the various villages, including important local buildings that are not currently designated but should be considered as important local heritage assets. These are described in the relevant chapters later on in



¹ large parts of North Cadbury and Yarlington are recognised as an 'area of high archaeological potential' in the Local Plan maps and further information on archaeological finds is available from the Somerset Historic Environment
Page 11

this plan, and the Parish Council will liaise with the District Council to ask that these are formally added to their Local List.

REINFORCING CHARACTER THROUGH DESIGN

5.8 The heritage appraisal has also helped to identify the typical street layouts, buildings styles and materials used within the various villages and hamlets and underpins some of the settlement-specific design policies in the relevant chapters later on in this plan.

5.9 Our research on the 'good examples', where new buildings have worked well in terms of their contribution and integration with their surroundings, is summarised in Appendix 1. This identifies a number of common themes which we have used to devise the policy on general design. These include:

- range and mixture of property types and sizes, providing variety within the overall form (including the rooflines)
- generally modest size of buildings, appropriate to their location and context
- positive relationship with the main streets
- simple palette of materials leaning on those that are natural and traditional to the area – stone, timber, limited brick, clay and slate roofing (whilst reconstituted stone or brick was widely used in the latter part of the 20th century, this is no longer considered appropriate for new developments)
- careful consideration of parking areas
- careful consideration of impacts on neighbouring development
- use of landscaping to soften the developments, including hedgerows.

5.10 The general layout of new development should reflect the predominantly linear street layout and use of farmstead clusters, and variation in plot sizes, shape and orientation found throughout the area.

5.11 Off-road parking provision will need to be made for cars (given the rural nature of the area and car ownership levels), but should not

Record, together with historic landscape characterisation
<https://www.somersetheritage.org.uk/#>



6. ENVIRONMENT

OVERVIEW

6.1 The protection of the environment that we live in is a top priority for this Neighbourhood Plan, given the rural character of the area, and the area's general peace and tranquillity, were key reasons why people move to this area and stay here.

6.2 The main environmental concerns relate to flood risk (mostly associated with the River Cam and its tributaries and the ditches that direct surface water flooding off the higher land) and to the potential impact from phosphates entering into the river system (such as from the wastewater from people's homes and from farming practices using fertilisers and livestock), that eventually discharges into Somerset Levels and Moors internationally important wildlife site (so harming this freshwater habitat). Road noise (most notably from the A303 trunk road, but also from the A359) is also having an impact on the tranquillity of the area in some parts of the Plan area.

ENVIRONMENT OBJECTIVES

- Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character.
- Protect the green spaces and recreational trails that are valued by local residents and create new ones where possible.
- Protect existing historic trees (some of which may lie outside the Conservation Areas and may need to be identified) and support the planting of further native trees as part of any development, given their wildlife and climate benefits and how trees can soften the visual impact of development given the rural character of the area.
- Protect people, property and roads from flooding (in particular highlighting any local knowledge of flooding which may not be clear from the flood risk maps).



- Maintain the current good air quality and low levels of pollution – in particular recognising the dark night skies and general tranquillity of the area (away from the A303).

THE AREA'S RURAL CHARACTER

6.3 There are a number of landscape features within the Plan area that have been identified through a review of the published national and local character area assessments and local knowledge confirmed through the household survey. These are reflected in the general policy on rural character at the end of this chapter.

ACCESS TO THE COUNTRYSIDE, IMPORTANT VIEWS AND SPACES

6.4 The area has a wealth of footpaths and bridleways – there are over 100 public rights of way criss-crossing the two parishes, and three national trails (the Macmillan Way, Leland Trail and Monarch's Way). These are well-used by local residents as well as visitors to the area, providing access to the countryside and its associated health and well-being benefits. The 2017 community survey showed that most residents (over 80% of those responding to the survey) used the public footpaths in the area, and we have identified a number of recreational circuits which are particularly well used (as described in Table 1 and shown on Map 2) and also coincide with a number of particularly well-liked views. The Parish Council is also promoting other circular walks that are perhaps less well used at present but may become more so over time, including several around Galhampton where there are many footpaths close to the village.





North Cadbury and Yarlington Neighbourhood Plan Map 2 Important Routes, Key Views and Landmarks

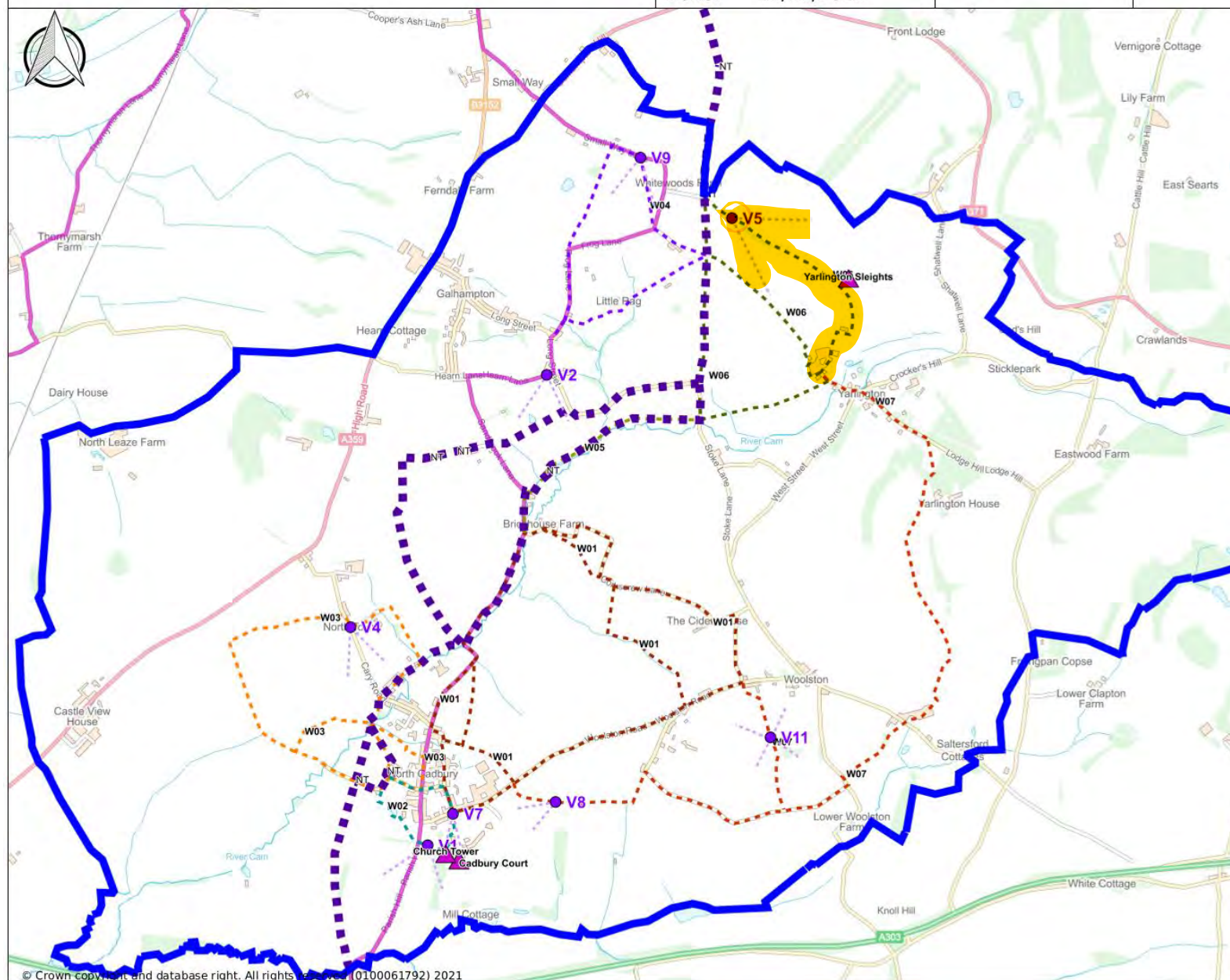
North Cadbury

Author:

Date: 11/11/2021

0 200 400 600 800m

ParishOnline



Neighbourhood Plan Area



Quiet lanes and key PRowS

- W01
- W02
- W03
- W04
- W05
- W06
- W07

National Trail

Sustrans cycle route (Route 26)

Key Landmark



Viewpoints



Some key landmarks (e.g. Cadbury Castle and Glastonbury Tor) are outside of the Neighbourhood Plan area.

© Crown copyright and database right. All rights reserved. (0100061792) 2021



Table 1. Important Local Walking Routes

National Trails

The **Monarch's Way** is the route from Worcester taken by King Charles II in 1651, during his escape after defeat by Cromwell in the final Civil Wars battle. The **Leland Trail** runs from Alfred's Tower on the Stourhead Estate at Pen Selwood to Ham Hill Country Park and is one of many walks made and described by John Leland as Keeper of the King's libraries, the royal librarian to Henry VIII in 1543. The **Macmillan Way**, used to raise funds for Macmillan Cancer Support, follows bridleways and footpaths from Boston in Lincolnshire to Abbotsbury in Dorset.

All three follow similar but not identical routes, from south to north across the Plan area.

W01 Corkscrew Lane / Woolston Road circuit

A 4km circular walk along relatively quiet roads, well used by dog walkers etc. Alternative off-road shorter links with a few stiles lead across open farmland and through a small copse via WN19/43, 19/66, 19/84 & 85 and WN 19/96 19/107, but are not as suitable for all users.

W02 Glebe Field / Ridgeway Lane circuit, North Cadbury

This walk, which crosses Glebe Field to the west of the Parish Church, gives spectacular views, including to the North Dorset Downs and Cadbury Castle (to the south), and the Levels (to the west). It is easily accessed from the centre of the village, with an attractive short circular walk (1.2km) via Ridgeway Lane and the High Street.

W03 Ridgeway Lane / Lower North Town / Brookhampton circuit, North Cadbury

Ridgeway Lane leads from the centre of the village, steeply down to farmland on the flood plain of the River Cam, and is a great favourite for village walkers as part of a circular walk joining with WN19/108, and avoiding traffic on the Cary Road by using Lower North Town Lane / Mitchells Row. The walks off Ridgeway Lane are some of the most frequented in the Plan area, particularly the three which cross 'Clare Field', WN19/74, 75 & 69, which has a very rural, open character with views of hills to the south, and interest created by crossing bridges and gates through hedgerows.

W04: Frog Lane Circuit, Galhampton

A particularly popular walk of about 2½ km in length, known as the Frog Lane circuit, climbs up to Small Way Lane where there is a good view over farmland (where a bench has been placed at the top). It is also possible to lengthen the walk joining up with the national trails which run along the historic sunken lane (Hicks Lane).

W05: West of Yarlington

This route links W01 and W06, and follows the River Cam from an ancient stone bridge in North Cadbury to its source in Yarlington at a medieval, ecclesiastical, site of meat (fish) ponds, now largely swampy ground. It runs partly along the national trails, where the stream cuts quite a deep channel in places and is very attractive as it flows between wooded banks.

W06: Yarlington Sleights

This restricted byway provides a very attractive walk, especially in Spring when the snowdrops followed by bluebells are in bloom. It is a very old track, hedged and opening onto farmland at the eastern end. The Sleights are the hills which form the backdrop to the walk. This is extended into a circular loop by returning along the national trails and then heading east from just north of Yarlington Mill Farm across to fields following the River Cam back to Yarlington.

W07: South of Yarlington

This route can be started at the car park shared by the pub and church. It proceeds up the steep Crockers Hill. Just beyond Parsonage Farm takes the footpath south east, then down Lodge Hill, to turn left over a stile via footpath WN31/7 into a sheltered meadow basin surrounded by mature woodland. The path climbs up to higher ground keeping Yarlington House to the east, where there are views across open farmland either side east and west. It then descends and continues to Lower Woolston following a bridleway, returning back to meet the Woolston Road and heading west into the village of North Cadbury or joining up with the Corkscrew Lane / Woolston Road circuit (W01).



Map 3. *The varied topography across the Neighbourhood Plan Area*

6.5 The Ramblers are looking to identify “missing” footpaths which were historically present but no longer shown on the definitive rights of way map and have identified a number of potential paths in our area that could be added before the ‘cut-off’ date in 2026³. They will look to prioritise those which could bring the most benefit to the network, and there will be further consultation on these routes, including discussions with the relevant landowners.

6.6 The main opportunities for cycling are on the rural lanes - whilst cyclists have the right to use bridleways (subject to giving way to other users), these are generally fewer and less well suited to most cyclists. There is a Sustrans on-road route (Route 26) from Castle Cary that runs through the parish linking to the national cycle network at South Cadbury.

6.7 It is clear from our consultations that access to the countryside is very important, and something that residents feel strongly should be preserved. Maintenance and better signage of the existing routes was therefore seen as a priority by many, with a preference for gates (over stiles) to help ensure that those less able to climb over stiles can still enjoy access to the countryside walks.

6.8 The landscape and topography mean that, a number of footpaths enjoy fantastic views, both panoramic landscapes across open farmland, and focusing on specific features and landmarks such as the church towers and manors, and features such as Yarlington Sleights and Cadbury Castle hillfort.

6.9 Conversely, some routes, such as Hick’s Lane running north from Stoke Lane, in the area between Galhampton and Yarlington, and



Ridgeway Lane which heads west from North Cadbury, run along characteristic sunken lanes or holloways.

6.10 It is important that the impact on the enjoyment of the countryside, from the public rights of way and the views that can be seen from the trails and rural lanes, is considered in planning decisions. Large-scale and otherwise obtrusive developments can detract from the character of the countryside. For example, North Cadbury Business Park on the High Road is in a comparatively elevated position, which means that particular care is needed with the design, materials and landscaping used so as to

³ <https://dontloseyourway.ramblers.org.uk/>



ensure that the estate is not unduly prominent. Similarly, poorly sited buildings and even landscaping can block existing views that are enjoyed.

6.11 National planning policy makes clear that planning should “protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.” Our policies look to build on this general protection.

6.12 National planning policy also allows for green spaces that are well



related to existing settlements and hold a particular local value and significance (for example due to their landscape, recreation or historic / cultural interest) to be designated as “Local Green Spaces”. This designation provides strong protection against development, that should last well beyond the Neighbourhood Plan period. It can be applied to land that is local in character and well-related to a settlement (so is not appropriate for extensive areas of countryside) and should avoid protecting land that may need to be developed in the longer term. As these spaces may be in private ownership, it is important to understand that

designation does not convey any new public access rights or management responsibilities – but is a planning tool to prevent unwanted development from happening. As these spaces are local in character and relate to different settlements, they are included in the relevant chapters later on in this plan.

WILDLIFE AREAS AND IMPORTANT HABITATS

6.13 There are a number of local wildlife sites within the area recorded by the Somerset Environmental Records Centre. The sites are listed in Appendix 2 and include area of parkland (associated with Cadbury Court

and Yarlington House), areas of ancient and semi-natural broadleaved woodland, and areas of unimproved and semi-improved calcareous grassland. However biodiversity is not limited to these designated sites. For example, there are also areas of bluebell woodland within the parish and many traditional orchards, which whilst not specifically designated are a priority habitat for protection within the UK.

6.14 Protected species within and on the parish boundaries are much more widespread. Those that have been recorded in the last 10 years by Somerset Environmental Records Centre include badgers, otters, various species of bat (Lesser Horseshoe, Noctule, Pipistrelle (Common and Soprano), Serotine), barn owls, buzzards, kestrel, red kite, and other breeding birds. These records have been supplemented by sightings noted by local residents submitted to the Neighbourhood Plan Group, who have also identified kingfishers, tawny owls and great crested newts.

6.15 It is therefore critical to consider how wildlife may be affected by development. Some wildlife species are dependent on the local watercourses and streamside vegetation. Native hedgerows also provide important wildlife corridors and habitats, including for bats and bird species, together with mature trees and woodlands. Unimproved grasslands are important for invertebrate including many species of butterfly and moth, as well as reptiles. Great crested newts are particularly associated with ponds (of which there are many in the area) but spend a significant amount of their time out of water (the terrestrial phase of their annual lifecycle) and can disperse to colonise sites up to 1km distance from their breeding pond. It is important that we not only protect species but ensure that they have sufficient habitats, which are suitably linked, to allow them to prosper.

6.16 The Local Planning Authority require applicants to submit a biodiversity checklist (and potentially a full ecological survey) if works are proposed which may affect protected species or habitats. In particular this looks to assess whether the development may have an impact on the following, which would require further surveys / assessment:

- unimproved grassland (i.e. old flower-rich meadows);
- orchards;
- areas of woodland, scrub or field boundary hedgerows ;
- old / veteran / mature trees (with cavities / cracks or a girth greater than 1m at chest height) – including those within 50m of the site;



North Cadbury and Yarlington Neighbourhood Plan

- ponds, lakes, rivers, streams or water filled ditches including on the land within 500m and linked by habitat (or 250m for minor development);
- rough grassland, mature/overgrown gardens and/or allotments;
- building structures where birds or bats may be present.

SOMERSET LEVELS AND MOORS RAMSAR SITE

6.17 In August 2020 Natural England wrote to all Local Planning Authorities whose area lay within the drainage basin of the Somerset Levels and Moors Ramsar Site to alert them to the site's declining condition which is believed to be caused by excessive phosphates and associated eutrophication (where the nutrients cause excessive growth of plant life such as algae and duckweed). This has significant implications for developments that could further add to this decline, given the legal requirements to protect such internationally important wildlife sites.

6.18 South Somerset District Council is working with Natural England and the other Local Planning Authorities to ensure that development can proceed if the proposed development can be shown to be phosphate neutral, including any identified mitigation that would need to be secured. They have developed an on-line tool to calculate the net phosphate loading from developments, and which takes into account the current land use, the amount of greenspace / gardens / allotments included in the development (as this can help reduce nutrient run-off), and potential measures to off-set the net increase in phosphorus levels. This should be used for all new residential and tourist accommodation, with the results submitted as part of the planning application.

6.19 Phosphorus mitigation must be achieved in perpetuity and can be done individually or strategically through measures such as:

- Improvements to phosphorus removal efficiency in the wastewater treatment works (in agreement with Wessex Water);
- Solutions that deliver new wetlands, to treat effluent from the development, or to remove an equivalent amount of phosphorous from agricultural runoff that would otherwise enter the catchment;
- Permanently changing parcels of agricultural land towards natural habitat types (e.g. woodland, saltmarsh, grassland).

6.20 This Neighbourhood Plan does not attempt to specify the details of mitigation to be delivered, as this is more appropriately decided through the planning application process. Nonetheless, calculations have been undertaken to support the Neighbourhood Plan (as part of the Habitats Regulations Assessment) which has identified that a wetland of 2.53ha to treat runoff from surrounding farmland would be sufficient to offset the phosphorus that would be contributed to the catchment from the site allocations in the plan. Examination of site topography, and surface water flow directions and dominant flow pathways confirms that suitable land is available for such a wetland within the wider land holding of the landowners of the main site allocations.

FLOOD RISK

6.21 Whilst much of the area is not at risk from flooding, we do know that climate change is likely to increase the number of extreme weather events and associated flooding. Some incidents of flooding have primarily been as a result of poorly maintained pipes and drainage systems, such as reported in the Parish Council Highways Report November 2020, where highway flooding was caused through blocked drains and culverts.

Government policy is now quite clear that new development should avoid areas at risk of flooding, whatever the source of flood risk. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The Government's long term flood risk maps that show both river and surface water flooding (as opposed to the flood zone map for planning which focuses only on flooding from rivers) are available on <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>.

6.22 Given the greater propensity for surface water flooding in the area, it is this map that should be referred to by applicants and decisions makers in determining whether a flood risk assessment is required, and advice sought from the Parish Council regarding more recent incidences of localised flooding and drainage problems (as these may not yet be shown on the maps). Known incidences in recent years include:

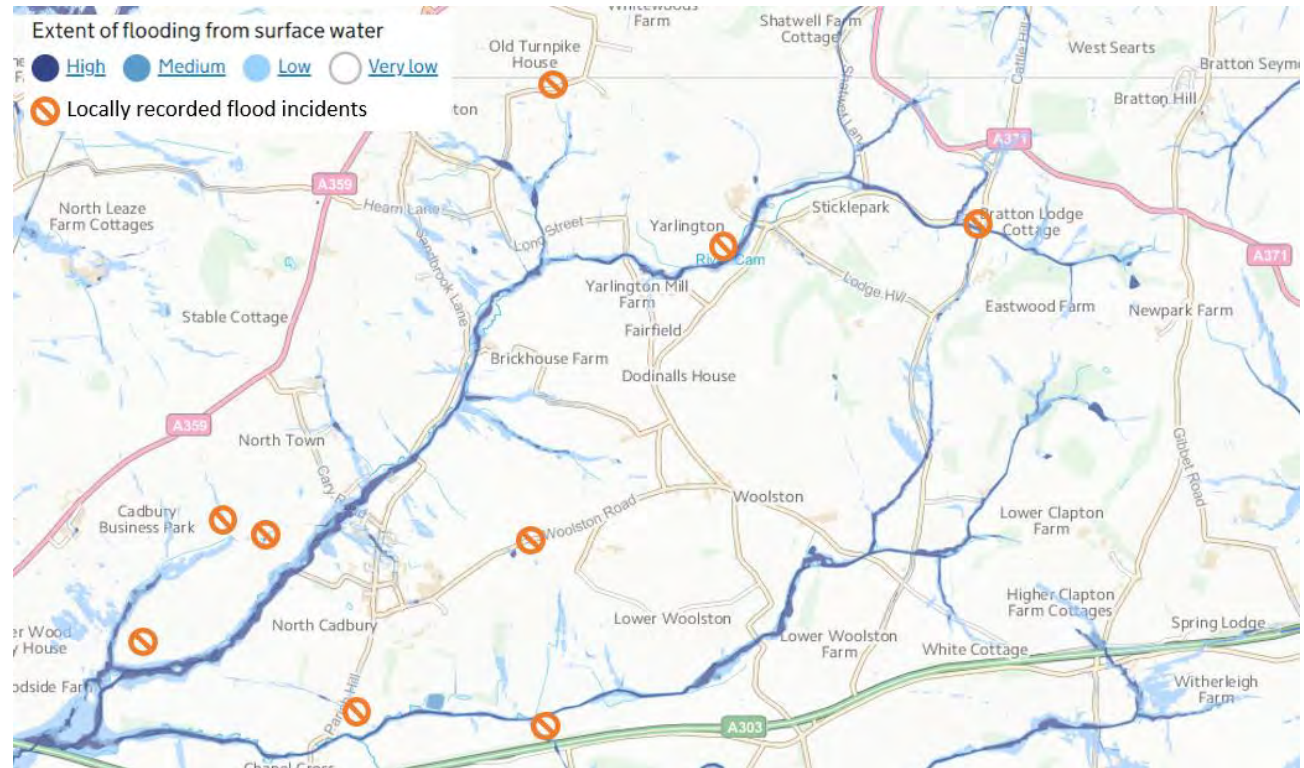
- flooding to the north side of the allotments in North Cadbury, along Ridgeway Lane and either side of the farm track that connects to Cary Road (public footpath WN 19/106);



Map 4. *Surface water flood risk information and local incidents*

- flooding along Woolston Road, in the area just eastward of where public footpath WN 19/60 meets the road;
- flooding along Frog Lane north of Galhampton, between Marylands Farm and Land Orchard Cottage;
- run-off down Lodge Hill (mainly to the south side) and off the Sleights in Yarlington, and on farmland to the west side of the village;
- flooding by Rose Cottage at the junction of Ferngrove Lane with Woolston Road, and also on the stretch of Woolston Road between Woolston and North Cadbury.

6.23 Wessex Water is responsible for the drain / sewer system in the area, and is keen to ensure that surface water flows are not connected to the foul water network as this can increase the risk of sewer flooding and pollution. New development proposals should use sustainable drainage systems (SuDS) to manage flood risk, improve water quality and provide biodiversity and amenity benefits.



