

Trull Neighbourhood Plan

to 2028



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1 TRULL NEIGHBOURHOOD DEVELOPMENT PLAN

1.1 Neighbourhood Plans

1.1.1 Neighbourhood Plans, or Neighbourhood Development Plans as they are also called, were introduced in 2011 by the government as part of their Localism Act.¹ They offer local people a chance to have more control over planning decisions in their area. A representative group, commissioned by the Trull Parish Council and supported by Taunton Deane Borough Council (TDBC) has been working on the Plan for three years. The policies and recommendations in the Plan reflect widespread consultation with local residents and organisations.

1.1.2 A Neighbourhood Plan, once it has been formally examined, more than 50% of voters have voted in favour of it at Referendum, and made by the local authority, forms part of the local 'Development Plan.' This guides the planning authority, TDBC here, in making decisions about planning applications and development issues and provides prospective developers with clarity in terms of what development is, or is not, appropriate. The Neighbourhood Plan will remain in force until 2028.

1.1.3 This period (from now until 2028) is referred to as the **Plan Period**. This timescale has been chosen to align with the Taunton Deane Core Strategy. The Neighbourhood Plan will be delivered and implemented over this long period by different stakeholders and partners. Flexibility will be needed as new challenges and opportunities arise over the **plan period**. In this respect the review period will be crucial. The Trull Neighbourhood Plan is a 'living' document and as such will be reviewed every 5 years.

Words and terms which appear in the glossary in Appendix 1 are indicated by **blue text**.

¹ HM Government (2011) Localism Act 2011. Available online at www.legislation.gov.uk

2 AIMS AND OBJECTIVES OF THE PLAN

2.1 Aims and Objectives Introduction

2.1.1 In March 2015, a written statement to Parliament² identified a number of significant planning changes. Those most relevant to our Neighbourhood Plan are: the withdrawal of the standards for energy efficient buildings; the creation of optional Building Regulations on water and access, and the introduction of a new 'National Space Standard.' It also stated that Neighbourhood Plans cannot be used to apply the new national technical standards. Following the 2015 budget, the Government decided to end the 'Zero-Carbon Allowable Solutions Carbon-Offsetting Scheme', and to cancel plans for the proposed 2016 increase in onsite energy efficiency standards.³ We have amended much of this Plan accordingly but have retained our original objectives here.

2.1.2 We sympathise with developers who have been working towards the expected standards since 2006 and would like to encourage them to maintain their commitment to higher standard housing.

2.1.3 The Local Planning Authority (Taunton Deane) can require the optional new national technical standards through new Local Plan policies if they address a 'clearly evidenced need, and where their impact on viability has been considered'. We are dependent on them to deliver our hopes for a low-carbon and welcoming development.

2.2 What are the Community Aims?

2.2.1 This Neighbourhood Plan aims to guide the development of the Trull community during the period up to 2028. A parish-wide survey was completed in 2012, and this combined with frequent resident consultation has helped to shape many of our policies.⁴ The following aims reflect residents' aspirations taken from the results of the survey.

2.2.2 Members of the community have told us quite clearly that they want a distinct village in a rural setting. They want housing and services that cater for all stages of life. They also want to support employment in the Parish, not least by keeping a viable farming community. This vision could be our future and would also make an excellent blueprint for any large development in the Parish. We intend to work towards these aims by achieving the following three sets of objectives:

- Environment
- Community Development
- Employment

² Department for Communities and Local Government (2015) *Planning Update March 2015* (speech). Available from: www.gov.uk

³ HM Treasury (2015) *Fixing the Foundations: Creating a more prosperous nation*. Available from: www.gov.uk

⁴ Trull Neighbourhood Plan Group (2014) *Trull Neighbourhood Plan Residents' Questionnaire: Reporting Back on Your Views*. [Online] Available from: <https://trullneighbourhoodplangroup.files.wordpress.com/2014/06/tnpg-research-report-01-14-final-for-print-05-14.pdf>

2.3 Objectives for the Environment

2.3.1 The thread that links our objectives is the environment. We must achieve our aims without relinquishing our agricultural setting or the green wedges that help Taunton to 'breathe'. We feel privileged to share our land with a diversity of wildlife that depends on the green corridors that we protect. Our open spaces will be the key to encouraging people to live, work and invest in the Parish. We want to tell our grandchildren that we did what we could to minimise climate change and to cope with future adverse weather conditions.