GENERAL ENVIRONMENT POLICIES

POLICY 5. THE AREA'S RURAL CHARACTER

Development should respect and, where practicable, enhance local landscape character, including the retention and reinforcement of the following key characteristics:

- General tranquillity (away from the A303 corridor)
- Winding lanes, with traditional fingerpost signs and no street lighting, old drove roads and sunken lanes (Holloways)
- Particularly dark night skies
- Hedgerows demarcating field boundaries.
- Mature oaks and other ancient trees (particularly along roadsides and stream corridors)

- Presence of the River Cam with its associated riverside vegetation and small stone bridges / crossing points
- Small historic apple orchards in and around settlements
- Scattered farmsteads and hamlets in the wider countryside, with buildings reflecting agricultural use, and primarily of local building stone, with clay tiles or thatch roofs – new buildings should not diminish the undeveloped gaps between the main villages or appear prominent in the landscape.

POLICY 6. RECREATIONAL ROUTES AND VIEWS

Development should retain the rural character of the lanes and tracks around the villages and hamlets and into the countryside,



protecting and enhancing public rights of way and access, with particular regard given to the three main recreational trails (the Macmillan Way, Leland Trail and Monarch's Way), the Sustrans on-road route from Castle Cary linking to the national cycle network, and the popular routes listed in Table 1 and shown on the Policies Map. Development that would significantly detract from the active use and enjoyment of these routes by walkers, cyclists and horse-riders will not be supported.

The scale, design and layout of development (including any landscaping) should minimise adverse impacts on publicly accessible views over open countryside and towards key landmarks (such as the local church towers, Cadbury Court, Cadbury Castle, Yarlington Sleights as well as distant views of Glastonbury Tor) and should preserve and enhance such views where possible. Particularly iconic views noted as part of the evidence gathering for this Neighbourhood Plan are listed in Tables 4 (North Cadbury), 7 (Galhampton), 10 (Yarlington) and 13 (Woolston) and shown on the Policies Map.

Projects that will improve recreational access to the countryside for walking and/or horse-riding will be supported.

POLICY 7. PROTECTING LOCAL WILDLIFE

Development should protect and, wherever practicable, enhance biodiversity, starting with a thorough understanding of the existing wildlife areas and corridors (such as existing field hedgerow boundaries and streams) that are in the vicinity of the site, and the wildlife that may be affected by the development (this can be demonstrated through the submission of a completed biodiversity checklist and any necessary supporting ecology surveys). In line with national policy, a net gain in biodiversity will be sought. In general, it is expected that:

- Existing site features that support wildlife are retained (or if there are over-riding reasons for their removal, then compensatory measures should be incorporated within or adjoining the site);
- New buildings and alterations to existing buildings should

incorporate provision for wildlife such as bird / bat boxes and bee bricks;

- Landscaping schemes should be designed to support wildlife movement / foraging through the provision of native hedgerow and tree planting, the creation of wildlife ponds where the topography and soil / geology allows, and the use of wildflower planting in areas of open space.

Ongoing management and the use of external lighting schemes may need to be controlled through suitably worded conditions to ensure that biodiversity measures remain effective.

POLICY 7B. PHOSPHOROUS NEUTRALITY

In order to protect the integrity of the Somerset Levels and Moors Ramsar site, all new dwellings and tourist accommodation that would result in a net increase in the total wastewater burden must demonstrate phosphorus neutrality. This may require appropriate mitigation measures (e.g. wetlands, reedbeds) to be implemented in agreement with the Local Planning Authority and Natural England. The level of mitigation will be commensurate with the scale of development and might be achieved strategically, particularly in the case of smaller developments.

POLICY 8. FLOOD RISK

New development or intensification of existing vulnerable uses should avoid flood risk from all sources and must incorporate a viable and deliverable drainage system to manage surface water runoff. Measures should be based on sustainable drainage systems (SuDS) and make an allowance for the likely effects of climate change on increased flood risk. Existing drainage infrastructure must not be adversely affected by development.

PROJECT 2. PUBLIC RIGHTS OF WAY NETWORK

The Parish Council will work with local residents and landowners to ensure the maintenance and, where possible, improvement of public footpaths and bridleways within the two Parishes, including the identification and registration of historic routes.

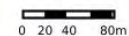


Map 9 - Yarlington area

North Cadbury

Author:

Date: 11/11/2021

Parish  Online

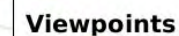
Local Historic Buildings

- Local
- Grade II Listed
- Grade II * Listed

Quiet lanes and key PRowS

- W04
W05
W06
W07
NT

Community Facilities





INTRODUCTION

13.1 Yarlington village lies around the junction of four lanes and the upper stretches of the River Cam. It is a much smaller settlement than North Cadbury or Galhampton, with an estimated population of about 120 residents living within the village and in the wider parish. The village has a pub, church and village hall. It is about 1 mile from the main road (A371) and as such has no regular bus service.

13.2 The adopted Local Plan considers Yarlington to be a rural settlement which, like North Cadbury, could accommodate further housing to meeting local needs. This may change under the new Local Plan, which is looking to place further limits on housing growth in the smallest rural settlements that have comparatively few facilities, potentially restricting this to affordable housing only.

13.3 Key attributes valued by its local residents are the character of the village and countryside, the peace and tranquillity of the area, and the sense of community. Most local residents generally considered there was little need for further development. Whilst the winding rural lanes were a key attribute that most residents valued, their main concern was with reference to a lack of road maintenance (particularly the potholes).



Heritage

THE HISTORIC CHARACTER OF THE VILLAGE

13.4 Yarlington has a long history dating back to at least the mid 10th century, with records attributing it to Simon de Montague in 1313. Then Henry VIII granted it first to Catherine Howard and then Catherine Parr his last wife. There are a series of medieval lynchets on the west side of God's Hill and around Yarlington Sleights.

13.5 The church dates back to the 11th century, and around the church and Manor Farm are traces of a moat, possibly remnants of defences from Simon de Montague's time here. There are records of a Fair Ground west of the village, and a three-day fair held every August, which was first granted in Simon de Montague's time and continued until the turn of the 20th century. Yarlington's population was much higher than today in the early 10th century (with the parish population recorded at its peak of 301 in 1821), when it had three schools. As the population declined, the last school closed in 1938, the shop closed in 1942 and the post office in 1955.



Church of St Mary

13.6 Whilst the Manor House was believed to have originally been built behind the church, the current Yarlington House, built in about 1785, lies apart and to the south of the village. It is believed to have incorporated materials from the demolished Manor House.

13.7 The village is very much characterised by its farming lines, both for arable and pasture. Whilst there are no remnants of orchards around the village today, Mr Bartlett, the local miller, born in 1898, is believed to be the person who discovered the famous Yarlington Mill cider apple, as a 'gribble' growing out of the wall by the water wheel of his mill. This variety of fruit was subsequently distributed and planted in many other cider making orchards.

Layout

13.8 St Mary's Church stands in the centre of the village, where it stood with the manor in medieval times. The two ponds behind the Church and



in front of Manor Farm are remnants of a succession of fish ponds and possibly remnants of the earlier moat associated with the manor house.

13.9 The village branches out from the junction of four lanes to the front of the church: Crocker's Hill coming down into the village from the main road to the north-east; Pound Lane leading to the Manor Farm complex, West Street connecting through farmland to Woolston, North Cadbury and Galhampton, and South Street, now Lodge Hill, which runs off south-west, climbing up through woodland to the entrance to Yarlington House, then onto the Sherborne Road.

13.10 Most of the current houses date from the 18th or 19th centuries and appear on the Tithe Map. Houses are concentrated around the cross-roads with 20th century houses more noticeable on the approach from the west. All of the lanes are very rural in character with no pavements or street lighting, and property boundaries generally marked with low Forest Marble boundary walls.

Building Styles and Materials

13.11 The buildings are typically two storey cottages and farm buildings, either directly fronting onto the street (mainly but not exclusively eaves on, such as Middle Farm and Hill Cottage) or, in the case of some of the more prestigious buildings, set back in their own parkland or garden. The topography has had a clear influence on the plot patterns and layouts.

13.12 There is a good variety of materials, and although houses are generally of local stone with slate and plain clay tile roofs and brick chimney stacks. Only two dwellings, Pin Lane Cottage and part of Roselea on Lodge Hill, remain thatched, and Yarlington House is the only brick building. There are several examples of rendered buildings and timber cladding, and outbuildings using simple corrugated metal roofs.

13.13 There is one contemporary single storey building on Pound Lane by an international architect constructed from local stone with a parapet concealing a green roof.

POLICY 25. YARLINGTON - BUILT CHARACTER

As a general principle, buildings within the vicinity of Yarlington should:

- a) respect the focus of development around the four-way junction, with a linear pattern of development coming out of

the village in all directions.

- b) have variation in plot size and orientation, respecting the topography and space for planting to retain the verdant feel of the settlement.
- c) use Cary stone as the predominant building material, plain clay tiles, or slate as the predominant roofing material, and brick chimneys.

Other materials and designs may be considered provided that they complement the tone, scale and form of the traditional buildings, and do not detract from the overall character of the village.

Notable Historic Buildings

13.14 Key Listed Buildings include the **Church of St Mary**, which is Grade II* Listed, and has a Perpendicular south tower, facing the Stags Head Inn. The church is an important local landmark clearly visible from the main four-way junction that marks the centre of the village. The former rectory, now **Yarlington Lodge**, stands on Crocker's Hill to the south-east. Whilst less visible this is an imposing building of Cary stone ashlar under a slate roof.



13.15 **Pin Lane Cottage** on Crocker's Hill is Grade II Listed and dates back to 1800 and is built of Cary rubble stone, and as mentioned above is the only remaining thatched cottage. **Corner Cottage** on Queen Street



Important Recreational walking routes and key views

13.21 The most popular walk for Yarlington residents is to walk up onto Yarlington Sleights, with their clear historic feel (from the strip lynchets) and views across the village. However the connecting route east linking to the national trails and a number of possible circular walks (including coming back via the Sleights), and that to the south passing to the west side of Yarlington House and on to Woolston are also very popular with local residents. These are described in more detail in Chapter 6.

13.22 Whilst there are many fantastic views from the footpaths and lanes across the area, the views from along the Sleights are perhaps the most cherished and admired.

Table 10. Yarlington: Key Views

Location	Direction	Description / Importance
V5 Views from Yarlington Sleights	South-Easterly	Good views along the sleights. There are also views of the Sleights (a local landmark) from the surrounding area



Local green spaces

13.23 There were several important green spaces suggested by local residents, linked to the centre of the village, the church and the area used for Yarlington Fringe Festival.

Table 11. Yarlington: Local Green Spaces

Ref	Location	Main Reason for Designation
Y1	Area SE of the church	Area used for the Yarlington Fringe / community events
Y2	Area by the pond	Tranquil sitting area . The pond is home to local wildlife and has some historic value being linked to the old Manor House (when it was situated near the church).
Y3	Swing Tree corner	A small but important green space at the focal point of the village, with tree swing for informal play.
Y4	St Mary's Church grounds	Church graveyard and main setting of the Listed church and various tombs

POLICY 26. YARLINGTON – LOCAL GREEN SPACES

Development should be sensitive to the rural setting of the village.

The following local green spaces should be protected from inappropriate development that would harm their character and reason for designation:

- Y1 Area round the church
- Y2 Area by the pond
- Y3 Swing Tree corner
- Y4 St Mary's Church grounds

Flood Risk

13.24 In terms of local flood risk, the main areas at risk of flooding are either side of the River Cam, that flows behind (to the north side) of the church. There is a degree of run-off down Lodge Hill (mainly to the south side) and off the Sleights, but the main area known to flood is on farmland to the west side of the village.



13.25 Poor drainage maintenance has also resulted in flooding in two places on the road between A303 and A371 leading to Yarlington.



COMMUNITY SERVICES AND FACILITIES

13.26 Despite its relatively small population, Yarlington has retained a number of local facilities, with a relatively modern village hall, pub and church. It is also noteworthy for its bi-annual Yarlington Fringe Festival of Alternative Arts, using the areas around the church and by the ponds.

13.27 There were no pressing needs for new community facilities identified through the Neighbourhood Plan process.

Table 12. Yarlington: Community Facilities

Location	Main Use / Function
Yarlington Village Hall	Community hall with kitchen for meetings, private parties etc used for various activities such as yoga; Pilates; Tai Chi; art and table tennis
St Mary's Church	Local church, providing for worship
The Stags Head Inn	Local public house
Telephone box	Home to the community's defibrillator

POLICY 27. YARLINGTON – COMMUNITY FACILITIES

The following community facilities should be retained:

- Village Hall
- Church
- Telephone box (housing the community's defibrillator)
- Public House

Proposals that provide new facilities, allow existing facilities to modernise and adapt for future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported.

FURTHER DEVELOPMENT

13.28 There were no sites in or around Yarlington proposed by local landowners for possible inclusion in this plan (the land around Yarlington Lodge that had been suggested by Emily Estates having been withdrawn before the options consultation was run). Therefore no sites are proposed for allocation.

13.29 The Emily Estate is a major landowner in the area, having acquired Hadspen House in 2013, turning it into a boutique hotel (now known as The Newt) then extending further to include Shatwell Farm and converting it into another smaller hotel (now known as The Farmyard). More recently, land was acquired to the east side of the village (either side of Crockers Hill / Shatwell Lane) to include Yarlington Lodge. Whilst the Estate withdrew its proposals for an events venue at Yarlington Lodge from the Neighbourhood Plan, and in August 2021 consulted on alternative plans to refurbish three of the existing buildings on the property (Yarlington Lodge, the Coach House and the Gardener's Cottage) in order to create three holiday homes for individual rental. The Parish Council welcomes early discussion on any proposals going forward, to ensure that they reflect the wishes of local residents as far as possible.

13.30 In summary, the main opportunities for development in Yarlington will be through the conversion and possible extension of existing buildings. The need for further development can be re-assessed when this plan is reviewed but given the Local Plan policies the scale of any future development will be limited.

PROJECT 9. EMILY ESTATE PLANS

The Parish Council will work with the Emily Estate to ensure that the local community are fully engaged and informed about any future plans for Yarlington Lodge and associated land.



Housing



Business & Employment

Report of the Directors and
Financial Statements
for the Year Ended 31 December 2019
for
Emily Estate (UK) Limited

**Contents of the Financial Statements
for the Year Ended 31 December 2019**

	Page
Company Information	1
Report of the Directors	2
Statement of Financial Position	4
Notes to the Financial Statements	5

Emily Estate (UK) Limited

Company Information
for the Year Ended 31 December 2019

DIRECTORS:

P J Rawson
L C Blakey
C Van Niekerk
E J Workman

REGISTERED OFFICE:

Estate Office
The Newt in Somerset
Bruton
Somerset
BA7 7NG

REGISTERED NUMBER:

08496160 (England and Wales)

SENIOR STATUTORY AUDITOR:

Andrew Fisher BA FCA

AUDITORS:

Alanbrookes Limited
Accountants and Statutory Auditors
PO Box 258
Stroud
Gloucestershire
GL6 8WZ

**Report of the Directors
for the Year Ended 31 December 2019**

The directors present their report with the financial statements of the company for the year ended 31 December 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of operation of hotel and visitor attraction.

REVIEW OF BUSINESS

The company is engaged in operation of hotel and visitor attraction.

Although the company has incurred losses in the first 5 periods of trading, it has sufficient funds provided by its holding company to meeting all liabilities as they fall due. The funding from the holding company is included in current liabilities as it is technically repayable on demand, but the Directors do not expect repayment to be demanded.

The directors are of the opinion that the company is a going concern and the accounts have been prepared on this basis.

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

P J Rawson
L C Blakey

Other changes in directors holding office are as follows:

C Van Niekerk and E J Workman were appointed as directors after 31 December 2019 but prior to the date of this report.

POLITICAL DONATIONS AND EXPENDITURE

No political donations were made.

Charitable donations were made of £20,280.

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Report of the Directors
for the Year Ended 31 December 2019

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, Alanbrookes Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

L C Blakey - Director

7 December 2020

Statement of Financial Position
31 December 2019

	Notes	31.12.19 £	£	31.12.18 £	£
FIXED ASSETS					
Intangible assets	4		312,755		215,524
Property, plant and equipment	5		170,852,794		103,181,580
Investment property	6		<u>21,669,376</u>		<u>17,990,664</u>
			192,834,925		121,387,768
CURRENT ASSETS					
Inventories		541,524		107,262	
Debtors	7	11,357,331		9,620,786	
Cash at bank and in hand		<u>13,288,103</u>		<u>18,931,064</u>	
		25,186,958		28,659,112	
CREDITORS					
Amounts falling due within one year	8	<u>239,658,023</u>		<u>158,213,472</u>	
NET CURRENT LIABILITIES			(214,471,065)		(129,554,360)
TOTAL ASSETS LESS CURRENT LIABILITIES			(21,636,140)		(8,166,592)
CREDITORS					
Amounts falling due after more than one year	9		93,914		-
NET LIABILITIES			<u>(21,730,054)</u>		<u>(8,166,592)</u>
CAPITAL AND RESERVES					
Called up share capital	11		1		1
Non distributable reserve	12		(3,179,228)		(1,609,284)
Retained earnings			<u>(18,550,827)</u>		<u>(6,557,309)</u>
SHAREHOLDERS' FUNDS			<u>(21,730,054)</u>		<u>(8,166,592)</u>

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 7 December 2020 and were signed on its behalf by:

L C Blakey - Director

Notes to the Financial Statements
for the Year Ended 31 December 2019

1. STATUTORY INFORMATION

Emily Estate (UK) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Revenue is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Intangible assets

Trade marks are to be written off over 20 years on a straight line basis.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- at varying rates on cost
Plant and machinery	- 10% on cost
Fixtures and fittings	- at varying rates on cost
Motor vehicles	- 20% on cost

Investment property

Investment property is included at fair value. Unrealized gains on revaluation are recognized in the income statement. Deferred tax is provided on unrealized gains arising at the rate expected to apply when the property is sold.

Stocks

Inventories are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 169 (2018 - 27).

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

4. INTANGIBLE FIXED ASSETS

	Trade marks £
COST	
At 1 January 2019	233,419
Additions	111,694
At 31 December 2019	<u>345,113</u>
AMORTISATION	
At 1 January 2019	17,895
Amortisation for year	14,463
At 31 December 2019	<u>32,358</u>
NET BOOK VALUE	
At 31 December 2019	<u>312,755</u>
At 31 December 2018	<u>215,524</u>

5. PROPERTY, PLANT AND EQUIPMENT

	Freehold property £	Improvements to property £	Plant and machinery £
COST			
At 1 January 2019	22,402,434	77,949,096	2,044,557
Additions	42,554,772	19,531,527	1,599,232
Disposals	-	-	(30,624)
Reclassification/transfer	67,961,887	(67,903,403)	117,185
At 31 December 2019	<u>132,919,093</u>	<u>29,577,220</u>	<u>3,730,350</u>
DEPRECIATION			
At 1 January 2019	44,418	521,929	196,770
Charge for year	916,926	1,341,407	321,963
Eliminated on disposal	-	-	-
Reclassification/transfer	104,374	(109,613)	(511)
At 31 December 2019	<u>1,065,718</u>	<u>1,753,723</u>	<u>518,222</u>
NET BOOK VALUE			
At 31 December 2019	<u>131,853,375</u>	<u>27,823,497</u>	<u>3,212,128</u>
At 31 December 2018	<u>22,358,016</u>	<u>77,427,167</u>	<u>1,847,787</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

5. PROPERTY, PLANT AND EQUIPMENT - continued

	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 January 2019	1,682,196	78,045	104,156,328
Additions	4,739,236	461,764	68,886,531
Disposals	-	(1,500)	(32,124)
Reclassification/transfer	1,835,774	-	2,011,443
At 31 December 2019	8,257,206	538,309	175,022,178
DEPRECIATION			
At 1 January 2019	173,380	38,251	974,748
Charge for year	538,115	82,025	3,200,436
Eliminated on disposal	-	(50)	(50)
Reclassification/transfer	-	-	(5,750)
At 31 December 2019	711,495	120,226	4,169,384
NET BOOK VALUE			
At 31 December 2019	7,545,711	418,083	170,852,794
At 31 December 2018	1,508,816	39,794	103,181,580

On 31 January 2019, the company bought the freehold interest in the original Hadspen House Estate from its holding company Emily Estate (Jersey) Limited for £12,040,000. This company had previously occupied the estate under an operating lease. The 2019 accounts show the increase in fixed assets and corresponding increase in the inter-company balance.

Properties originally included in investment property with a cost of £3,137,653 have been redesignated as freehold property within property, plant and equipment.
Properties originally included in freehold property within property, plant and equipment with a cost of £659,346 have been redesignated as investment property.

The directors undertook a review of fixed assets following the acquisition of the freehold and the movement from leasehold to freehold of assets. The result of this review is reflected in the reclassification of assets.

Improvements to property and other assets are depreciated in the period only where the assets were in use in the period. Some assets are still in development as at 31 December 2019.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2019	17,990,664
Additions	8,244,940
Revaluations	(1,569,944)
Transfer to ownership	(2,996,284)
At 31 December 2019	<u>21,669,376</u>
NET BOOK VALUE	
At 31 December 2019	<u>21,669,376</u>
At 31 December 2018	<u>17,990,664</u>

The directors believe that the fair value of investment property at 31 December 2019 was £21,669,376 (2018: £17,990,664). Fair value comprises original cost of £24,707,236 (2018: £19,599,949) and net decreases in values of £1,569,944 (2018: £1,609,285).

There is no deferred tax arising on potential gains on investment property. Where property values exceed cost, gains are covered by indexation allowance.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.19 £	31.12.18 £
Trade debtors	1,218,493	73,837
Other debtors	10,138,838	9,546,949
	<u>11,357,331</u>	<u>9,620,786</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.19 £	31.12.18 £
Hire purchase contracts (see note 10)	80,561	-
Trade creditors	2,460,248	1,828,997
Amounts owed to group undertakings	233,386,521	154,556,521
Taxation and social security	117,344	63,535
Other creditors	3,613,349	1,764,419
	<u>239,658,023</u>	<u>158,213,472</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.19 £	31.12.18 £
Hire purchase contracts (see note 10)	<u>93,914</u>	<u>-</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

10. LEASING AGREEMENTS

Minimum lease payments under hire purchase fall due as follows:

	Hire purchase contracts	
	31.12.19	31.12.18
	£	£
Net obligations repayable:		
Within one year	80,561	-
Between one and five years	93,914	-
	<u>174,475</u>	<u>-</u>

The total amount due under non-cancellable operating leases is £17,500 (2018: £5,250). The lease for the rent of the Hadspen Estate ceased at 31 January 2019 on the purchase of that property.

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.19	31.12.18
		£1	£	£
1	Ordinary		<u>1</u>	<u>1</u>

12. RESERVES

	Non distributable reserve
	£
At 1 January 2019	(1,609,284)
Transfer of non distributable loss	<u>(1,569,944)</u>
At 31 December 2019	<u>(3,179,228)</u>

Non distributable reserves arise on the revaluation of investment property.

13. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Andrew Fisher BA FCA (Senior Statutory Auditor)
for and on behalf of Alanbrookes Limited

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

14. POST BALANCE SHEET EVENTS

Amounts owed to group undertakings

On 3 November 2020, the company allotted and issued 273,386,521 (two hundred and seventy three million, three hundred and eighty six thousand, five hundred and twenty one) redeemable preference shares of £1.00 each in the capital of the company at par; these shares are redeemable at the option of the company.

This was paid up by the capitalisation of £273,386,521 (two hundred and sixty three million, three hundred and eighty six thousand, five hundred and twenty one pounds) of the shareholder loan that was currently owed by the company at that time. The balance of this loan as at 31 December 2019 had been £233,386,521.

Following this capitalisation, the value of the shareholder loan was reduced to £nil.

15. GOING CONCERN AND BUSINESS REVIEW

The company is engaged in substantial development of its investment and property, which is seen as a long term project.

Although the company has incurred losses in the first 5 periods of trading, it has sufficient funds provided by its holding company to meeting all liabilities as they fall due. The funding from the holding company is included in current liabilities as it is technically repayable on demand, but the Directors do not expect repayment to be demanded.

The directors are of the opinion that the company is a going concern and the accounts have been prepared on this basis.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

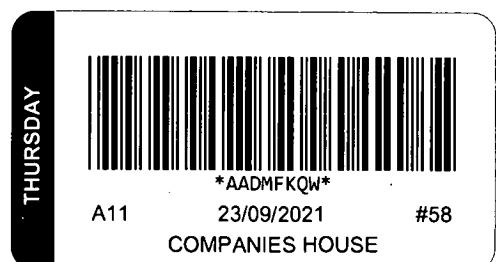
Strategic Report, Report of the Directors and

Financial Statements

for the Year Ended 31 December 2020

for

Emily Estate (UK) Limited



Contents of the Financial Statements
for the Year Ended 31 December 2020

	Page
Company Information	1
Strategic Report	2
Report of the Directors	4
Report of the Independent Auditors	7
Statement of Comprehensive Income	10
Statement of Financial Position	11
Statement of Changes in Equity	12
Statement of Cash Flows	13
Notes to the Statement of Cash Flows	14
Notes to the Financial Statements	15

Emily Estate (UK) Limited

Company Information
for the Year Ended 31 December 2020

DIRECTORS:

P J Rawson
C Van Niekerk
L C Blakey
E J Workman

REGISTERED OFFICE:

Estate-Office
The Newt in Somerset
Bruton
Somerset
BA7 7NG

REGISTERED NUMBER:

08496160 (England and Wales)

SENIOR STATUTORY AUDITOR: Andrew Fisher BA FCA

AUDITORS:

Alanbrookes Limited
Accountants and Statutory Auditors
PO Box 258
Stroud
Gloucestershire
GL6 8WZ

Emily Estate (UK) Limited

Strategic Report **for the Year Ended 31 December 2020**

The Directors present their strategic report for the year ended 31 December 2020.

The principal activity of the company in the year under review was the operation of a hotel, restaurants, retail and visitor attraction.

REVIEW OF BUSINESS

The company's key financial indicators of performance during the year are considered to be:

	2020	2019
Turnover	£6,130,506	£3,052,370
Gross Profit	£4,288,788	£1,003,476
Gross Profit %	70%	30%
EBITDA	£(6,901,125)	£(10,348,754)
Occupancy rate (when open)	89%	75%

2019 represented the company's first year of operational trading, with the Visitor Attraction opening in April 2019 and the hotel opening late August 2019. 2019 therefore represents only part year operational trading.

Throughout 2020 sales were impacted by the Covid-19 pandemic and related trading restrictions, which resulted in the closure of the hotel, restaurants and other indoor attractions for approximately 5 months of the year.

However, the diversity of the company's offering meant that the gardens and farm shop were able to remain open throughout the pandemic. In addition, proactive steps were taken to diversify further into takeaway food options and food delivery. This, together with control on costs, meant that the company have been able to mitigate the impact of the Covid-19 pandemic as effectively as possible, with turnover increasing by over 100% on prior year and gross margin percentage increasing to 70%. Occupancy rates reflect occupancy whilst the Hotel was open and exclude the impact of the Covid-19 closures.

PRINCIPAL RISKS AND UNCERTAINTIES

COVID-19: There has been continued disruption to the business in 2021 as a result of the Covid-19 pandemic, with Hotel closures required by law until 17 May 2021. As above, the diversity of the business, together with the implementation of appropriate cost control measures have mitigated the impact on the business.

With all Government restrictions having been removed on 19 July 2021 and strong hotel occupancy rates and visitor numbers, the directors are confident of strong trading throughout the remainder of 2021. Should there be a return to further government restrictions, the diversity of the business and the internal controls and processes in place will continue to mitigate any ongoing risk.

Liquidity Risk: The Finance Department manage the company's cash flow requirements to ensure that the company has sufficient liquid resources to meet the operating and capital expenditure needs of the business.

Competitive and Price Risk: The company operates in the UK and there is a risk from competitors opening new hotels or visitor attractions or improving existing facilities. The company monitors its competitors' performance and pricing and participates in regular benchmarking to understand the company's position compared to that of its competitors. As noted above, the company operates a diverse business which also helps mitigate this risk.

Employee Retention Risk: Our employees are vital to our business and employee retention and satisfaction is important to us. Regular engagement with our employees, competitive packages, development and promotion opportunities and a safe and secure working environment help mitigate the risk of key employees leaving the business.

Credit Risk: Banking facilities are held only with established banking institutions approved by the Board. All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are minimal and are monitored on an ongoing basis.

Emily Estate (UK) Limited

Strategic Report
for the Year Ended 31 December 2020

FUTURE DEVELOPMENTS

The company will continue to operate as a Hotel and Visitor attraction in the future. Additional experiences, attractions and facilities may be opened with the view of enhancing our offering and promoting the growth and continued success of the business.

ON BEHALF OF THE BOARD:



.....
L C Blakey - Director

Date:

.....
15 September 2021

Emily Estate (UK) Limited

Report of the Directors
for the Year Ended 31 December 2020

The directors present their report with the financial statements of the company for the year ended 31 December 2020.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of operation of a hotel, restaurants, retail and visitor attraction.

DIVIDENDS

No dividends will be distributed for the year ended 31 December 2020.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2020 to the date of this report.

P J Rawson
L C Blakey

Other changes in directors holding office are as follows:

C Van Niekerk - appointed 6 March 2020
E J Workman - appointed 6 March 2020

POLITICAL DONATIONS AND EXPENDITURE

No political donations were made.

INDEMNITY PROVISION FOR BENEFIT OF DIRECTORS

The company has in place third party indemnity provision for the benefit of the directors.

Emily Estate (UK) Limited

Report of the Directors **for the Year Ended 31 December 2020**

ENGAGEMENT WITH EMPLOYEES

We have a strong system of communication to ensure employees are kept up to date on matters of concern. We also consult widely with our teams to facilitate their engagement on matters of importance. The methods used to do this include, but are not limited to, the following:

- o Email updates: All employees have a Newt email and receive communications on matters of importance through this medium. This was used extensively throughout Covid-19 to provide employees with up-to-date information on the pandemic and our policies and procedures in relation to this.
- o Newsletters are sent regularly to employees covering new developments in the business and job opportunities.
- o Departmental meetings are held on a regular basis and staff receive departmental specific information through these meetings and through our line manager structure.
- o Weekly senior management team meetings are held to discuss key issues across the business. The outcome of these meetings is minuted and cascaded down teams using the departmental meeting/line manager structure.
- o We have a formalised induction process to cascade key information to new starters.
- o We have a detailed staff handbook, risk assessments and employee policies which are provided to employees on induction and which are available centrally.
- o Monthly surveys are issued to all staff which seek employees' views on changing issues each month.
- o We hold a number of staff events throughout the year to support the integration of employees within the business.

Employees are encouraged to participate in the success of the business via various methods. These include a share in gratuities and service charge for the majority of our operational staff and a discretionary bonus scheme for senior staff and staff who do not otherwise receive a share of gratuities and service charge. Commission structures are also in place for employees within certain roles.

Regular financial information is issued and shared directly with heads of department and the senior team including management accounts, weekly sales and costs reporting and monthly flash reporting. Weekly discussions are held with the operational teams to review performance. Within operational units, there are daily sales and costs targets which are discussed at operational meetings and cascaded down through our line manager structure.

Disabled employees

The company is committed to furthering its obligations under the Equality Act 2010 by affording disabled people with every opportunity to develop, by providing a working environment conducive for disabled people with the relevant skills and qualifications.

Under this section, a 'disabled person' is defined as a person with a physical or mental impairment which has a substantial and long-term effect on their ability to carry out day-to-day activities.

The company actively encourages applications from disabled people. Subject to any health or safety considerations, all vacancies are open to people with suitable qualifications and experience. The company guarantees an interview to all disabled people who meet the minimum criteria for the vacancy.

To assist employees in becoming aware of the company's policies regarding disabled employees, training is carried out as required. Equal access to training and development is afforded to disabled employees.

The company is committed to providing equipment and facilities to support and assist disabled employees in carrying out their duties, ensuring special needs of disabled employees are met and making reasonable adjustments to working arrangements to assist employees.

Reviews of working arrangements and duties are undertaken to determine if any changes have occurred that require attention. This attention may consist of retraining, adjustments to the premises or revisions to the reasonable adjustments, or other changes the company needs to make for the provision of assistance as necessary.

For employees who become disabled, the company will consider the necessary reasonable adjustments required for that employee to continue in their role. In certain circumstances, it may be that suitable alternative employment is available should reasonable adjustments not be appropriate, and the company will make every effort to avoid termination, by providing necessary training and support and consideration of redeployment opportunities.

Emily Estate (UK) Limited

Report of the Directors
for the Year Ended 31 December 2020

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

ON BEHALF OF THE BOARD:


.....
L C Blakey - Director

Date: 15 September 2021

**Report of the Independent Auditors to the Members of
Emily Estate (UK) Limited**

Opinion

We have audited the financial statements of Emily Estate (UK) Limited (the 'company') for the year ended 31 December 2020 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows and Notes to the Statement of Cash Flows, Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have been prepared in accordance with applicable legal requirements.

**Report of the Independent Auditors to the Members of
Emily Estate (UK) Limited**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set out on page six, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Company and industry, we evaluated that the principal risks of non-compliance with laws and regulations related to UK tax legislation, Health and Safety Executive legislation, Employment Law, Data Protection legislation and implementation of government support schemes (Coronavirus Job Retention Scheme), and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including override of controls). Audit procedures performed included:

- Evaluating management's controls designed to prevent and detect irregularities;
- Reviewing Board meeting minutes to identify non-compliance;
- Reviewing internal audit procedures and results thereof;
- Substantive testing of specific transactions and balances.

Although we have nothing adverse to report in terms of the results of the procedures listed above, there are inherent limitations in such procedures. We are less likely to become aware of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

**Report of the Independent Auditors to the Members of
Emily Estate (UK) Limited**

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Andrew Fisher BA FCA (Senior Statutory Auditor)
for and on behalf of Alanbrookes Limited
Accountants and Statutory Auditors
PO Box 258
Stroud
Gloucestershire
GL6 8WZ

Date: 15th September 2021

Emily Estate (UK) Limited**Statement of Comprehensive Income**
for the Year Ended 31 December 2020

	Notes	31.12.20 £	31.12.19 £
TURNOVER	3	6,130,506	3,052,370
Cost of sales		<u>1,841,718</u>	<u>2,048,894</u>
GROSS PROFIT		4,288,788	1,003,476
Administrative expenses		<u>17,217,949</u>	<u>14,567,129</u>
		(12,929,161)	(13,563,653)
Other operating income		<u>549,267</u>	<u>—</u>
OPERATING LOSS	5	(12,379,894)	(13,563,653)
Interest receivable and similar income		<u>12,579</u>	<u>191</u>
LOSS BEFORE TAXATION		(12,367,315)	(13,563,462)
Tax on loss	6	<u>—</u>	<u>—</u>
LOSS FOR THE FINANCIAL YEAR		<u>(12,367,315)</u>	<u>(13,563,462)</u>

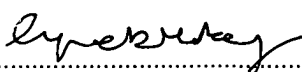
The notes on pages 15 to 22 form part of these financial statements

Emily Estate (UK) Limited (Registered number: 08496160)

Statement of Financial Position
31 December 2020

	Notes	31.12.20 £	31.12.19 £
FIXED ASSETS			
Intangible assets	7	302,192	312,755
Tangible assets	8	203,345,756	170,852,794
Investment property	9	<u>27,122,949</u>	<u>21,669,376</u>
		230,770,897	192,834,925
CURRENT ASSETS			
Stocks	10	898,434	541,524
Debtors	11	8,388,882	11,357,331
Cash at bank and in hand		<u>16,369,268</u>	<u>13,288,103</u>
		25,656,584	25,186,958
CREDITORS			
Amounts falling due within one year	12	<u>17,124,977</u>	<u>239,658,023</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>8,531,607</u>	<u>(214,471,065)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		239,302,504	(21,636,140)
CREDITORS			
Amounts falling due after more than one year	13	<u>13,352</u>	<u>93,914</u>
NET ASSETS/(LIABILITIES)		<u>239,289,152</u>	<u>(21,730,054)</u>
CAPITAL AND RESERVES			
Called up share capital	16	273,386,522	1
Non distributable reserve	17	(2,972,520)	(3,037,860)
Retained earnings	17	<u>(31,124,850)</u>	<u>(18,692,195)</u>
SHAREHOLDERS' FUNDS		<u>239,289,152</u>	<u>(21,730,054)</u>

The financial statements were approved by the Board of Directors and authorised for issue on 15 December 2021 and were signed on its behalf by:


.....
L C Blakey - Director

The notes on pages 15 to 22 form part of these financial statements

Emily Estate (UK) Limited**Statement of Changes in Equity
for the Year Ended 31 December 2020**

	Called up share capital £	Retained earnings £	Non distributable reserve £	Total equity £
Balance at 1 January 2019	1	(6,557,309)	(1,609,284)	(8,166,592)
Changes in equity				
Total comprehensive income	-	(13,563,462)	-	(13,563,462)
Transfer of non distributable loss	-	1,569,944	(1,569,944)	-
Move revaluation on disposal	-	(141,368)	141,368	-
Balance at 31 December 2019	<u>1</u>	<u>(18,692,195)</u>	<u>(3,037,860)</u>	<u>(21,730,054)</u>
Changes in equity				
Issue of share capital	273,386,521	-	-	273,386,521
Total comprehensive income	-	(12,367,315)	-	(12,367,315)
Transfer of non distributable loss	-	159,064	(159,064)	-
Move revaluation on disposal	-	(224,404)	224,404	-
Balance at 31 December 2020	<u>273,386,522</u>	<u>(31,124,850)</u>	<u>(2,972,520)</u>	<u>239,289,152</u>

The notes on pages 15 to 22 form part of these financial statements

Emily Estate (UK) Limited**Statement of Cash Flows
for the Year Ended 31 December 2020**

	Notes	31.12.20 £	31.12.19 £
Cash flows from operating activities			
Cash generated from operations	1	<u>(3,296,185)</u>	<u>(8,093,668)</u>
Net cash from operating activities		<u>(3,296,185)</u>	<u>(8,093,668)</u>
Cash flows from investing activities			
Purchase of intangible fixed assets		(6,864)	(111,694)
Purchase of tangible fixed assets		(43,226,537)	(68,712,056)
Purchase of investment property		(717,998)	(7,585,594)
Sale of tangible fixed assets		96,731	29,860
Sale of investment property		300,000	-
Interest received		<u>12,579</u>	<u>191</u>
Net cash from investing activities		<u>(43,542,089)</u>	<u>(76,379,293)</u>
Cash flows from financing activities			
New loans		50,000,000	78,830,000
Loan converted to shares		(273,386,521)	-
Capital repayments		(80,561)	-
Share issue		<u>273,386,521</u>	<u>-</u>
Net cash from financing activities		<u>49,919,439</u>	<u>78,830,000</u>
Increase/(decrease) in cash and cash equivalents		<u>3,081,165</u>	<u>(5,642,961)</u>
Cash and cash equivalents at beginning of year	2	<u>13,288,103</u>	<u>18,931,064</u>
Cash and cash equivalents at end of year	2	<u><u>16,369,268</u></u>	<u><u>13,288,103</u></u>

The notes on pages 15 to 22 form part of these financial statements

Emily Estate (UK) Limited**Notes to the Statement of Cash Flows
for the Year Ended 31 December 2020****1. RECONCILIATION OF LOSS BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

	31.12.20 £	31.12.19 £
Loss before taxation	(12,367,315)	(13,563,462)
Depreciation charges	5,484,572	3,214,899
(Profit)/loss on disposal of fixed assets	(26,833)	2,214
Loss on revaluation of fixed assets	159,064	1,569,944
Write off fixed assets	1,893	319,745
Finance income	(12,579)	(191)
	(6,761,198)	(8,456,851)
Increase in stocks	(356,910)	(434,262)
Decrease/(increase) in trade and other debtors	2,968,449	(1,736,545)
Increase in trade and other creditors	853,474	2,533,990
Cash generated from operations	(3,296,185)	(8,093,668)

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

Year ended 31 December 2020

	31.12.20 £	1.1.20 £
Cash and cash equivalents	<u>16,369,268</u>	<u>13,288,103</u>

Year ended 31 December 2019

	31.12.19 £	1.1.19 £
Cash and cash equivalents	<u>13,288,103</u>	<u>18,931,064</u>

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.20 £	Cash flow £	At 31.12.20 £
Net cash			
Cash at bank and in hand	<u>13,288,103</u>	<u>3,081,165</u>	<u>16,369,268</u>
	<u>13,288,103</u>	<u>3,081,165</u>	<u>16,369,268</u>
Debt			
Finance leases	<u>(174,475)</u>	<u>80,561</u>	<u>(93,914)</u>
	<u>(174,475)</u>	<u>80,561</u>	<u>(93,914)</u>
Total	<u>13,113,628</u>	<u>3,161,726</u>	<u>16,275,354</u>

The notes on pages 15 to 22 form part of these financial statements

Emily Estate (UK) Limited

Notes to the Financial Statements **for the Year Ended 31 December 2020**

1. STATUTORY INFORMATION

Emily Estate (UK) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

For accommodation and lettings income revenue is recognized at the time of stay. Revenue for food, drink spa, retail, membership and other services is recognized at the point of sale. Revenue from sundry income is recognized at the point of receipt. Any revenue received in advance is treated as a deposit and deferred until the point when the service is provided. VAT is accounted for in accordance with agreed tax points for all revenue.

Intangible assets

Trade marks are to be written off over 20 years on a straight line basis.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- at varying rates on cost
Plant and machinery	- 10% on cost
Fixtures and fittings	- at varying rates on cost
Motor vehicles	- 20% on cost

Government grants

Government grants are recognized in the statement of comprehensive income on a systematic basis over the periods in which the entity recognizes as expenses the related costs for which the grants are intended to compensate.

The government made additional support available to businesses due to the arrival of Covid19 in March 2020. Support was available in the form of non-repayable grants and furlough payments in respect of employees.

Investment property

Investment property is included at fair value. Unrealized gains on revaluation are recognized in the income statement. Deferred tax is provided on unrealized gains arising at the rate expected to apply when the property is sold.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the statement of financial position date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Emily Estate (UK) Limited

Notes to the Financial Statements - continued **for the Year Ended 31 December 2020**

2. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. TURNOVER

The turnover and loss before taxation are attributable to the one principal activity of the company.

An analysis of turnover by class of business is given below:

	31.12.20	31.12.19
	£	£
Hospitality	4,434,017	2,090,713
Retail	934,626	459,257
Cyder wholesale	116,751	2,208
Lettings income	475,032	410,692
Other	170,080	89,500
	<u>6,130,506</u>	<u>3,052,370</u>

4. EMPLOYEES AND DIRECTORS

	31.12.20	31.12.19
	£	£
Wages and salaries	5,895,461	4,187,781
Social security costs	473,099	377,754
Other pension costs	127,709	129,806
	<u>6,496,269</u>	<u>4,695,341</u>

The average number of employees during the year was as follows:

	31.12.20	31.12.19
Central team	31	21
Gardens	27	22
Developments and estate	5	5
Hotel	112	60
Visitor attractions	94	65
	<u>269</u>	<u>173</u>

	31.12.20	31.12.19
	£	£
Directors' remuneration	378,579	175,432
Directors' pension contributions to money purchase schemes	<u>7,427</u>	<u>13,298</u>

The number of directors to whom retirement benefits were accruing was as follows:

Money purchase schemes	<u>3</u>	<u>2</u>
------------------------	----------	----------

Emily Estate (UK) Limited**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020****4. EMPLOYEES AND DIRECTORS - continued**

Information regarding the highest paid director for the year ended 31 December 2020 is as follows:

	31.12.20
	£
Emoluments etc	<u>190,000</u>

5. OPERATING LOSS

The operating loss is stated after charging/(crediting):

	31.12.20	31.12.19
	£	£
Hire of plant and machinery	131,888	56,316
Other operating leases	80,732	15,992
Operating lease income	(475,032)	(410,693)
Depreciation - owned assets	5,467,145	3,200,436
(Profit)/loss on disposal of fixed assets	(26,833)	2,214
Trade marks amortisation	17,427	14,463
Audit fees	6,000	7,200
Foreign exchange differences	-	(529)
Government grants received under Covid Job Retention Scheme	<u>(549,267)</u>	<u>-</u>

6. TAXATION

There is no tax liability for the year due to an adjusted tax loss after capital allowances claimed. There are tax losses carried forward at 31 December 2020. As the company has only opened for trading in early 2019, losses are expected to continue in the short term. On this basis, no deferred tax asset has been provided.

There is no deferred tax liability arising on accelerated capital allowances due to the availability of losses.

7. INTANGIBLE FIXED ASSETS

	Trade marks £
COST	
At 1 January 2020	345,113
Additions	<u>6,864</u>
At 31 December 2020	<u>351,977</u>
AMORTISATION	
At 1 January 2020	32,358
Amortisation for year	<u>17,427</u>
At 31 December 2020	<u>49,785</u>
NET BOOK VALUE	
At 31 December 2020	<u>302,192</u>
At 31 December 2019	<u>312,755</u>

Emily Estate (UK) Limited**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020****8. TANGIBLE FIXED ASSETS**

	Freehold property £	Improvements to property £	Plant and machinery £
COST			
At 1 January 2020	132,919,093	29,577,220	3,730,350
Additions	18,549,282	20,920,437	574,004
Disposals	-	(16,273)	(17,610)
Reclassification/transfer	(3,328,607)	(1,867,925)	-
At 31 December 2020	<u>148,139,768</u>	<u>48,613,459</u>	<u>4,286,744</u>
DEPRECIATION			
At 1 January 2020	1,065,718	1,753,723	518,222
Charge for year	1,909,283	1,659,124	481,260
Eliminated on disposal	-	(407)	(5,398)
At 31 December 2020	<u>2,975,001</u>	<u>3,412,440</u>	<u>994,084</u>
NET BOOK VALUE			
At 31 December 2020	<u>145,164,767</u>	<u>45,201,019</u>	<u>3,292,660</u>
At 31 December 2019	<u>131,853,375</u>	<u>27,823,497</u>	<u>3,212,128</u>

	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 January 2020	8,257,206	538,309	175,022,178
Additions	3,051,909	130,905	43,226,537
Disposals	-	(41,820)	(75,703)
Reclassification/transfer	-	-	(5,196,532)
At 31 December 2020	<u>11,309,115</u>	<u>627,394</u>	<u>212,976,480</u>
DEPRECIATION			
At 1 January 2020	711,495	120,226	4,169,384
Charge for year	1,313,337	104,141	5,467,145
Eliminated on disposal	-	-	(5,805)
At 31 December 2020	<u>2,024,832</u>	<u>224,367</u>	<u>9,630,724</u>
NET BOOK VALUE			
At 31 December 2020	<u>9,284,283</u>	<u>403,027</u>	<u>203,345,756</u>
At 31 December 2019	<u>7,545,711</u>	<u>418,083</u>	<u>170,852,794</u>

Properties originally included in investment property with a cost of £5,194,639 have been redesignated as freehold property within property, plant and equipment.

Improvements to property and other assets are depreciated in the period only where the assets were in use in the period. Some assets are still in development as at 31 December 2020.

Emily Estate (UK) Limited**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020****9. INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 January 2020	21,669,376
Additions	717,998
Disposals	(300,000)
Revaluations	(159,064)
Reallocation from business use	<u>5,194,639</u>
At 31 December 2020	<u>27,122,949</u>
NET BOOK VALUE	
At 31 December 2020	<u>27,122,949</u>
At 31 December 2019	<u>21,669,376</u>

The directors believe that the fair value of investment property at 31 December 2020 was £27,122,949 (2019: £21,669,376). Fair value comprises original cost of £30,095,470 (2019: £24,707,237) and net decreases in values of £2,972,520 (2019: £3,037,860).

There is no deferred tax arising on potential gains on investment property. Where property values exceed cost, gains are covered by indexation allowance.

10. STOCKS

	31.12.20 £	31.12.19 £
Raw material, work in progress	113,581	61,504
Finished goods	<u>784,853</u>	<u>480,020</u>
	<u>898,434</u>	<u>541,524</u>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20 £	31.12.19 £
Trade debtors	467,723	1,218,493
Other debtors	1,350,790	1,867,393
Escrow account - Pitman	4,114,120	5,756,095
Buffalo loan	70,875	85,500
Staff loans	5,000	5,000
Credit cards	21,661	57,344
Room charge	(4,875)	21,127
Stripe card account	190,564	67,918
VAT	<u>2,173,024</u>	<u>2,278,461</u>
	<u>8,388,882</u>	<u>11,357,331</u>

Emily Estate (UK) Limited**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020****12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.20	31.12.19
	£	£
Hire purchase contracts (see note 14)	80,562	80,561
Trade creditors	3,260,002	2,460,248
Amounts owed to group undertakings	10,000,000	233,386,521
Social security and other taxes	129,136	117,344
Other creditors	2,391,777	1,339,670
Accrued expenses	1,263,500	2,273,679
	<u>17,124,977</u>	<u>239,658,023</u>

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.20	31.12.19
	£	£
Hire purchase contracts (see note 14)	<u>13,352</u>	<u>93,914</u>

14. LEASING AGREEMENTS

Minimum lease payments under hire purchase fall due as follows:

	Hire purchase contracts	
	31.12.20	31.12.19
	£	£
Net obligations repayable:		
Within one year	80,562	80,561
Between one and five years	<u>13,352</u>	<u>93,914</u>
	<u>93,914</u>	<u>174,475</u>

The total amount due under non-cancellable operating leases is £17,500 (2019: £17,500).

15. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.20	31.12.19
	£	£
Hire purchase contracts	<u>93,914</u>	<u>174,475</u>

16. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			31.12.20	31.12.19
Number:	Class:	Nominal value:	£	£
1	Ordinary	£1	1	1
273,386,521	Redeemable preference	£1	<u>273,386,521</u>	-
			<u>273,386,522</u>	<u>1</u>

Emily Estate (UK) Limited

Notes to the Financial Statements - continued **for the Year Ended 31 December 2020**

16. CALLED UP SHARE CAPITAL - continued

273,386,521 redeemable preference shares of £1 each were allotted and fully paid for cash at par during the year.

The redeemable preference shares have full voting, dividend and capital distribution (including on winding up) rights and they do not confer any rights of redemption. The ordinary shares and the redeemable preference shares rank *pari passu* in all respects.

17. RESERVES

	Retained earnings £	Non distributable reserve £	Totals £
At 1 January 2020	(18,692,195)	(3,037,860)	(21,730,055)
Deficit for the year	(12,367,315)	-	(12,367,315)
Transfer of non distributable loss	159,064	(159,064)	-
Move revaluation on disposal	(224,404)	224,404	-
At 31 December 2020	<u>(31,124,850)</u>	<u>(2,972,520)</u>	<u>(34,097,370)</u>

Non distributable reserve arises on the revaluation of investment property.

18. ULTIMATE PARENT COMPANY

Emily Estate (Jersey) Limited (incorporated in Jersey) is regarded by the directors as being the company's ultimate parent company.

Registered office address of Emily Estate (Jersey) Limited: Gaspe House, 66-72 Esplanade, St Helier, Jersey JE2 3QT.

The ultimate controlling party is Regent Trust Company, based in Jersey.

19. RELATED PARTY DISCLOSURES

Amounts owed to group undertakings

On 3 November 2020, the company allotted and issued 273,386,521 (two hundred and seventy three million, three hundred and eighty six thousand, five hundred and twenty one) redeemable preference shares of £1.00 each in the capital of the company at par.

This was paid up by the capitalization of £273,386,521 (two hundred and seventy three million, three hundred and eighty six thousand, five hundred and twenty one pounds) of the shareholder loan that was currently owed by the company at that time. The balance of this loan as at 31 December 2019 had been £233,386,521.

Following this capitalization, the value of the shareholder loan was reduced to £nil. Since then, the balance has increased to £10,000,000.

20. GOING CONCERN AND BUSINESS REVIEW

The company is engaged in substantial development of its investment and property, which is seen as a long term project.

Although the company has incurred losses in the first 6 periods of trading, it has sufficient funds provided by its holding company to meeting all liabilities as they fall due. The funding from the holding company is included in current liabilities as it is technically repayable on demand, but the Directors do not expect repayment to be demanded.

The directors are of the opinion that the company is a going concern and the accounts have been prepared on this basis.

REGISTERED NUMBER: 08496160 (England and Wales)

Strategic Report, Report of the Directors and
Financial Statements
for the Year Ended 31 December 2021
for
Emily Estate (UK) Limited



Emily Estate (UK) Limited (Registered number: 08496160)

Contents of the Financial Statements
for the Year Ended 31 December 2021

	Page
Company Information	1
Strategic Report	2
Report of the Directors	5
Report of the Independent Auditors	8
Statement of Comprehensive Income	11
Statement of Financial Position	12
Statement of Changes in Equity	13
Statement of Cash Flows	14
Notes to the Statement of Cash Flows	15
Notes to the Financial Statements	16

Emily Estate (UK) Limited

Company Information
for the Year Ended 31 December 2021

DIRECTORS:

P J Rawson
C Van Niekerk
E J Workman
T J Mirfield

REGISTERED OFFICE:

Estate Office
The Newt in Somerset
Barton
Somerset
BA7 7NG

REGISTERED NUMBER:

08496160 (England and Wales)

SENIOR STATUTORY AUDITOR: Andrew Fisher BA FCA

AUDITORS:

The Alanbrookes Group Ltd
Accountants and Statutory Auditors
24, Glove Factory Studios
Holt
Wiltshire
BA14 6RL

Emily Estate (UK) Limited (Registered number: 08496160)

Strategic Report
for the Year Ended 31 December 2021

The directors present their strategic report for the year ended 31 December 2021.

The principal activity of the company in the year under review was the operation of a hotel, restaurants, retail, ecommerce and visitor attraction.

REVIEW OF BUSINESS

The company's key financial indicators of performance during the year are considered to be:

	2021	2020
Turnover	£12,511,012	£6,130,506
Gross Profit	£8,553,132	£4,288,788
Gross Profit %	68%	70%
EBITDA	£(6,199,253)	£(6,901,125)
Occupancy rate (when open)	93%	89%

The movement in turnover is due to the upward trend in travel and tourism following the easing of restrictions relating to the coronavirus pandemic (referred to as "Covid-19" or "the pandemic"). 2021 started under lockdown restrictions meaning that the hotel, restaurants and other indoor attractions remained closed.

The business became fully operational for the first time in May following the lifting of all restrictions on 17 May 2021. In June, the business opened up Farnyard Hotel, promoting an additional 17 bedrooms, additional swimming pool facilities and restaurant.

The hotel was affected all year by a lack of international tourism in the market, however we were fortunately able to mitigate this by the staycation boom that meant UK residents were looking for alternative holidays within the UK.

Visitor numbers from our members have been maintained consistently throughout the year. This was helped by the diversity of the company's offering that allowed the gardens, takeaway outlets and shops to remain open throughout the year following proactive steps to operate covid safely.

The online ecommerce platform came under the Emily Estate name within the year, offering all our members the ability to have The Newt products delivered nationally.

PRINCIPAL RISKS AND UNCERTAINTIES

COVID-19: The Covid-19 pandemic has significantly affected the economy and strained the hospitality industry since the beginning of 2020 due to national lockdowns and reduced travel across the world. Since all Government restrictions were removed on 19 July 2021, the business has maintained strong hotel occupancy rates and visitor numbers for the remainder of 2021 and continued into 2022. The directors are confident that the business's resilience to Covid-19 is better than it was at the start of the pandemic.

Liquidity Risk: The Finance Department manage the company's cash flow requirements to ensure that the company has sufficient liquid resources to meet the operating and capital expenditure needs of the business.

Competitive and Price Risk: The company operates in the UK and there is a risk from competitors opening new hotels or visitor attractions or improving existing facilities. The company monitors its competitors' performance and pricing and participates in regular benchmarking to understand the company's position compared to that of its competitors. As noted above, the company operates a diverse business which also helps mitigate this risk.

Employee Retention Risk: Our employees are vital to our business and employee retention and satisfaction is important to us. Regular engagement with our employees, competitive packages, development and promotion opportunities and a safe and secure working environment help mitigate the risk of key employees leaving the business.

Credit Risk: Banking facilities are held only with established banking institutions approved by the board. All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are minimal and are monitored on an ongoing basis.

Strategic Report
for the Year Ended 31 December 2021

SECTION 172(1) STATEMENT

Section 172 of Companies Act 2006 requires a director of a company to act in the way he or she considers, in good faith, would most likely promote the success of the company for the benefit of its members as a whole. In doing this section 172 requires directors to have regard to, amongst other matters, the:

- a) likely consequences of any decision in the long term;
- b) interests of the company's employees;
- c) need to foster the company's business relationships with suppliers, customers and others;
- d) impact of the company's operations on the community and the environment;
- e) desirability of the company maintaining a reputation for high standards of business conduct, and
- f) need to act fairly as between members of the company.

The Board of Directors maintains their approach to corporate governance and decision making, engaging with stakeholders and the company's impact on the environment. The following summarises how the company's board fulfils its duties under section 172.

Decision Making

The directors fulfil their duties in good faith to promote the success of the company through implementation of its business strategy. The board meet regularly to ensure that decisions maintain alignment to strategy and long term goals.

The company strategy allows the business to be competitive, flexible and resilient while also responding quickly to changing market conditions.

Employee Engagement

The board recognises that our employees are our most valuable asset. Personal development forms a large part of the company's strategy as the company invests in training, coaching and skills acquisition. We aim to be a responsible employer in our approach to the pay and benefits of employees.

The health, safety and wellbeing of our employees is one of the primary considerations in the way we do business. Our Human Resource function has grown to ensure that it is able to continually deliver an efficient and consistent service to all employees.

Business Relationships

The board engages relationships with a variety of stakeholders, including customers, suppliers and local residents. In making decisions, the board considers outcomes from engagements with stakeholders as well as the importance of maintaining the company's integrity, brand and reputation.

Community and Environment

The company has sustainability and environmental care firmly embedded in the company's culture and corporate strategy. We farm the land and utilise goods we produce where possible in our offering to customers. Where this is not currently possible, we source food from local sustainable suppliers who share the same values.

The company also strives to be the heart of the community, providing employment opportunities, events and funding where possible as part of our wider CSR program.

Culture and Values

The company is focused on people, with both customers and employees being at the heart of its business. The Company embraces diversity, flexibility, sustainability and continuous improvements throughout the organisation. The company has a customer centric philosophy with transparent, fair and simple processes.

The board and senior management team have taken active steps to drive cultural change and ensure corporate strategy and customer orientation principles and values are embraced across the organisation.

Emily Estate (UK) Limited (Registered number: 08496160)

Strategic Report
for the Year Ended 31 December 2021

ENGAGEMENT WITH SUPPLIERS, CUSTOMERS AND OTHERS

This is included within the Section 172(1) Statement above.

FUTURE DEVELOPMENT

The company will continue to operate as a Hotel and Visitor attraction in the future with the view of enhancing our offering and promoting the growth and continued success of the business.

ON BEHALF OF THE BOARD:



T J Mirfield - Director

Date: 21.12.22

Emily Estate (UK) Limited (Registered number: 08496160)

Report of the Directors
for the Year Ended 31 December 2021

The directors present their report with the financial statements of the company for the year ended 31 December 2021.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of operation of a hotel, restaurants, retail, ecommerce and visitor attraction.

DIVIDENDS

No dividends will be distributed for the year ended 31 December 2021.

RESEARCH AND DEVELOPMENT

The company is involved in no research and development activities.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2021 to the date of this report.

P J Rawson
C Van Niekerk
E J Workman

Other changes in directors holding office are as follows:

T J Mirfield was appointed as a director after 31 December 2021 but prior to the date of this report.

L C Blakey ceased to be a director after 31 December 2021 but prior to the date of this report.

POLITICAL DONATIONS AND EXPENDITURE

No political donations were made.

INDEMNITY PROVISION FOR BENEFIT OF DIRECTORS

The company has in place third party indemnity provision for the benefit of the directors.

Emily Estate (UK) Limited (Registered number: 08496160)

Report of the Directors
for the Year Ended 31 December 2021

ENGAGEMENT WITH EMPLOYEES

The company has operated regular communication cycles to all employees throughout the year. The methods used to do this include, but are not limited to, email updates, newsletters, staff meetings and a number of staff events throughout the year.

Departmental Managers meet with all supervisors and/or staff to discuss:

- (A) performance to date
 - (B) problems or difficulties being experienced
 - (C) future plans
- And other matters those attending the meetings wish to raise.

The employees' journey of communication is an important element to the business from the point of application, to the point they may depart. We ensure every employee attends an induction day which provides a cascade of key information for every new starter.

The company shares with each employee their departmental strategic plan and each employee is actively encouraged to participate in the success of the business via various methods.

DISABLED PERSONS

The company's policy which applied during the year is as follows:

- (A) full and fair consideration is given to disabled applicants for employment, having regard to their particular aptitudes and abilities;
- (B) where an employee becomes disabled, the objective is the continued provision of suitable employment either in the same or alternative position, with appropriate training being given as necessary; and
- (C) disabled employees share in the same opportunities for training, career development and promotion.

STATEMENT OF CORPORATE GOVERNANCE ARRANGEMENTS

The company is not required to apply a specific corporate governance code, by virtue of its size.

STREAMLINED ENERGY AND CARBON REPORTING

The company is subject to the Streamlined Energy and Carbon Reporting Framework regulations (SECR). We therefore report our energy consumption and associated greenhouse emissions figures for the year ended 31 December 2021.

Within the year the business energy consumption is:

Electricity 3,169,990 kWh
Gas 2,612,277 kWh
Transport 1,065,060 kWh

Based on the national average calculation of greenhouse gasses, the business GHG emissions are:

Electricity 602 Tonnes CO₂e
Gas 470 Tonnes CO₂e
Transport 252 Tonnes CO₂e

Our average tCO₂e/£ metric is 105 tCO₂e per £1m of revenue.

As this is the first year the company qualifies, there is no requirement to disclose comparison data for prior years.

As the company is still in its early stages, sizable portions of energy consumption are in relation to the development and construction of future operation facilities. The company's directors are aligned in making the business sustainable and strive to continually improve its carbon footprint.

Emily Estate (UK) Limited (Registered number: 08496160)

Report of the Directors
for the Year Ended 31 December 2021

The businesses main operation is set within over 1,000 acres of land, hosting an estimated 2million trees within its park and woodland. The business planted a further 25,000 trees within the year of 2021 to support the local ecosystem and continue our commitment to the environment. The business also have Solar Panels installed in some areas of the business, which contributed just over 1% of the businesses usage in the year.

The figures for our reporting are collated from actual consumption from all facilities within the year. National averages of GHG's were used to calculate our emissions based on our actual consumption.

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

ON BEHALF OF THE BOARD:



T J Mirfield - Director

Date:

21.12.22

Report of the Independent Auditors to the Members of
Emily Estate (UK) Limited

Opinion

We have audited the financial statements of Emily Estate (UK) Limited (the 'company') for the year ended 31 December 2021 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows and Notes to the Statement of Cash Flows, Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have been prepared in accordance with applicable legal requirements.

Report of the Independent Auditors to the Members of
Emily Estate (UK) Limited

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set out on page seven, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Company and industry, we evaluated that the principal risks of non-compliance with laws and regulations related to UK tax legislation, Health and Safety Executive legislation, Employment Law, Data Protection legislation and implementation of government support schemes (Coronavirus Job Retention Scheme), and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including override of controls). Audit procedures performed included:

- Evaluating management's controls designed to prevent and detect irregularities;
- Reviewing Board meeting minutes to identify non-compliance;
- Reviewing internal audit procedures and results thereof;
- Substantive testing of specific transactions and balances.

Although we have nothing adverse to report in terms of the results of the procedures listed above, there are inherent limitations in such procedures. We are less likely to become aware of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Report of the Independent Auditors to the Members of
Emily Estate (UK) Limited

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Andrew Fisher BA FCA (Senior Statutory Auditor)
for and on behalf of The Alanbrookes Group Ltd
Accountants and Statutory Auditors
24, Glove Factory Studios
Holt
Wiltshire
BA14 6RL

Date: 21/12/2022

Emily Estate (UK) Limited (Registered number: 08496160)

Statement of Comprehensive Income
for the Year Ended 31 December 2021

	Notes	31.12.21 £	31.12.20 £
TURNOVER	3	12,511,012	6,130,506
Cost of sales		<u>3,957,880</u>	<u>1,841,718</u>
GROSS PROFIT		8,553,132	4,288,788
Administrative expenses		<u>21,722,538</u>	<u>17,217,949</u>
		(13,169,406)	(12,929,161)
Other operating income		<u>196,594</u>	<u>549,267</u>
OPERATING LOSS	5	(12,972,812)	(12,379,894)
Interest receivable and similar income		<u>158</u>	<u>12,579</u>
LOSS BEFORE TAXATION		(12,972,654)	(12,367,315)
Tax on loss	6	<u>-</u>	<u>-</u>
LOSS FOR THE FINANCIAL YEAR		<u>(12,972,654)</u>	<u>(12,367,315)</u>

The notes on pages 16 to 23 form part of these financial statements

Emily Estate (UK) Limited (Registered number: 08496160)

Statement of Financial Position
31 December 2021

	Notes	31.12.21 £	£	31.12.20 £	£
FIXED ASSETS					
Intangible assets	7		289,837		302,192
Tangible assets	8		247,810,297		203,345,756
Investment property	9		31,373,703		27,122,949
			<u>279,473,837</u>		<u>230,770,897</u>
CURRENT ASSETS					
Stocks	10	1,758,268		898,434	
Debtors	11	11,712,586		8,388,882	
Cash at bank and in hand		11,918,450		16,369,268	
		<u>25,389,304</u>		<u>25,656,584</u>	
CREDITORS					
Amounts falling due within one year	12	78,546,643		17,124,977	
NET CURRENT (LIABILITIES)/ASSETS			<u>(53,157,339)</u>		<u>8,531,607</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>226,316,498</u>		<u>239,302,504</u>
CREDITORS					
Amounts falling due after more than one year	13		-		13,352
NET ASSETS			<u><u>226,316,498</u></u>		<u><u>239,289,152</u></u>
CAPITAL AND RESERVES					
Called up share capital	16		273,386,522		273,386,522
Non distributable reserve	17		(2,864,043)		(2,972,520)
Retained earnings	17		(44,205,981)		(31,124,850)
SHAREHOLDERS' FUNDS			<u><u>226,316,498</u></u>		<u><u>239,289,152</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 21.12.22 and were signed on its behalf by:


T J Mirfield - Director

The notes on pages 16 to 23 form part of these financial statements

Emily Estate (UK) Limited (Registered number: 08496160)

Statement of Changes in Equity
for the Year Ended 31 December 2021

	Called up share capital £	Retained earnings £	Non distributable reserve £	Total equity £
Balance at 1 January 2020	1	(18,692,195)	(3,037,860)	(21,730,054)
Changes in equity				
Issue of share capital	273,386,521	-	-	273,386,521
Total comprehensive income	-	(12,367,315)	-	(12,367,315)
Transfer of non distributable loss	-	159,064	(159,064)	-
Move revaluation on disposal	-	(224,404)	224,404	-
Balance at 31 December 2020	<u>273,386,522</u>	<u>(31,124,850)</u>	<u>(2,972,520)</u>	<u>239,289,152</u>
Changes in equity				
Total comprehensive income	-	(12,972,654)	-	(12,972,654)
Transfer of non distributable loss	-	50,587	(50,587)	-
Move revaluation on disposal	-	(159,064)	159,064	-
Balance at 31 December 2021	<u>273,386,522</u>	<u>(44,205,981)</u>	<u>(2,864,043)</u>	<u>226,316,498</u>

The notes on pages 16 to 23 form part of these financial statements

Emily Estate (UK) Limited (Registered number: 08496160)

Statement of Cash Flows
for the Year Ended 31 December 2021

	Notes	31.12.21 £	31.12.20 £
Cash flows from operating activities			
Cash generated from operations	1	(8,889,343)	(3,296,185)
Net cash from operating activities		<u>(8,889,343)</u>	<u>(3,296,185)</u>
Cash flows from investing activities			
Purchase of intangible fixed assets		(5,520)	(6,864)
Purchase of tangible fixed assets		(50,323,212)	(43,226,537)
Purchase of investment property		(6,016,744)	(717,998)
Sale of tangible fixed assets		1,755	96,731
Sale of investment property		862,650	300,000
Interest received		158	12,579
Net cash from investing activities		<u>(55,480,913)</u>	<u>(43,542,089)</u>
Cash flows from financing activities			
New loans		60,000,000	50,000,000
Loan converted to shares		-	(273,386,521)
Capital repayments		(80,562)	(80,561)
Share issue		-	273,386,521
Net cash from financing activities		<u>59,919,438</u>	<u>49,919,439</u>
(Decrease)/increase in cash and cash equivalents		<u>(4,450,818)</u>	<u>3,081,165</u>
Cash and cash equivalents at beginning of year	2	16,369,268	13,288,103
Cash and cash equivalents at end of year	2	<u><u>11,918,450</u></u>	<u><u>16,369,268</u></u>

The notes on pages 16 to 23 form part of these financial statements

**Notes to the Statement of Cash Flows
for the Year Ended 31 December 2021**

1. RECONCILIATION OF LOSS BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS			
	31.12.21	31.12.20	
	£	£	
Loss before taxation	(12,972,654)	(12,367,315)	
Depreciation charges	6,773,556	5,484,572	
Loss/(profit) on disposal of fixed assets	4,575	(26,833)	
Loss on revaluation of fixed assets	-	159,064	
Write off fixed assets	-	1,893	
Finance income	(158)	(12,579)	
	(6,194,681)	(6,761,198)	
Increase in stocks	(859,834)	(356,910)	
(Increase)/decrease in trade and other debtors	(3,323,704)	2,968,449	
Increase in trade and other creditors	1,488,876	853,474	
Cash generated from operations	(8,889,343)	(3,296,185)	

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

Year ended 31 December 2021

	31.12.21	1.1.21
	£	£
Cash and cash equivalents	11,918,450	16,369,268

Year ended 31 December 2020

	31.12.20	1.1.20
	£	£
Cash and cash equivalents	16,369,268	13,288,103

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.1.21	Cash flow	At 31.12.21
	£	£	£
Net cash			
Cash at bank and in hand	16,369,268	(4,450,818)	11,918,450
	16,369,268	(4,450,818)	11,918,450
Debt			
Finance leases	(93,914)	80,562	(13,352)
	(93,914)	80,562	(13,352)
Total	16,275,354	(4,370,256)	11,905,098

The notes on pages 16 to 23 form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 December 2021

1. STATUTORY INFORMATION

Emily Estate (UK) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

For accommodation and lettings income revenue is recognized at the time of stay. Revenue for food, drink spa, retail, membership and other services is recognized at the point of sale. Revenue from sundry income is recognized at the point of receipt. Any revenue received in advance is treated as a deposit and deferred until the point when the service is provided. VAT is accounted for in accordance with agreed tax points for all revenue.

Intangible assets

Trade marks are to be written off over 20 years on a straight line basis.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Improvements to property	- at varying rates on cost
Plant and machinery	- 10% on cost
Fixtures and fittings	- at varying rates on cost
Motor vehicles	- 20% on cost

Investment property

Investment property is included at fair value. Unrealized gains on revaluation are recognized in the income statement. Deferred tax is provided on unrealized gains arising at the rate expected to apply when the property is sold.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the statement of financial position date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

3. TURNOVER

The turnover and loss before taxation are attributable to the one principal activity of the company.

An analysis of turnover by class of business is given below:

	31.12.21	31.12.20
	£	£
Hospitality	9,208,155	4,434,017
Retail	2,528,906	934,626
Cyder wholesale	155,878	116,751
Lettings income	458,168	475,032
Other	159,905	170,080
	<u>12,511,012</u>	<u>6,130,506</u>

4. EMPLOYEES AND DIRECTORS

	31.12.21	31.12.20
	£	£
Wages and salaries	7,887,294	5,895,461
Social security costs	720,797	473,099
Other pension costs	144,236	127,709
	<u>8,752,327</u>	<u>6,496,269</u>

The average number of employees during the year was as follows:

	31.12.21	31.12.20
Central team	39	31
Gardens	35	27
Developments and estate	10	5
Hotel	118	112
Visitor attractions	64	94
Production	36	-
E commerce	28	-
	<u>330</u>	<u>269</u>

	31.12.21	31.12.20
	£	£
Directors' remuneration	404,225	378,579
Directors' pension contributions to money purchase schemes	<u>6,605</u>	<u>7,427</u>

The number of directors to whom retirement benefits were accruing was as follows:

	3	3
Money purchase schemes	<u>3</u>	<u>3</u>

Information regarding the highest paid director is as follows:

	31.12.21	31.12.20
	£	£
Emoluments etc	<u>194,500</u>	<u>190,000</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

5. OPERATING LOSS

The operating loss is stated after charging/(crediting):

	31.12.21	31.12.20
	£	£
Hire of plant and machinery	185,329	131,888
Other operating leases	166,179	80,732
Operating lease income	(458,168)	(475,032)
Depreciation - owned assets	6,755,681	5,467,145
Loss/(profit) on disposal of fixed assets	4,575	(26,833)
Trade marks amortisation	17,875	17,427
Audit fees	12,000	6,000
Foreign exchange differences	(830)	-
Government grants received under Covid Job Retention Scheme	(196,594)	(549,267)
	<u><u> </u></u>	<u><u> </u></u>

6. TAXATION

There is no tax liability for the year due to an adjusted tax loss after capital allowances claimed. There are tax losses carried forward at 31 December 2021. As the company has only opened for trading in early 2019, losses are expected to continue in the short term. On this basis, no deferred tax asset has been provided.

There is no deferred tax liability arising on accelerated capital allowances due to the availability of losses.

7. INTANGIBLE FIXED ASSETS

	Trade marks £
COST	
At 1 January 2021	351,977
Additions	5,520
	<u> </u>
At 31 December 2021	357,497
	<u> </u>
AMORTISATION	
At 1 January 2021	49,785
Amortisation for year	17,875
	<u> </u>
At 31 December 2021	67,660
	<u> </u>
NET BOOK VALUE	
At 31 December 2021	289,837
	<u><u> </u></u>
At 31 December 2020	302,192
	<u><u> </u></u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021.

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Plant and machinery £
COST			
At 1 January 2021	148,139,768	48,613,459	4,286,744
Additions	9,293,874	32,036,681	2,579,280
Disposals	-	-	(15,445)
Reclassification/transfer	9,438,568	(8,535,228)	-
At 31 December 2021	166,872,210	72,114,912	6,850,579
DEPRECIATION			
At 1 January 2021	2,975,001	3,412,440	994,084
Charge for year	2,503,018	1,899,291	541,482
Eliminated on disposal	-	-	(9,115)
At 31 December 2021	5,478,019	5,311,731	1,526,451
NET BOOK VALUE			
At 31 December 2021	161,394,191	66,803,181	5,324,128
At 31 December 2020	145,164,767	45,201,019	3,292,660
	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 January 2021	11,309,115	627,394	212,976,480
Additions	5,833,523	579,854	50,323,212
Disposals	-	(1,672)	(17,117)
Reclassification/transfer	-	-	903,340
At 31 December 2021	17,142,638	1,205,576	264,185,915
DEPRECIATION			
At 1 January 2021	2,024,832	224,367	9,630,724
Charge for year	1,633,061	178,829	6,755,681
Eliminated on disposal	-	(1,672)	(10,787)
At 31 December 2021	3,657,893	401,524	16,375,618
NET BOOK VALUE			
At 31 December 2021	13,484,745	804,052	247,810,297
At 31 December 2020	9,284,283	403,027	203,345,756

Properties originally included in investment property with a cost of £903,340 have been redesignated as freehold property within property, plant and equipment.

Improvements to property and other assets are depreciated in the period only where the assets were in use in the period. Some assets are still in development as at 31 December 2021.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

9. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2021	27,122,949
Additions	6,016,744
Disposals	(862,650)
Reclassification/transfer	(903,340)
	<hr/>
At 31 December 2021	31,373,703
	<hr/>
NET BOOK VALUE	
At 31 December 2021	31,373,703
	<hr/>
At 31 December 2020	27,122,949
	<hr/>

In the opinion of the directors, the fair value of investment property at 31 December 2021 was £31,373,703 (2020 £27,122,949). Fair value comprises original cost of £34,237,747 (2020: £30,095,470) and net decreases in values of £2,864,043 (2020: £2,972,520).

There is no deferred tax arising on potential gains on investment property. Where property values exceed cost, gains are covered by indexation allowance.

10. STOCKS

	31.12.21 £	31.12.20 £
Raw material, work in progress	177,635	113,581
Finished goods	1,580,633	784,853
	<hr/>	<hr/>
	1,758,268	898,434
	<hr/>	<hr/>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21 £	31.12.20 £
Trade debtors	233,117	467,723
Other debtors	11,479,469	7,921,159
	<hr/>	<hr/>
	11,712,586	8,388,882
	<hr/>	<hr/>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21 £	31.12.20 £
Hire purchase contracts (see note 14)	13,352	80,562
Trade creditors	2,243,971	3,260,002
Amounts owed to group undertakings	70,000,000	10,000,000
Social security and other taxes	218,726	129,136
Other creditors	4,463,092	2,391,777
Accrued expenses	1,607,502	1,263,500
	<hr/>	<hr/>
	78,546,643	17,124,977
	<hr/>	<hr/>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.21	31.12.20
	£	£
Hire purchase contracts (see note 14)	-	13,352
	<u> </u>	<u> </u>

14. LEASING AGREEMENTS

Minimum lease payments fall due as follows:

	Hire purchase contracts	
	31.12.21	31.12.20
	£	£
Net obligations repayable:		
Within one year	13,352	80,562
Between one and five years	-	13,352
	<u> </u>	<u> </u>
	13,352	93,914
	<u> </u>	<u> </u>

	Non-cancellable operating leases	
	31.12.21	31.12.20
	£	£
Within one year	235,458	37,500
Between one and five years	829,696	43,240
In more than five years	917,204	-
	<u> </u>	<u> </u>
	1,982,358	80,740
	<u> </u>	<u> </u>

15. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.21	31.12.20
	£	£
Hire purchase contracts	13,352	93,914
	<u> </u>	<u> </u>

16. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			31.12.21	31.12.20
Number:	Class:	Nominal value:	£	£
1	Ordinary	£1	1	1
273,386,521	Redeemable preference	£1	273,386,521	273,386,521
			<u> </u>	<u> </u>
			273,386,522	273,386,522
			<u> </u>	<u> </u>

The redeemable preference shares have full voting, dividend and capital distribution (including on winding up) rights and they do not confer any rights of redemption. There are no set redemption dates, they are redeemable at the option of the company and there is no premium on redemption.

The ordinary shares and the redeemable preference shares rank pari passu in all respects.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

17. RESERVES

	Retained earnings £	Non distributable reserve £	Totals £
At 1 January 2021	(31,124,850)	(2,972,520)	(34,097,370)
Deficit for the year	(12,972,654)	-	(12,972,654)
Transfer of non distributable loss	50,587	(50,587)	-
Move revaluation on disposal	(159,064)	159,064	-
At 31 December 2021	<u>(44,205,981)</u>	<u>(2,864,043)</u>	<u>(47,070,024)</u>

Non distributable reserve arises on the revaluation of investment property.

18. ULTIMATE PARENT COMPANY

Emily Estate (Jersey) Limited (incorporated in Jersey) is regarded by the directors as being the company's ultimate parent company.

Registered office address of Emily Estate (Jersey) Limited: Gaspe House, 66-72 Esplanade, St Helier, Jersey JE2 3QT.

The ultimate controlling party is Regent Trust Company, based in Jersey.

19. RELATED PARTY DISCLOSURES

Amounts owed to group undertakings

On 3 November 2020, the company allotted and issued 273,386,521 (two hundred and seventy three million, three hundred and eighty six thousand, five hundred and twenty one) redeemable preference shares of £1.00 each in the capital of the company at par.

This was paid up by the capitalization of £273,386,521 (two hundred and seventy three million, three hundred and eighty six thousand, five hundred and twenty one pounds) of the shareholder loan that was owed by the company at that time.

Following this capitalization, the value of the shareholder loan was reduced to £nil. Since then, the balance has increased to £70,000,000 as at 31 December 2021.

20. GOING CONCERN AND BUSINESS REVIEW

The company is engaged in substantial development of its investment and property, which is seen as a long term project.

Although the company has incurred further losses in the year, it has sufficient funds provided by its holding company to meeting all liabilities as they fall due. The funding from the holding company is included in current liabilities as it is technically repayable on demand, but the directors do not expect repayment to be demanded.

The directors are of the opinion that the company is a going concern and the accounts have been prepared on this basis.

21. POST BALANCE SHEET EVENTS

On 21 March 2022, the company allotted and issued 100,000,000 (one hundred million) redeemable preference shares of £1.00 each in the capital of the company at par. This was paid up by the capitalization of £100,000,000 (one hundred million pounds) of the shareholder loan that was owed by the company at that time.

On 15 September 2022, the company allotted and issued 30,000,000 (thirty million) redeemable preference shares of £1.00 each in the capital of the company at par. This was paid up by the capitalization of £30,000,000 (thirty million pounds) of the shareholder loan that was owed by the company at that time.

On 15 September 2022, 145,000,000 Series B Preference Shares of £1 each were allotted and nil paid. Series B Preference Shares do not attract a coupon and can be redeemed at either the company or the holder's discretion and accordingly have been accounted for as a liability of the company. Series B Preference Shares do not confer voting rights. Except as provided otherwise by the company's articles, the Series B Preference Shares shall rank pari passu with other classes of shares in all other respects.

YARLINGTON MANOR FARM

Masterplan Development

Refurbishment of existing stone buildings with additional farmhouses and barns

Pre-Application Submission
March 2023



1.0 CONTENTS

2.0 INTRODUCTION

3.0 SITE + CONTEXT

- 3.1 Existing aerial view
- 3.2 Existing site plan
- 3.3 Access
- 3.4 Existing site photos
- 3.5 Public Rights of Way
- 3.6 Historic Ordnance Survey Plans

4.0 PROPOSALS

- 4.1 Figure Ground through time
- 4.2 Proposed Masterplan with Replacement Farm
- 4.3 Yarlington Manor Farm - relationship with the Newt In Somerset
- 4.4 Proposed Site Plan
- 4.5 Aerial View - existing condition
- 4.6 Aerial View - proposed condition

5.0 THE FARMHOUSE

- 5.1 Detailed Site Plan
- 5.2 Aerial View
- 5.3 Perspective view
- 5.4 Manor Farmhouse Unit 1
- 5.5 Manor Farmhouse Unit 2
- 5.6 Walnut Cottage
- 5.7 Lurry Farmhouse
- 5.8 Lurry Cottage

6.0 THE BARNs

- 6.1 Detailed Area Site Plan
- 6.2 Aerial View
- 6.3 Perspective View
- 6.4 Manor Barn
- 6.5 Lower Barn
- 6.6 New Barn
- 6.7 Stone Barn

7.0 PLANNING STATEMENT

- 7.1 Introduction
- 7.2 Relevant Planning History
- 7.3 Planning Policy Context
- 7.4 Assessment of Proposed Development

8.0 CONCLUSION

Manor Farm is a working farm on the northern outskirts of the village of Yarlington. Positioned in the parish of North Cadbury and Yarlington, the farm falls within the boundary of the newly adopted North Cadbury and Yarlington Neighbourhood Plan.

The farm is part of the Emily Estate (UK) Ltd, which includes The Newt in Somerset; a hotel, restaurant and visitor attraction. The Estate also includes agriculture, horticulture, forestry and food production.

The proposals for the site are two-fold as follows:

The relocation of the livestock farm currently operating at Manor Farm is proposed under a separate report within this Pre-Application Submission. This is proposed to be closer to the Avalon Farm site, also belonging to the Estate. The replacement dairy farm will be only accessed from Avalon Farm. These proposals will see all the working elements within the relevant red line planning boundary of Yarlington Manor Farm re-located. The result is that the current site will have a number of disused (and therefore proposed to be removed) agricultural buildings and 3 existing residential units.

The relocation of the working farm would then provide the opportunity for a small number of homes and short-stay holiday accommodation, contributing to the economy of the local area. This document therefore looks at the proposals for the site once the farm buildings and activities have been relocated. These proposals are contingent on the above proposed Farm Relocation being approved.

The current farm comprises 2 dwellings (Manor Farmhouse and Manor Barn), 1 holiday cottage (Walnut Cottage), several varied stone, brick and modern steel and concrete framed agricultural buildings, silage and slurry tanks.

The proposals are divided into two areas, as below, and the ambition is to repair the village edge and surrounding landscape once farming activity is relocated elsewhere. The intention is to re-use and convert the buildings of quality, and replace the redundant poor quality modern farm buildings with high quality new buildings, appropriate for a farmstead setting.

1. The Farmhouse - Guest Accommodation

The existing dwellings within this area consists of: The Farmhouse which is currently a one unit dwelling, and Walnut Cottage which is Holiday Let.

The proposals include the refurbishment and sensitive extension of the above two buildings, creating 2 units from the existing Manor Farmhouse and 2 new units. The addition of two new Farmhouses will form a central courtyard with associated parking. These five units will form part of the Newt in Somerset offering and will be holiday lets. All servicing will be done by the Newt in Somerset and all refuse will be taken back to the central location.

1.1 Manor Farmhouse

An existing residential dwelling, viewed as a non-designated Heritage Asset. As such our proposals are sensitive and in keeping with the style and typology of this typical early 19th Century farmhouse. The dwelling has in the past been divided into two units and been extended in an ad hoc manner to the rear of the building. Our proposals are to create 2 units by rebuilding and consolidating the modern extensions to the rear.

Unit 1 will be a 3 bedroom unit, with one of the beds in the Granary in the garden). Similarly, Unit 2 will be a 3 bedroom unit, utilising the garden Bothy as the 3rd bedroom

1.2 Walnut Cottage

This is an existing 3 bedroom holiday let. Our proposal reconfigures the internal space and replaces the modern side extension with a form more in-keeping with the farm context. The extension is proposed to be timber clad. This will become a 2 bedroom cottage.

1.3 Lurry Farmhouse

The first of the proposed new buildings in this area, is a 3 bedroom farmhouse, in-keeping with the style and materiality of the original Manor Farmhouse.

1.4 Lurry Cottage

The second new building is a proposed new 2 bedroom cottage, also in-keeping with the style and materiality of the original Manor Farmhouse.

2. The Barns - Long Term Residential Lets

This area reflects the original stone buildings of the farm - as indicated from an early OS Map. This area consists of 4 residential dwellings, all designed to be long term lets. There is a central courtyard with access for cars / rubbish collection and general servicing around the perimeter.

2.1 Manor Barn

This is an existing 4 bedroom barn conversion with an Agricultural Tie associated with it. The proposal is to retain this dwelling, but to decorate the external joinery to match other buildings throughout the farm.

2.2 Lower Barn

This is currently an unconverted barn attached to the residential Manor Barn. The proposals convert this barn into a residential building housing three bedrooms.

2.3 Stone Barn

There is currently an existing stone barn with attached newer farm extension in a state of disrepair. Our proposal is for a new 3 bedroom barn that sits on the same footprint as the existing building.

2.4 New Barn

Following the demolition of the much larger and unattractive existing barns in this area, the proposal is for a new 4 bedroom barn in the same style and materiality as the existing Manor Barn,.

3.0 SITE + CONTEXT

3.1 Existing aerial view

Yarlington Manor Farm is a working farm on the northern outskirts of the village of Yarlington. The farm actively uses two access points - the first being past the Church and the second being from Pound Lane. Currently the farm is used for farming activities by the Newt In Somerset Estate and as such there is inevitable and disruptive farm traffic through the village.

[Refer to Invisible Studio's Pre-Application Report for details of the relocated dairy farm buildings.]



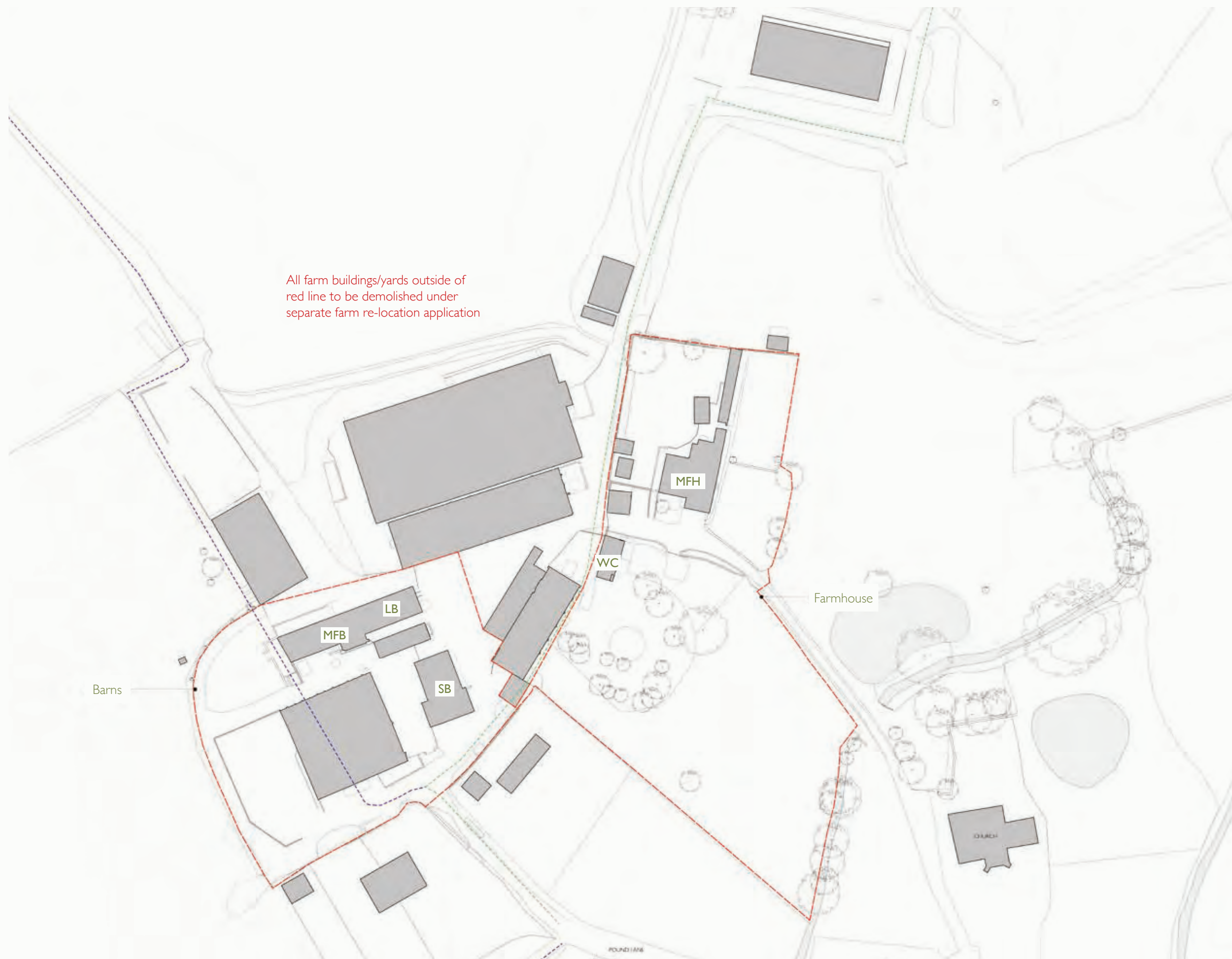
Current Aerial View of the Yarlington Manor Farm with site outlined in red

Aerial Photograph dated: April 2020

1:10,000

3.0 SITE + CONTEXT

3.2 Existing site plan



KEY		
^{As}	MFB	Manor Barn [90s conversion]
	LB	Lower Barn [not converted]
^R	MFH	Manor Farm House
^{HL}	WC	Walnut Cottage
	SB	Stone Barn

Existing Site Plan showing Yarlington Manor Farm

3.0 SITE + CONTEXT

3.3 Access



Access to the farm via Pound Lane

The existing farm is currently accessed through the village of Yarlington, along narrow lanes which are unsuitable for farm vehicles. These lanes are adequate for residential & holiday traffic, but do not allow farm traffic to pass other vehicles. This has historically caused congestion and difficult access for the rest of the village, as noted in the Neighbourhood Plan.

Through a public consultation undertaken in February, it became clear that the relocation of the farm would be hugely beneficial to the local community, removing the source of the disruption caused by regular agricultural traffic from Manor Farm.



Current access routes for farm & domestic vehicles



Excerpt from the proposed masterplan, showing separated access routes for farm & domestic vehicles. Refer to pg 13 for full scheme.



Access to the farmhouse via track passing St Mary's Church

The relocation of the working farm to the North will direct the farm traffic away from the village, using a proposed new track through private land. This will remove agricultural vehicle movements from the heart of Yarlington, making access and movement for wider community and visitors more convenient, and enhancing the overall amenity of the village environment.

3.0 SITE + CONTEXT

3.4 Existing site photos



Existing road leading from the Church to Manor Farmhouse and beyond into the farmyard



Farmhouse - Original Farmhouse



Farmhouse - Bothy



Farmhouse - Granary



Farmhouse - Walnut Cottage





Looking south-west towards Manor Barn



Looking west from the central yard with Lower Barn straight ahead



Looking south with Manor Barn on the left



Large barn to the north of Manor Barn



Barns - Manor Barn



Barns - Lower Barn

3.0 SITE + CONTEXT

3.5 Public Rights of Way



There is a Public Right of Way that traverses the site at present. This has been maintained in the proposals. However, there are three varying plans showing different routes through the site.

[see below image - ramblers walking through the farmyard on one of our site visits]

At some point in the past, a barn was built to the east of Lower Barn, over the online definitive PROW [far right] - our proposal seeks to reinstate the online route.

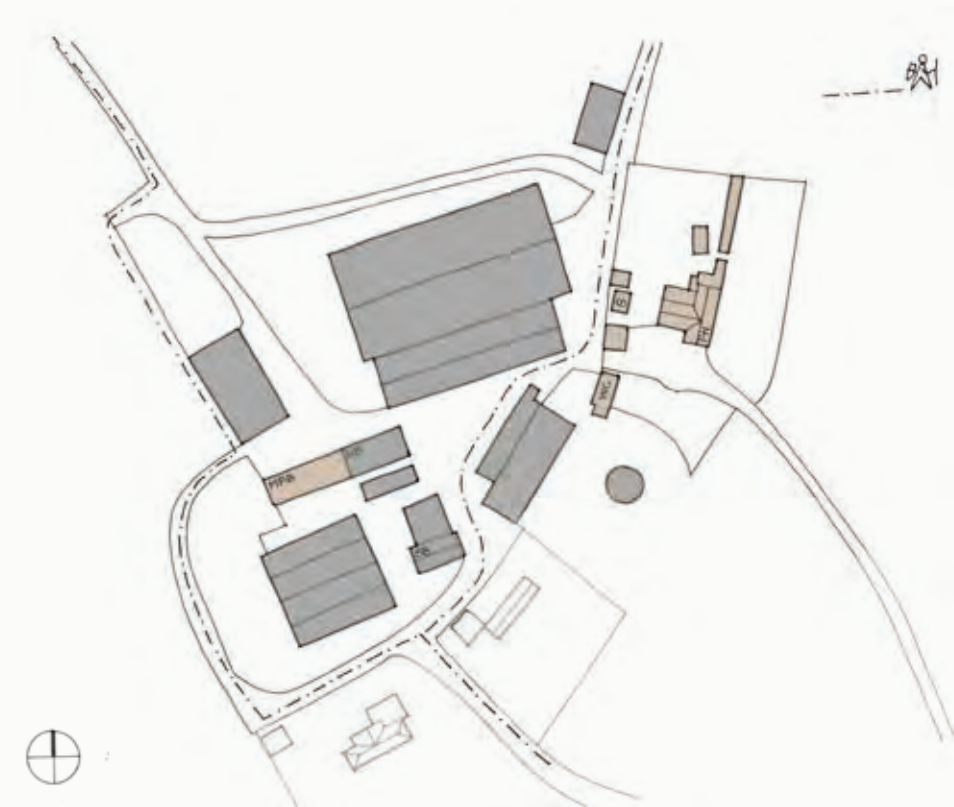
The proposal also seeks to retain the current footpath as it is evidenced 'on the ground' to the west of Manor Barn, whilst not encroaching over the online route.



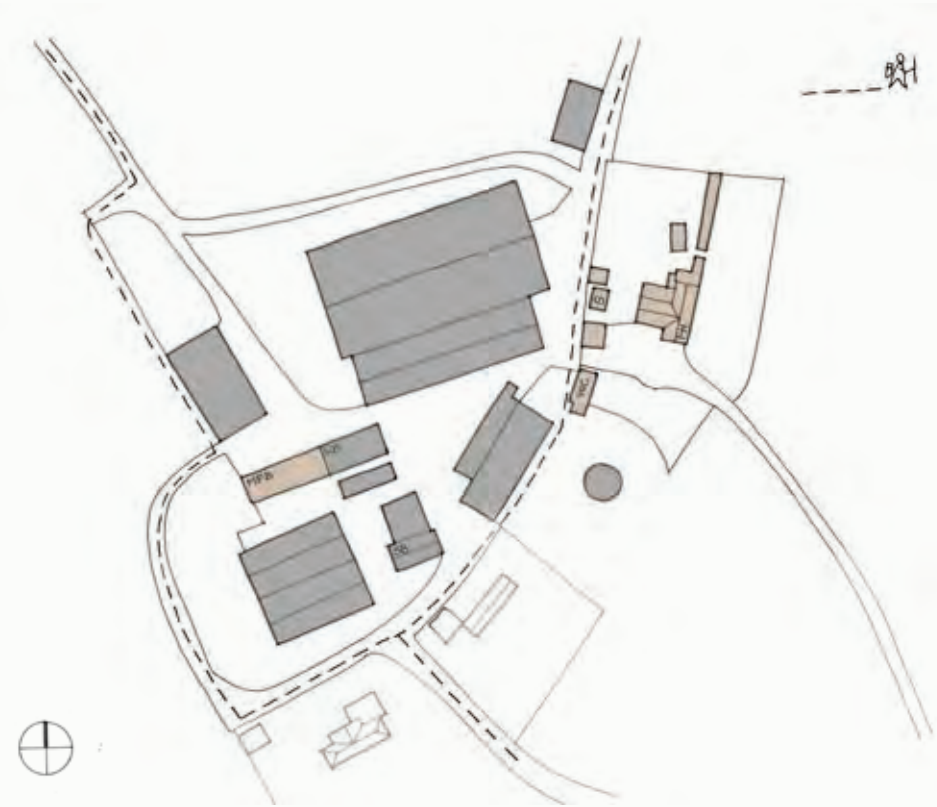
Public walking through the central yard



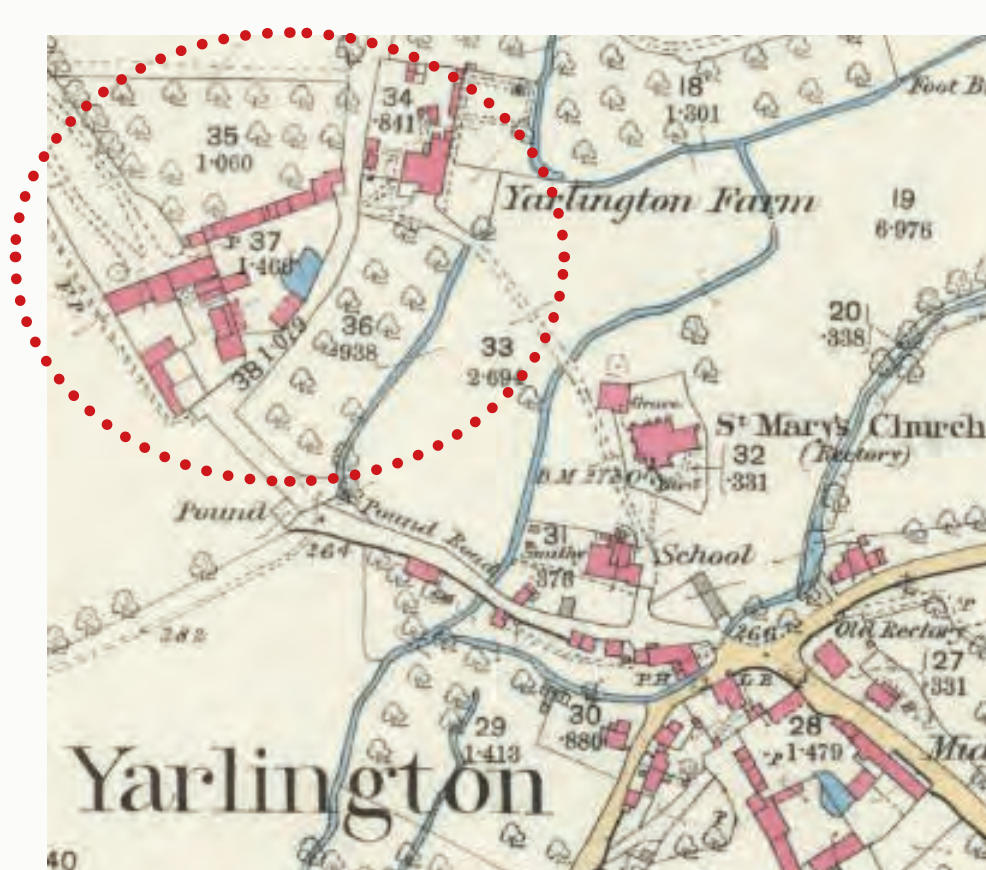
PROW according to the online version of the Somerset Public Rights of Way Definitive Map and Statement



PROW as reality on the ground



PROW as described by the North Cadbury and Yarlington Neighbourhood Plan



OS map 1885 - Earliest OS plan of the area clearly showing the Manor Farmhouse + agricultural buildings within the 'farm yard'



OS map 1902 - showing the Farmhouse + farm buildings forming a courtyard similar to our proposed Manor Farm Barns Area

The origins of the farm and the significant dates of many of the additions and alterations are not clear, but these two historic maps show that a farmstead has been on this site since the 19th Century. The Manor Farmhouse is present with its outbuildings, as we see them today.

Manor Barn and Lower Barn can be seen in both plans but there is also an existing historic courtyard / farmyard to the south of this linear barn.

We have therefore taken inspiration from this original courtyard for our proposed residential barns in this area.

4.0 PROPOSALS

4.1 Figure Ground through time

The existing farmyard has a number of original stone buildings which can be identified on the earliest Ordnance Survey Maps. The proposal is to retain all the good quality stone buildings and convert them to residential, to compliment the already converted buildings, such as Manor Barn.

The historic OS maps show a farm courtyard which opens out to the South-East. Our proposals therefore attempt to repair this part of the farmyard and re-instate several new barns which reflect this historic cluster.

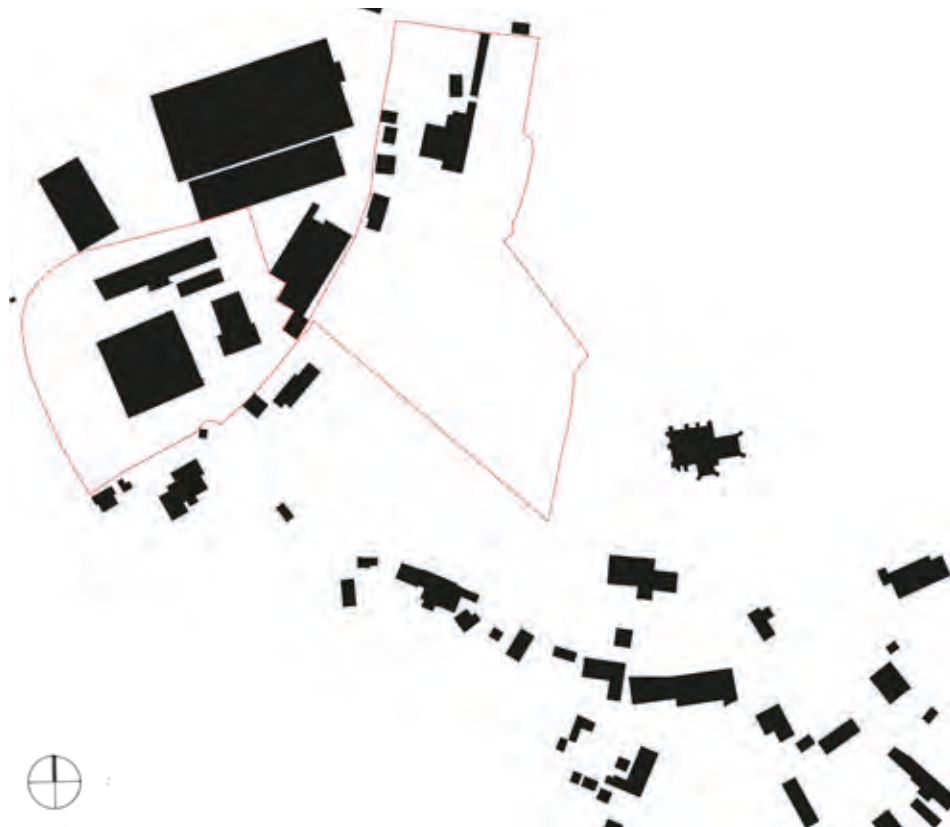
The style of the proposed new buildings depends on their location within the overall masterplan. The area around the Manor Farmhouse will be more formal and akin to early 19th Century farmhouses in this region - stone elevations with punctured timber windows and pitched roofs with chimney stacks at the gable ends.

The area around the existing Manor Barn, however, will be more evocative of the barn typologies - large glazed openings where original stone openings would have been (for farming activities) and pitched tiled roofs with flues emerging.



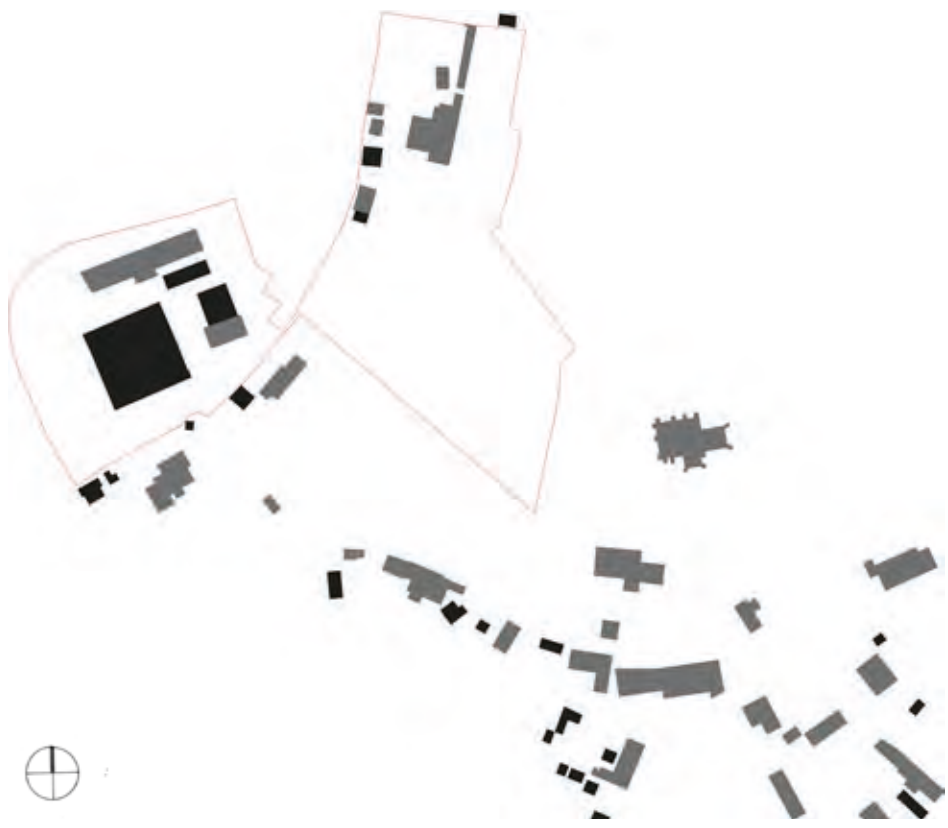
1885 - Historic Farmyard

1:2500



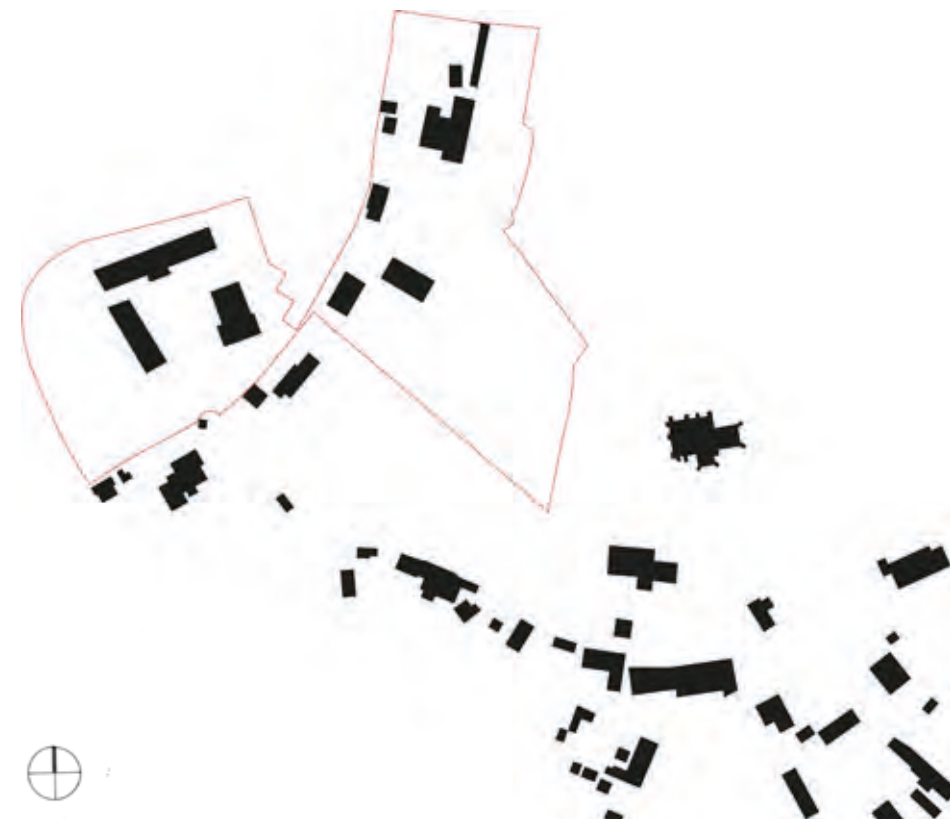
2023 - Current Farm buildings at Yarlington Manor Farm

1:2500



Future Existing - what is left after existing farm buildings removed. Grey showing stone buildings to be retained

1:2500



Proposed - Similar forms to the historic farm buildings

1:2500

4.0 PROPOSALS

4.2 Proposed Masterplan with Replacement Farm

The left hand image shows the full masterplan that this Application Submission encompasses. The areas in green are the areas that will be farmed by the Replacement Farm.

The Orange lines are new vehicular access points to the Replacement Farm and the dotted pink lines are the existing Public Rights of Way.



Proposed - Masterplan showing Replacement Farm + Redevelopment of Residential Buildings at Manor Farm

4.0 PROPOSALS

4.3 Yarlington Manor Farm - relationship with the Newt In Somerset



Location Plan showing the relationship between Yarlington Manor Farm, The Farmyard and The Newt in Somerset.



4.0 PROPOSALS

4.5 Aerial View - existing condition



Existing Condition - Buildings shown in white are proposed to be removed - those shown outside the red line will be dealt with in the Replacement Farm Application.



Proposed Condition - to the right is Manor Farmhouse guest accommodation, to the left are the residential Manor Farm Barns

5.0 THE FARMHOUSE

5.1 Detailed Site Plan





5.0 THE FARMHOUSE

5.3 Perspective view



Manor Farmhouse Guest Accommodation - looking through the courtyard - Manor Farmhouse on the right, Walnut Cottage straight ahead and Lurry Farmhouse to the left



Manor Farmhouse - Unit I
Refurbished residential dwelling, with newbuild extension. 3 Bedroom
Newt in Somerset Holiday Let.

- Planning Requirements:**
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: collected by the Newt in Somerset and returned to central facility.

Ground Floor Plan



First Floor Plan



5.0 THE FARMHOUSE
5.5 Manor Farmhouse Unit 2



Manor Farmhouse - Unit 2

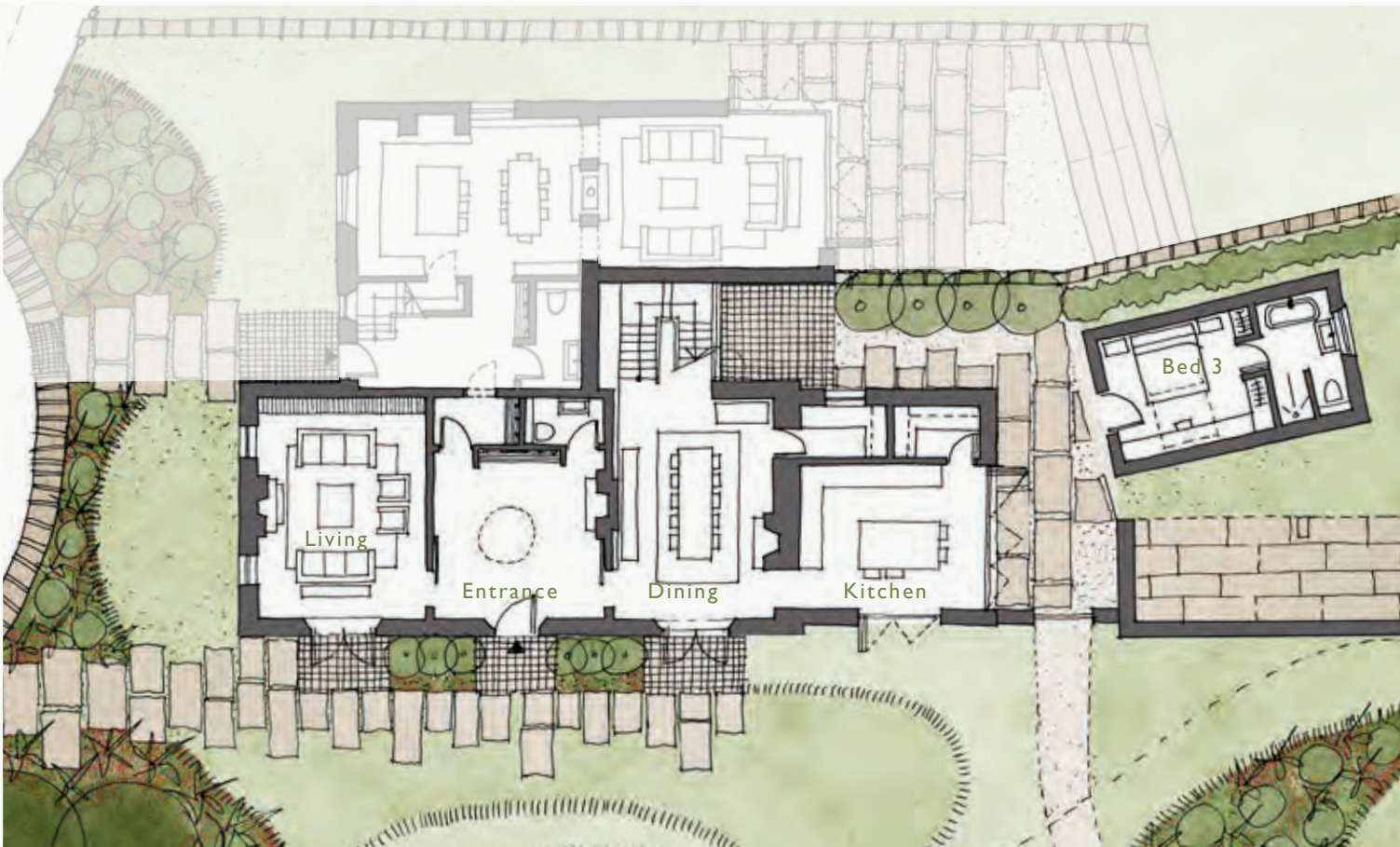
Refurbished residential dwelling, with newbuild extension. 3 Bedroom
Newt in Somerset Holiday Let.

Planning Requirements:

Parking: 3 spaces

Bike Storage: 3 spaces

Refuse removal: collected by the Newt in Somerset and returned to central facility.



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

0 1 2 3 4 5m



Walnut Cottage
Refurbished cottage with new-build extension. 2 Bedroom Newt in Somerset Holiday Let.

Planning Requirements:
Parking: 2.5 spaces
Bike Storage: 2 spaces
Refuse removal: collected by the Newt in Somerset and returned to central facility.



5.0 THE FARMHOUSE
5.7 Lurry Farmhouse



Lurry Farmhouse
Proposed new residential dwelling. 3 Bedroom Newt in Somerset
Holiday Let.

Planning Requirements:
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: collected by the Newt and returned to central
facility.



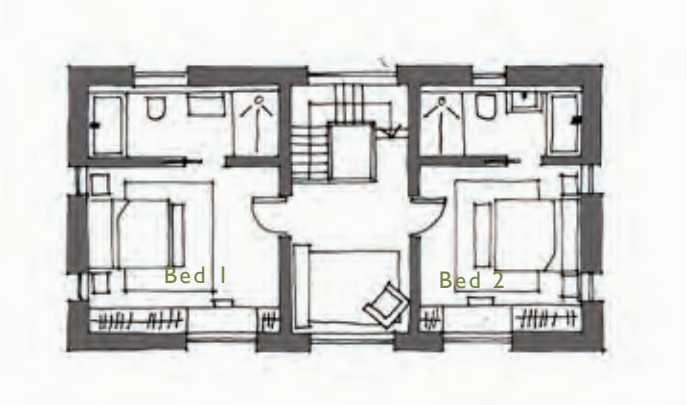
Ground Floor Plan



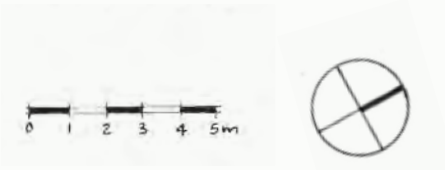
First Floor Plan



Ground Floor Plan



First Floor Plan



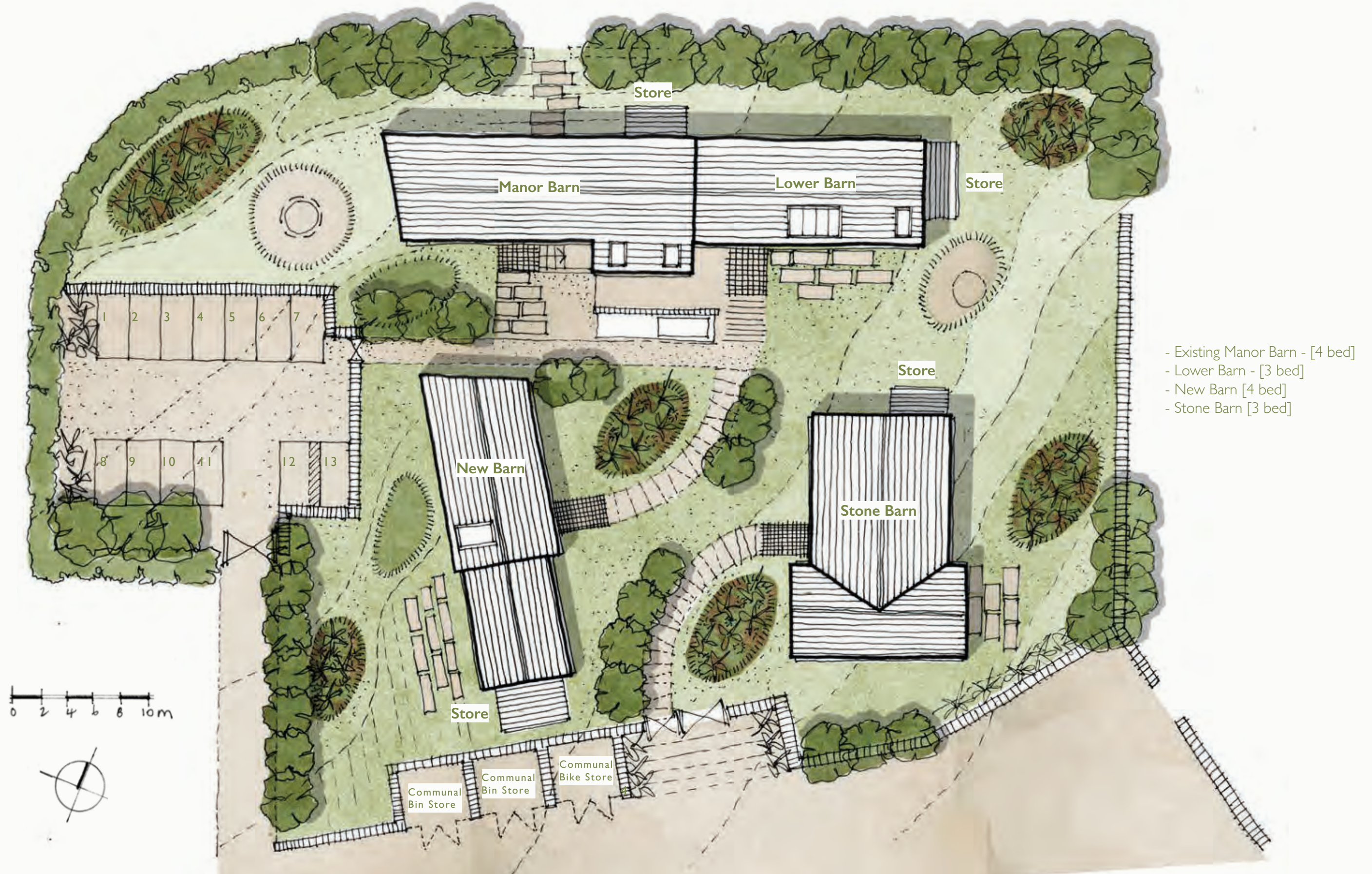
Lurry Cottage
Proposed new residential dwelling. 2 Bedroom Newt in Somerset Holiday Let.

- Planning Requirements:**
Parking: 2.5 spaces
Bike Storage: 2 spaces
Refuse removal: collected by the Newt and returned to central facility.



6.0 THE BARN

6.1 Detailed Area Site Plan



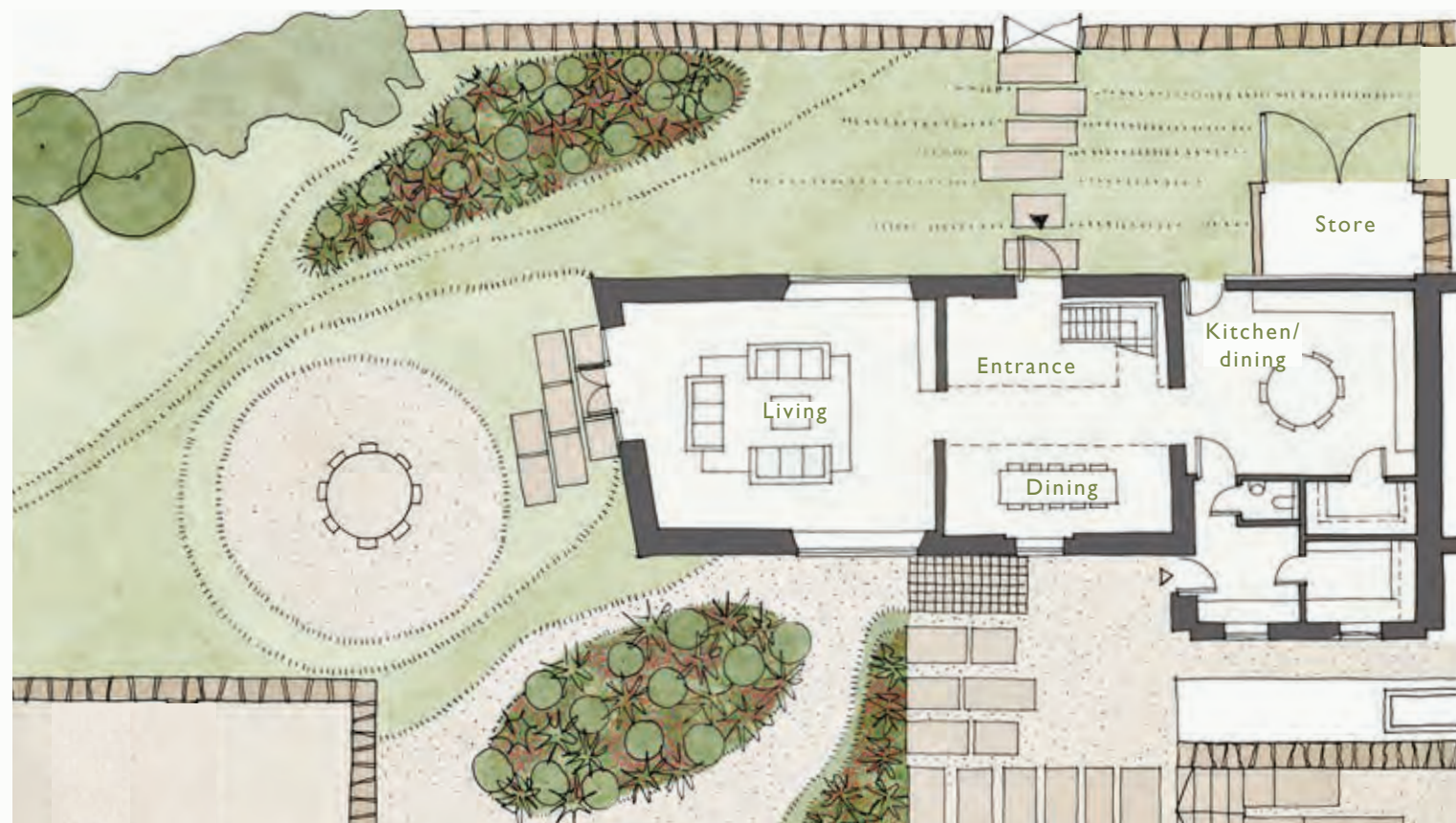


6.0 THE BARNS

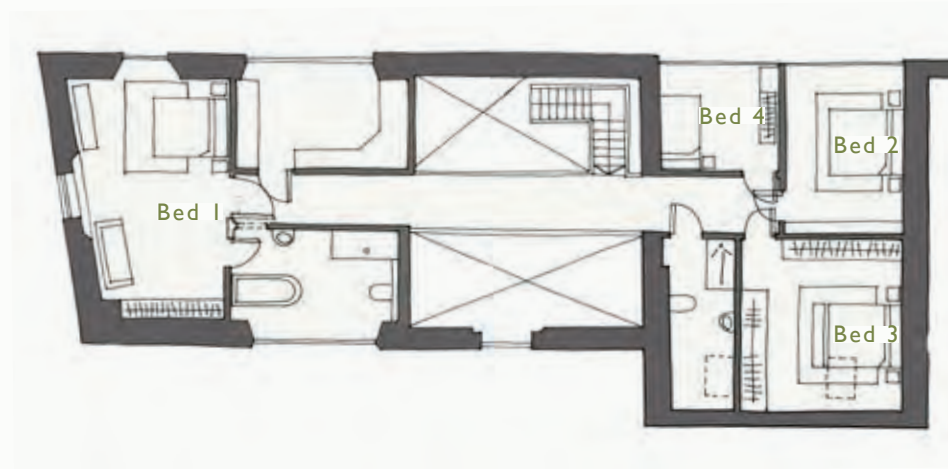
6.3 Perspective View



Manor Farm Barns - looking through the courtyard - Manor Barn straight ahead, Stone Barn to the right and New Barn to the left.



Ground Floor Plan



First Floor Plan

0 1 2 3 4 5m



Manor Barn

Existing Barn to remain as is. 4 Bedroom Staff Accommodation with Agricultural Tie.

Planning Requirements:

Parking: 3.5 spaces

Bike Storage: 4 spaces

Refuse removal: Communal bin store located to the south

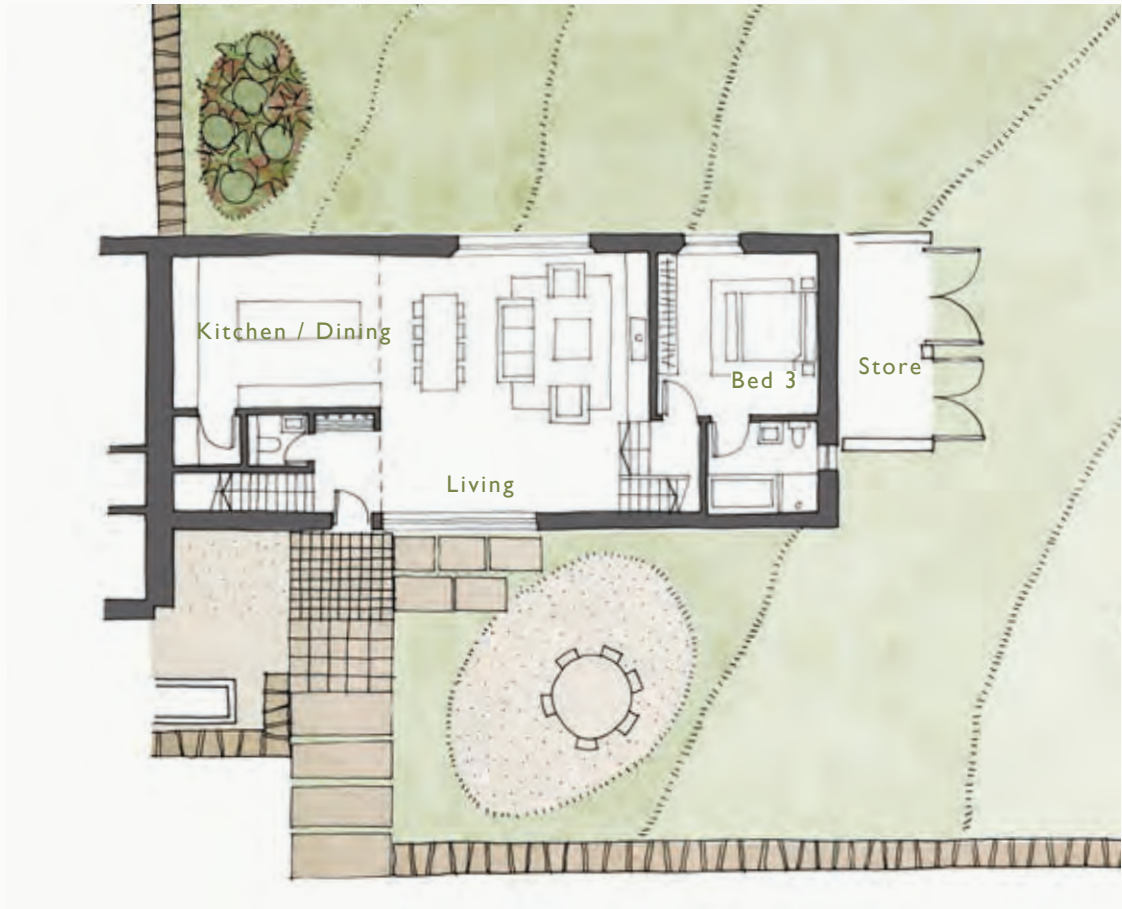


6.0 THE BARN
6.5 Lower Barn

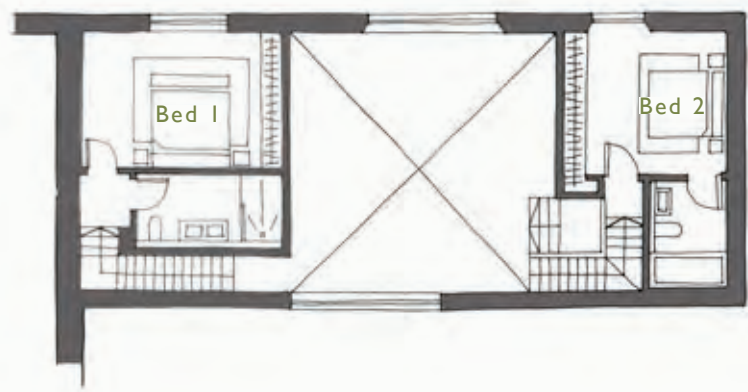
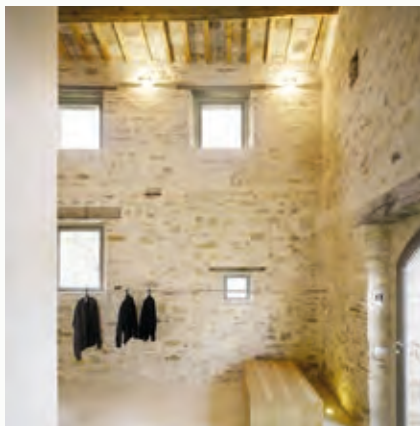


Lower Barn
Converted agricultural barn. 3 Bedroom long term residential / staff accommodation.

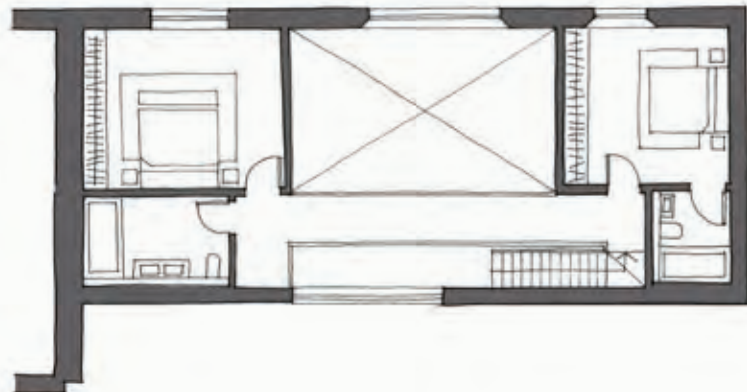
- Planning Requirements:**
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: Communal bin store located to the south



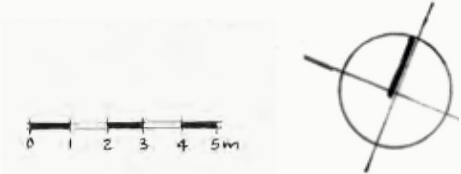
Ground Floor Plan



First Floor Plan



Alternative First Floor Plan [one stair + bridge]





Ground Floor Plan



First Floor Plan

0 1 2 3 4 5m



New Barn

Proposed new barn. 4 Bedroom long term residential lets / staff accommodation

Planning Requirements:

Parking: 3.5 spaces

Bike Storage: 4 spaces

Refuse removal: Communal bin store located to the south.



6.0 THE BARN
6.7 Stone Barn



Stone Barn
Proposed new barn built on the footprint of the previous dilapidated barn. 3 Bedroom long term residential lets / staff accommodation.

- Planning Requirements:**
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: Communal bin store located to the south.



Ground Floor Plan





Manor Farm, Pound Lane, Yarlington BA9 8DQ

Pre-Application Planning Statement

AZ Urban Studio Limited
2 John Street
London
WC1N 2ES

T +44 (0)20 7234 0234
www.azurbanstudio.co.uk

7.0 PLANNING STATEMENT

- 7.1 Introduction
- 7.2 Relevant Planning History

Introduction

1. This pre-application Planning Statement has been prepared by AZ Urban Studio on behalf of our client, Emily Estate (UK) Ltd., as a chapter of the combined Design & Access / Planning Statement submitted to Somerset Council for formal pre-application planning advice for development at land forming part of Manor Farm, Pound Lane, Yarlinton, Somerset BA22 8DQ (“the Site”) as identified upon the Site Location Plan submitted.
2. Manor Farm itself forms part of the large rural estate owned and managed by Emily Estate (UK) Ltd (“the Estate”), at the heart of which is The Newt in Somerset visitor attraction, hotel accommodation, restaurant, spa, and a diverse range of other uses. Wider operations at the Estate include agriculture, horticulture and forestry, together with a successful food production and delivery business. The Estate currently employs approximately 500 staff.
3. The Estate propose to relocate the livestock farming operation currently operating at Manor Farm, which will be the subject of a full planning application in due course. If approved, the relocation of the current farming operations together with the removal of the existing large modern buildings, yards etc will provide the opportunity for small scale development at the historic core of the farmyard and farm house to complement the existing residential uses around the north-west edge of the village.
4. The proposals for Manor Farm, as detailed in the earlier sections of the report, seek to re-use buildings of quality and character whilst replacing redundant modern farm buildings of poor character with high quality new buildings. The overall objective is to deliver a small number of residential dwellings together with short-stay holiday accommodation to contribute to the community and economy of the area, whilst achieving enhancement to the appearance of the farm complex.
5. As existing the uses on the site are:
 - 2 dwelling houses (Manor Farm House, Manor Farm Barn), with Manor Farm Barn being subject to agricultural occupancy condition
 - 1 holiday cottage (Walnut Cottage)
 - Various stone, brick and modern steel / concrete framed agricultural buildings used for livestock (dairy)
 - Silage clamps / farm yards / slurry tank

6. The proposed uses at the site are:
 - 4 dwelling houses (the 'Residential Barns' area)
 - 5 units of short-stay holiday accommodation (the 'Farmhouse Guest Accommodation' area)
 - Removal of modern farm buildings / yards etc and re-landscaping
7. The proposed description of development proposed at the Site for planning purposes is:

“Conversion, replacement, extension of existing residential and farm buildings and erection of new buildings to provide residential and short-stay holiday accommodation, car parking, and landscape enhancement works”
8. The assessment takes into consideration Development Plan policy contained within the adopted South Somerset Local Plan 2006-2028 (March 2015), the SSDC Local Plan Policies Map (March 2015), and the North Cadbury and Yarlinton Neighbourhood Plan (October 2022). In addition the proposal is examined against national policy in the form of the National Planning Policy Framework (2021) and national guidance in the Planning Practice Guidance.

Relevant Planning History

The planning history for buildings with the Site, taken from South Somerset District Council's online planning register, is summarised as follows:

PLANNING REF:	APPLICATION DETAILS	DECISION
10/02095/FUL	Conversion of a redundant small barn to form a holiday cottage	Permission granted 31st August 2010. Building now known as 'Walnut Cottage'.
07/01786/FUL	Conversion of barn to form two holiday lets	Permission granted 7th June 2007. Not implemented. Relates to building now known as 'Manor Barn'
08/05264/FUL	Conversion of barn to dwelling	Permission granted 5th March 2009. Implemented. Relates to building now known as 'Manor Barn'
21/02068/DPO	Discharge of S52 Agreement dated 22nd September 1982 referring to approved planning application 820789 (Manor Farm Cottage). Agricultural dwelling	Approved 11th August 2021. Note this relates to Manor Farm Cottage, which is outside of the Site boundary.

1. A summary of the legislation and policy relevant to the application is provided in this section.

Statutory Provisions

2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the South Somerset Local Plan and the North Cadbury and Yarlinton Neighbourhood Plan. The National Planning Policy Framework (NPPF) is an important material consideration in decision making.

National Planning Policy Framework (2021)

3. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
4. Section 5 "Delivering a sufficient supply of homes" includes under the sub-heading "Rural Housing" sets how in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
5. Paragraph 80 states that:

"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;...*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building..."*

6. Section 6 "Building a strong, competitive economy" sets out how planning 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.

7. Paragraph 84 states that:

"planning policies and decisions should enable:

- (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings,*
- (b) the development and diversification of agricultural and other land-based rural businesses,*
- (c) sustainable rural tourism and leisure developments which respect the character of the countryside, and*
- (d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*

8. Paragraph 85 states that:

"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

9. Other NPPF policies regarding design, highways, and the natural environment are relevant to assessment of the proposals.

South Somerset Development Plan

10. The South Somerset Local Plan (2006-2028) and accompanying Proposals Map were adopted by the Council in March 2015, replacing the South Somerset Local Plan (1991-2011).

11. Policy SD1 "Sustainable Development" reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and states that the Council will approve proposals that accord with the Local Plan without delay, unless material conditions indicate otherwise.

12. Policy SS1 "Settlement Strategy" sets out how Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2).

13. Policy SS2 "Development in Rural Settlements" states that development in rural settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- *Provides employment opportunities appropriate to the scale of the settlement; and/or*
- *Creates or enhances community facilities and services to serve the settlement; and/or*
- *Meets identified housing need, particularly for affordable housing.*

14. The policy also states that development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

15. Policy SS5 "Delivering New Housing Growth" sets out that approximately 14% of the required housing growth for the plan period is expected to be delivered in Rural Settlements.

16. Policy HG3 "Provision of Affordable Housing" requires 35% affordable housing to be provided on site for all developments of 6 dwellings or more or 0.2ha site area.

17. Policy EP4 "Expansion of Existing Businesses in the Countryside" states that proposals for the expansion of existing businesses in the countryside will be permitted if they meet a number of criteria, including that the proposal is of a scale appropriate in its location and appropriate in the context of the existing development.

18. Policy EP8 "New and Enhanced Tourist Facilities of the Local Plan" sets out how, in order to sustain the vitality and viability of tourism in the district, new and enhanced tourist facilities will be supported where they are of an appropriate scale, do not harm protected natural environments, and they are accessible through sustainable modes of travelling. There must be an identified need for tourist facilities in the open countryside, which is not met by existing facilities.

19. Policy TA5 "Transport Impact of New Development" states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport.

20. Policy TA6 "Parking Standards" states that parking provision in new development should be design-led and based upon site characteristics, location and accessibility. It states that the parking standards within the Somerset County Council Parking Strategy will be applied in South Somerset.

7.0 PLANNING STATEMENT

7.3 Planning Policy Context

21. Policy EQ1 “Addressing Climate Change in South Somerset” states that the Council will support proposals for new development where they have demonstrated how climate change mitigation and adaptation will be delivered through the inclusion of a number of measures, including the minimisation of carbon dioxide emissions and adherence to relevant sustainable construction standards.
22. Policy EQ2 “General Development” states that development must 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.
23. Policy EQ4 “Biodiversity” requires that development proposals demonstrate how they would not result in any adverse impact on biodiversity, and that they also seek to maximise opportunities for biodiversity gains.
24. Policy EQ3 “Historic Environment” states that heritage assets will be conserved and, where appropriate, enhanced, for their historic significance and important contribution to local distinctiveness, character and sense of place.
25. Policy EQ7 “Pollution Control” states that development that, on its own or cumulatively, would result in air, light, noise, water quality or other environmental pollution or harm to amenity, health or safety will only if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

North Cadbury and Yarlington Neighbourhood Plan (October 2022)

26. The North Cadbury and Yarlington Neighbourhood Plan (the ‘Neighbourhood Plan’) has been very recently adopted and represents the culmination of many years of hard work by the local community to formulate planning policy to guide and shape future development in the manner desired by the community, to meet their local needs.
27. Objectives contained within the plan include:
- “Housing - Ensure any housing development provides for a variety of tenures which meet local needs
 - Business and Employment - Provide opportunities for local people to work close to home. Support local businesses to set up or expand their premises providing services and employment in the community, including through the provision of better broadband.

- Environment - Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character.”
28. Policy 1 “The Area’s Rich Heritage” sets out how locally important buildings should be protected as non-designated heritage assets in line with national planning policy.
29. Policy 2 “Character and design guidance” sets out how new development should respond to the area’s local character and history, respect existing layouts (including the strong presence of historic farmsteads), and include a mix a building styles with building heights varying. The use of local building materials is supported.
30. Policy 5 “The area’s rural character” sets out that development should respect and, where practicable, enhance local landscape character, including the retention and reinforcement of the following key characteristics:
- Scattered farmsteads and hamlets in the wider countryside, with buildings reflecting agricultural use, and primarily of local building stone, with clay tiles or thatch roofs
 - New buildings should not diminish the undeveloped gaps between the main villages or appear prominent in the landscape.
31. Policy 9 “Scale and location of new housing” states that sufficient land is allocated in the Neighbourhood Plan, which together with the extant planning consents and projected windfall should more than meet the identified housing need of 45 dwellings over the plan period. Given the identified supply exceeds the housing need requirement, the development of open market housing on alternative greenfield sites will be restricted until such time as this plan is reviewed. (Emphasis added – proposals are not on greenfield site).
32. Policy 10 “Use of rural buildings” states that the conversion or sympathetic replacement of agricultural and other rural buildings to provide housing will be supported, provided that all of the following criteria are met:
- The building is of permanent and substantial construction, and has been in active use for at least 10 years,
 - The building is not in a location where its conversion or replacement, together with any associated outbuildings, parking provision and residential garden area, would be detrimental in wider views,
 - The building footprint and height would not substantially increase (either through extension or conversion), and any alterations to its

- design would have due regard to the rural character of the area,
 - A bat and barn owl survey are undertaken, and measures secured to ensure that there is a net biodiversity gain,
 - Residential amenities of future occupants would not be adversely impacted by neighbouring land uses,
 - Mitigation measures are secured as necessary to demonstrate phosphorus neutrality in line with Policy 7b.
33. The policy goes on to state that where the existing building contributes positively to the rural character or the area (such as a traditional farm building), its conversion is to be preferred unless it can be demonstrated that there would be significant sustainability benefits from its replacement (taking into account the loss of embodied energy) that would outweigh its loss.

Other material considerations / context

34. Since 2020, Natural England has declared that the Somerset Levels and Moors RAMSAR site is in unfavourable condition due to phosphate loading, and therefore all new development including change of use within the catchment area (which includes the Manor Farm Site) must demonstrate nutrient neutrality in the waste water system, using mitigation measures to achieve neutrality where necessary.

1. The main planning considerations that we understand to be relevant to the proposed development and which will be discussed in this section are as follows:

- Principle of development;
- Heritage, design and landscape;
- Access, highways and parking;
- Drainage and flood risk;
- Nutrient neutrality;
- Amenity;
- Sustainability; and
- Ecology

Principle of Development

2. Planning policies at national and local level support the principle of re-using and replacing existing buildings in rural areas to provide housing accommodation including through the addition of well-designed new buildings. Policy at all levels also supports the appropriate growth of and support for local business, including rural tourism and overnight accommodation for tourism purposes.
3. The Estate has proven to be an exemplar of sustainable rural economic development to date, successfully delivering and operating a major visitor attraction, hotel and further guest accommodation, spa and café / restaurants, and associated food and beverage production and distribution. All of this has been achieved alongside significant enhancements to buildings (including historic buildings), landscapes, and delivering a range of new and improved ecological habitats. The development proposed at Manor Farm will continue this excellent track record of delivering positive change in the area.

Residential Use

4. The residential element ('Residential Barns') of the proposals continues a process of renewal at the Site that was started over a decade ago with the conversion of Manor Barn to a dwelling, and will result in a cluster of four dwellings in a courtyard form that echoes the historic form of the farm. This is achieved through both conversion of existing buildings of character ('Lower Barn') and replacement of other poor quality redundant agricultural buildings with new buildings of traditional design ('New Barn' and 'Stone Barn').
5. The existing Manor Barn is subject to an agricultural occupancy condition, and this can be maintained as the Estate need to house

their farm manager at the Site.

6. As one C3 dwelling use is proposed to be 'moved across' from Manor Farm House (which becomes *sui generis* short-stay accommodation) the net increase in C3 dwellings proposed at the Site is two dwellings. The Estate has engaged extensively with the local community in recent years regarding proposals in the area, and has been requested by the community to provide two new dwellings in the village. The proposals honour that commitment and provide two net additional dwellings that will provide long term rental accommodation.
7. The proposed residential development in the 'Residential Barns' part of the Site finds strong support in principle in the following key policies:
 - NPPF (para 80) as the development would re-use redundant or disused buildings and enhance the immediate setting;
 - Local Plan policies SS2 and SS5 as the housing proposed would meet identified local need within the rural settlement;
 - Neighbourhood Plan 10 "*Use of rural buildings*" as the proposals combine conversion of traditional agricultural buildings and sympathetic replacement of modern agricultural buildings to deliver a small scale housing project.
8. It is also relevant to note in terms of principle that there is a fallback position available through Class Q of the GPDO to convert the existing agricultural buildings to up to 5 new dwellings, or indeed a range of commercial uses including hotel use.

Short-stay holiday accommodation

9. The proposed short-stay holiday accommodation use (the 'Farmhouse Guest Accommodation' area) will build upon the long-established existing use for the same purposes of Walnut Cottage, and results from the change of use of Manor Farm House (into 2 units) and two new modest scale buildings that will replace the former slurry tank area of the farm.
10. This part of the site benefits from an existing separate vehicle entrance, a pleasant edge-of-village environment, and excellent access to the surrounding public rights of way network, and is therefore well suited to small-scale rural tourism accommodation. The accommodation would be operated in association with the wider and established Newt in Somerset visitor attraction and accommodation, which has proved incredibly successful and requires expansion to meet demand.

11. It is noteworthy that alongside the extant holiday accommodation use of Walnut Cottage (approved in 2010), there was also a planning permission granted in 2007 for two further holiday accommodation units through conversion of Manor Barn. Whilst that permission was not implemented, it does demonstrate a history of demand for holiday accommodation uses in the area and acceptance in the past that such uses are appropriate for the area.

12. The short-stay holiday accommodation now proposed in the Farmhouse Guest Accommodation area finds strong support in the following key planning policies:

- NPPF (paras 84 and 85) as the holiday accommodation represents the sustainable growth and expansion of an established rural business, both through conversion of existing buildings and well-design new buildings;
- Local Plan policies EP4 and EP8 as the holiday accommodation will provide new and enhanced tourist facilities of an appropriate scale that meets an identified need, using existing buildings and redevelopment of redundant farm infrastructure (slurry tank);
- Neighbourhood Plan Policy – where at para 8.9 the NP fully endorses Local Plan policy EP8 as being appropriate to the NP area and not requiring any duplication.

Summary on principle of development

13. As with other recently completed works within the wider Estate, the development proposed here is well-designed and compatible with the wider rural character of the area (see below). The scheme as a whole – conversion of existing and also new buildings and landscape enhancements – represents necessary and sustainable growth to meet local need and contribute to facilitating the diversification of the existing and well-established Estate businesses, whilst delivering a modest and desirable increase in local rental housing stock to help reinforce the existing community of Yarlinton.
14. As such it is considered to comply with and fully deliver the objectives of Sections 5 and 6 of the NPPF (and in particular paragraph 85), policies EP4 and EP8 of the South Somerset Local Plan, together with Policy 10 of Neighbourhood Plan.

Heritage, design and landscape

15. The proposed development represents a comprehensive approach to building and landscape design, taking into account opportunities to respond to and enhance local character and distinctive features, and avoid harm to landscape character and visual amenity. As set out in the earlier chapters of this pre-application report, the design approach uses the opportunity of removal of the large modern farm buildings to recover and re-establish the core 19th century farm buildings courtyard layout, set in a renewed and restored immediate landscape setting. The non-designated heritage asset Manor Farm House is appropriately restored and extended, and the outbuildings within the grounds that are extremely characterful and in poor condition are to be restored and put to a viable use to provide usable accommodation.
16. The overall design objective is to retain and reinforce the pre-1950s 'farmstead' character of the cluster of buildings, set comfortably within the surrounding landscape.
17. The proposals have been formulated to align with and find strong support in the following relevant planning policy relating to heritage, design and landscape:
- NPPF section 12 and in particular para 130 as the proposals will create high quality development that is visually attractive, responsive to local character, optimise the use of the site, and establish a strong sense of place;
 - NPPF section 16 and in particular para 197 as the proposals will sustain and enhance the significance of the non-designated heritage asset engaged (Manor Farm House) whilst making a positive contribution sustainable communities and economic vitality, together with new development making a positive contribution to local character and distinctiveness;
 - Local Plan policies EQ2 and EQ3 as the residential and holiday accommodation buildings and associated landscape represent high quality development promoting local distinctiveness and will enhance the character and appearance of the area;
 - Neighbourhood Plan Policies 1, 2, 3, 4 and 5, as the proposals individually and as a whole will preserve the area's rich heritage, respond to local character to reinforce sense of place, provide buildings that are fit for the future with practical garden spaces, whilst respecting the area's rural character;
 - Neighbourhood Plan Policy 10, as the proposals to both convert and replace agricultural buildings and other rural buildings (including the outbuildings to Manor Farm House) fully meet the detailed criteria of:
 - Being buildings of permanent and substantial construction

- having been in active use for at least 10 years;
- Are not in a location where conversion or replacement together with parking, gardens etc would be detrimental in wider views;
- Building footprint nor height would significantly increase, and alterations to design have due regard to the rural character of the area;
- Relevant ecology surveys have or will be undertaken and measures secured to ensure there is a net biodiversity gain; and
- Mitigation measures will be secured to ensure nutrient neutrality.

18. In summary, through the comprehensive and integrated design approach to buildings and landscape the proposed development will conserve and enhance the character of the area, reinforce local distinctiveness and respect local context and thus meet the relevant requirements of the NPPF, the South Somerset Local Plan and the key policies relating to design and housing of the Neighbourhood Plan.

Access, highways and parking

19. Policy TA5 "*Transport Impact of New Development*" states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport. Policy TA6 "*Parking Standards*" states that parking provision in new development should be design-led and based upon site characteristics, location and accessibility. It states that the parking standards within the Somerset County Council Parking Strategy will be applied in South Somerset.
20. The proposals represent small scale rural development that will introduce a net increase of 2 dwelling houses and 4 holiday accommodation units. Whilst it is acknowledged that these uses will generate vehicle movements these will be minor and entirely compatible with the existing highway capacity of the area. Moreover, in the context of the removal of the existing established livestock farming operation at the site, the proposals are likely to result in a reduction in both the number of vehicle movements associated with the site, and also the complete removal of large agricultural vehicle movements from the site that have proved problematic upon the narrow lanes of the local network.
21. Parking provision comprises 15 spaces for the 5 holiday accommodation units, and 13 spaces for the 4 residential units,

giving a total of 28 car parking spaces in accordance with local standards as set out in Local Plan Policy TA6 "*Parking Standards*" and the Somerset County Council Parking Strategy. Electric charging points will be provided within the development. Secure cycle parking for each area of the development is also provided as shown on the site plans.

22. In terms of servicing, the existing residential and holiday accommodation uses at the site, together with the adjacent dwellings at the end of Pound Lane, are all accessed by existing Council waste / recycling collection services and this means of access to collect waste / recycling will remain. Dedicated waste / recycling storage areas are proposed at the entrance to both parts of the site as an integral component of the car parking area.
23. Due to the Site's rural location, public transport options are extremely limited. The proposed development will include electric vehicle charging points to allow and encourage electric vehicle usage. As noted above, bicycle storage areas are proposed, and the holiday accommodation will be provided with bicycles for guests to use. Direct access to the local public rights of way network is also available from each part of the site. These measures will meet the objectives and requirements of Policy TA1 "*Low carbon travel*".
24. In summary upon access, highways and servicing, the development proposals are appropriate to the site and highway conditions and due to their nature and use will have a negligible highways impact, and will fully meet the relevant policy requirements of the NPPF, Local Plan Policies EP8, TA1, TA4, TA5, and TA6, and Neighbourhood Plan policy 14.

Drainage & flood risk

25. The NPPF sets out that where appropriate, applications should be supported by a site-specific flood-risk assessment. It states that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
26. The Flood Map for Planning provided by the Environment Agency confirms that the application site and the surrounding areas are within Flood Zone 1, an area with a low probability of flooding with a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). As the site area is 1.4ha a Flood Risk Assessment will be required to support a full planning application.
27. Policy EQ1 “*Addressing Climate Change in South Somerset*” states that development should reduce and manage the impact of flood risk by incorporating sustainable drainage systems. Paragraph 167 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
28. Due to the proposed removal of existing large format buildings and large areas of concrete farm yards, the proposals should result in a reduction of impermeable surface area at the site. A sustainable drainage system will be provided as part of the development which will be illustrated by Drainage Strategy and Plans to be provided at the application stage demonstrating compliance with the relevant section of Policy EQ1 and paragraph 167 of the NPPF.

Nutrient neutrality

29. The proposals will result in additional residential / overnight accommodation at the Site (+5 units in total), and will also remove agricultural buildings including those used to house livestock.
30. Nutrient neutrality will be achieved through replacement of the existing septic tanks serving the current 3 dwellings with modern efficient biological package treatment plant(s), with any residual requirement for phosphorus reduction achieved through restoration of the adjacent pasture land to traditional orchard.
31. A detailed Nutrient Neutrality Method Statement, using the

appropriate phosphate calculator, will be provided at full application stage.

Impact on neighbouring amenity

32. Policy EQ2 of the Local Plan requires, amongst other considerations, that development proposals protect the residential amenity of neighbouring properties.
33. There are a small number of neighbouring dwellings located along Pound Lane within proximity to the proposed residential accommodation in particular. The proposed site layout and building design, including garden spaces and access / parking has had regard to neighbouring amenity in terms of separation distances, maintaining privacy, and boundary conditions.
34. In pre-application discussions with these neighbours the general response to the proposals has been that the removal of the existing farming operation and replacement with residential and holiday accommodation would have a positive impact on amenity considerations such as noise and odour, and also large vehicle movements.
35. We are therefore of the view that there will be no adverse impacts upon caused nearby residents and the proposals will be fully compliant with Local Plan Policy EQ2, and are likely to result in notable enhancements.

Sustainability

36. NPPF Section 14 “*Meeting the challenge of climate change, flooding and coastal change*” sets out how the planning system should support the transition to a low carbon future and should help to shape places in ways that reduce greenhouse gas emissions and support renewable and low carbon energy.
37. Policy EQ1 “*Addressing Climate Change in South Somerset*” sets out how the Council will support proposals for new development where that have demonstrated how climate change mitigation and adaption will be delivered.
38. The proposed development forms part of a wider rural Estate which incorporates sustainability principles into many of their operational impacts and their approach to new development. This includes a number of aspects, including local food production and employment, supporting the local economy, developing energy efficient buildings, using local materials, utilising renewable energy sources where possible, and using resources efficiently and setting

development within an enhanced landscape to provide a positive biodiversity impact.

39. The Design and Access Statement (incl. a Sustainability Statement) prepared at the full application stage will detail a number of design measures as part of a low carbon strategy which show how the environmental impact of the development will be minimised.
40. The proposals will therefore comply with the NPPF section 14, Policy SD1 and Policy EQ1 of the Local Plan.

Ecology and Arboriculture

41. NPPF Section 15 “*Conserving and enhancing the natural environment*” sets out how planning decision making should contribute to and enhance the natural and local environment by, amongst others, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
42. Policy EQ4 of the Local Plan requires that development proposals demonstrate how they would not result in any adverse impact on biodiversity, and also seek to maximise opportunities for biodiversity gains.
43. The Preliminary Ecological Assessment and Bat Survey Reports prepared by Greena present the results of an ecological survey undertaken by a qualified consultant and make recommendations regarding mitigation in terms of potential impacts on surveyed species, together with opportunities to enhance biodiversity. Further bat surveys are required and will commence imminently to inform detailed mitigation.
44. Arboricultural advice from Bosky Trees has informed the proposals from the earliest stages. As shown on the plans prepared by Stonewood Design, a small number of trees will be removed as part of the proposals. These trees are not subject to TPOs and will be replaced by new planting.
45. A number of habitat enhancements are proposed as part of the scheme in terms of specific bat / bird boxes etc, and all newly planted trees and hedge within the extensive areas of landscape enhancement will be native species.
46. The proposed development will therefore have a positive impact upon biodiversity and will thus fully accord with and indeed exceed the requirements of the NPPF and Local Plan policy.

8.0 CONCLUSION

1. The proposed development the subject of this pre-application enquiry involves the positive transformation of an existing farmstead complex on the edge of Yarlington. The opportunity presented by the relocation of the livestock farming operation and the associated unsightly modern buildings is significant, and will allow new uses to be found for the retained core buildings of the farm. A balanced mix of uses are proposed with new dwellings for long-term rental as requested by the community, together with short-stay holiday accommodation to meet local demand and contribute to rural economic development.
2. The proposals have been carefully designed to ensure that the existing character of the area and farm complex is retained and enhanced, employing traditional design and materials to ensure a locally distinctive and high-quality appearance. The proposals will respect the neighbouring amenity of the existing dwellings in and around the north-eastern fringe of Yarlington, and will not have any adverse impact on either local landscape or the highway network.
3. As set out above, the development has been formulated to meet all relevant planning policy considerations within the National Planning Policy Framework, the adopted Local Plan and the recently adopted North Cadbury and Yarlington Neighbourhood Plan, and we would welcome the detailed feedback of Officers upon the proposals before proceeding to a full planning application.



Stonewood Design is the trading name of Stonewood Design Ltd
Company Number 12222871
Stonewood Design is a RIBA Chartered Practice
Delicious House, 67 High Street, Corsham, SN13 0EZ
28 Poland Street, London, W1F 8QP
01249 782512
stonewooddesign.co.uk

RIBA National Award 2021: Story of Gardening museum
RIBA South West Sustainability Award 2021: Story of Gardening museum
RIBA National Award 2019: Kingswood Preparatory School and Nursery
RIBA South West Project Architect of the Year Award 2019
RIBA National Award 2015: Myrtle Cottage Studio
RIBA South West Award 2015: Pod Gallery

STONEWOODDESIGN
 AZ URBAN STUDIO

Communications Infrastructure

- 9.64 Advanced, high quality communications infrastructure is essential for economic growth.¹⁸³ The development of high-speed broadband technology and other communication networks also plays a vital role in enhancing the provision of local community facilities and services. The Council's Plan recognises the importance of delivering Super Fast Broadband to rural areas, and development should facilitate where possible the growth of new and existing telecommunications systems to ensure people have a choice of providers and services.

Tourism

- 9.65 Tourism contributes significantly to South Somerset's economy, accounting for 5% of local employment and an estimated GVA of £103,354,000 in 2010. The general trend for short breaks in the district continues (as it does nationally), with the average UK visitor spending 3 nights per trip in South Somerset¹⁸⁴.
- 9.66 South Somerset's 'product' is based primarily on the quality of its environment and charming market towns and villages, which offers much for the short stay tourist who generally seeks activities related to their hobbies and interests, and who require access to the countryside and locally distinctive cultural and historic activities.
- 9.67 In addition to its historic and environmental assets, South Somerset offers a number of dedicated visitor attractions such as Fleet Air Arm Museum, Yeovilton (113,400 visitors in 2009), Haynes Motor Museum, Sparkford and Montacute House (110,529 visitors in 2009) to name but a few. These cater well for day visitors, who have increased in number since 2006 (4% increase)¹⁸⁵. The district is also an excellent centre for other tourist destinations, given its proximity to the Dorset coast and Sherborne and its surrounds for example.
- 9.68 National Guidance is supportive of tourism development, and in rural areas advocates the provision and expansion of facilities in appropriate locations where identified needs are not met by facilities in existing settlements. New and/or enhanced facilities should benefit rural businesses, communities and visitors without harming the character of the environment¹⁸⁶.
- 9.69 The Council recognises that the gains that can be made from tourism need to be maximised in a way which both benefits the 'consumer' and the local population, particularly in rural areas where shops, services and employment opportunities are continuing to decline and farmers have to diversify their businesses to remain viable.
- 9.70 To improve South Somerset's tourism offer and to extend the tourism season, support will be given to sustainable tourism developments that benefit businesses, communities and visitors, subject to their scale and location. Major new tourism proposals should be assessed in terms of overall sustainable development objectives. These objectives include:
- enhancing the overall quality of the tourism offer in the district;
 - developing new tourism markets;
 - being readily accessible by non-car means;

¹⁸³ NPPF March 2012

¹⁸⁴ Value of Tourism 2010, South West Tourism Alliance 2011

¹⁸⁵ Value of Tourism 2010, South West Tourism Alliance 2011

¹⁸⁶ NPPF March 2012 Paragraph 28

- helping to extend the tourism season;
 - contributing significantly to the district's economy;
 - increasing rather than just displacing visitors from other areas and attractions;
 - being located within or near Yeovil or the Market Towns to ensure a local workforce that can access the attraction effectively and sustainably; and
 - being well located to the national road route network.
- 9.71 Where proposals would result in the creation of accommodation that is capable of being occupied for residential purposes on a permanent basis, the council will impose conditions on any permission granted specifying its use as holiday accommodation only. Proposals that maintain the financial viability of existing tourist accommodation will be supported in accordance with Policy EP8. Minimising the visual prominence and landscape impact of expanded holiday and caravan sites or chalets will be important.
- 9.72 Statutorily designated natural or cultural heritage assets are recognised as having scope for tourism proposals subject to appropriate control that ensures the features for which they are designated are not compromised (see Policy EQ4: Biodiversity).
- 9.73 In all circumstances applications will have been expected to have considered sustainable transport opportunities and ensured access by foot, cycle and/or public transport where this is practical and achievable. Multi-use paths and bridleways also provide opportunities in rural locations to partake in tourist activities, and are a sustainable transport option in their own right.

POLICY EP8: NEW AND ENHANCED TOURIST FACILITIES

In order to sustain the vitality and viability of tourism in the district, new and enhanced tourist facilities will be supported where:

- They are of a scale appropriate to the size and function of the settlement within which they are to be located;
- The proposal ensures that the district's tourist assets and facilities are accessible through sustainable modes of travel including cycling and walking;
- They do not harm the district's environmental, cultural or heritage assets;
- They ensure the continued protection and resilience of the district's designated nature conservation features;
- They benefit the local community through access to facilities and services; and
- There is no adverse impact on Natura 2000 and other internationally and nationally designated sites

There must be an identified need for tourist facilities in the open countryside, which is not met by existing facilities.

Delivery

- 9.74 The Council will work in partnership to promote South Somerset through both 'Into Somerset' and the Somerset Tourism Association and will seek to obtain external funding to support the tourism industry. Planning will be supportive of appropriately located tourism facilities.
- 9.75 The following delivery bodies will be key in implementing Policy EP8:
- South Somerset District Council;
 - Developers and Landowners; and
 - Tourism Bodies.

Monitoring Indicators	Target
Number of annual visitor trips	Strengthen the tourism offer of the district and increase the value of tourism in £s (increased GVA)
Average night per trip, per staying visitor. Estimated GVA of tourism.	Increased average night per trip per staying visitor

Town Centre Uses

- 9.76 The South Somerset Retail Study Update (June 2012) (known as retail study) outlines a number of economic and social trends that will influence the future pattern of retailing and hence the nature of South Somerset's town centres over the plan period. Clearly the population and employment growth that will be experienced in South Somerset to 2028 will mean that there is a need for more retail and leisure provision, but the district's town centres will need to adapt to changing circumstances, such as competition from internet shopping if they are to retain their customers over the coming years - town centres will need to focus on quality, offering a mix of retail, leisure and service facilities.
- 9.77 National guidance is clear that planning policies should support the vitality and viability of town centres as they are at the heart of their communities and they should be the preferred locations for retailing and other town centre uses. The Sustainable Community Strategy seeks to attract more, and a wider range of retail and other services into the district to maximise local spending and prevent leakage to other centres outside the district. Stemming from these aims, the key retail objective of the local plan is to retain and promote a range and mix of town centre uses within Yeovil, the Market Towns, District Centres and Local Centres (see below for definitions) to meet the needs of the community and retain and enhance the vitality and viability of those centres.

Retail Hierarchy

- 9.78 The retail study identifies Yeovil as the largest centre in South Somerset, followed by the town centres of Chard, Crewkerne, Ilminster and Wincanton, then Ansford/Castle Cary, Langport/Huish Episcopi and Somerton, followed by Bruton, Ilchester, Martock, Milborne Port, South Petherton and Stoke sub Hamdon, effectively a four-tier hierarchy.
- 9.79 Yeovil is the principle centre, and will be the main focus for new retail and leisure investment that requires a high level of accessibility. Major new regional scale shopping facilities will not be supported outside Yeovil in order to retain the retail