2.3.2 The Plan includes policies to:

- develop a network of high-quality green spaces and other environmental features;
- create and safeguard places for outdoor relaxation, sport and play;
- plant and protect trees and hedgerows;
- protect our best habitats and everything that depends on them;
- designate Local Green Spaces;
- improve flood management, for the benefit of the Parish, Taunton and all areas in the Tone catchment; and
- support sustainable growth of the rural economy, and sustainable agriculture which will support the wider community.

2.4 Objectives for Community Development

2.4.1 Trull is a distinctive rural Parish in a rich agricultural landscape. We like our village of Trull and Staplehay and the small settlements and farmsteads that form the backdrop to our lives. They have grown slowly and comfortably to meet our changing needs. Development has to be 'in keeping' and it has to be 'green'. In line with the Core Strategy,⁵ we need to make sure that the people living and working in our village can access suitable and [affordable housing](#), a range of services, employment, and recreational and leisure facilities. We need better public transport and well-connected walking and cycling networks. We recognise the need for our local village to grow in order to maintain its vitality, but this must not be at the cost of losing the distinctive qualities that we value.

2.4.2 The Neighbourhood Plan will support provision for:

- sufficient sustainable high-quality and appropriate construction in Trull and Staplehay and the small settlements to meet the needs of local people, including [affordable housing](#);
- development that is appropriate in terms of scale, design, location and materials to contribute to a sense of place, character and good layout; and
- growth that delivers a high standard of amenity for all existing and future occupants, encouraging the retention and development of local services and community facilities.

⁵ Taunton Deane Borough Council (2012) Adopted Core Strategy 2011-2028. Available from: www.somersetwestandtaunton.gov.uk/media/1061/adopted-core-strategy-2011-2028.pdf

2.5 Objectives for Employment

2.5.1 The Core Strategy requires that employment must lead and not follow an increase in housing. Jobs are at its heart. Taunton Deane Borough Council (TDBC) originally forecasted an additional 16, 500 jobs in the area by 2026⁶, these would be 'better quality jobs' in a 'green economy'. This was subsequently amended to 11,000 jobs.⁷ Taunton's employment objectives will not be met without community support. TDBC require new sustainable employment sites to be developed within the [urban extensions](#) in parallel with residential development and with adjacent countryside maintained to preserve the natural capital.

- seek to designate additional land and approve new premises in appropriate locations;
- support the development of appropriate renewable energy sources;
- give proper consideration to maintaining the viability of the farming community;
- resist the 'change of use' of sites currently designated for employment purposes; and
- facilitate the development of an enterprise hub.

2.5.2 The Trull Neighbourhood Plan can help to deliver this 'green economy' by encouraging the growth of Taunton's knowledge-based employment by supporting the suppliers of services, skills and knowledge to the core sectors of education and health.

2.5.3 In order to create opportunities for new and existing businesses to contribute to employment growth, the policies and proposals of the Neighbourhood Plan will:

⁶ Taunton Deane Borough Council (2010) 'Grow and Green' A New Economic Development Strategy for Taunton Deane.

⁷ Roger Tym and Partners (2010) *Taunton Deane Economy Topic Paper*. Available from: www.somersetwestandtaunton.gov.uk/media/1413/taunton-deane-economy-topic-paper-final-report-2010.pdf

3 ABOUT OUR PARISH

3.1 The Parish

3.1.1 Trull Parish is an area of 1,039 hectares, lying in the Vale of Taunton Deane about two miles to the south and south west of the county town.⁸ Despite some intrusion from the M5 motorway to the south this remains a tranquil area.

3.1.2 Other than the village of Trull and Staplehay, the Taunton suburb of Killams in the far east and the hamlets of Canonsgrove, Cutsey, Daw's Green, Dipford, Kibbear and Sweethay, the Parish is almost all rural in aspect. It mainly consists of undulating farmland both pastoral and arable. This is divided into fields by traditional hedging often on low hedgebanks. To the eastern side of the parish lies the prominent spur of Cotlake Hill and to the west is the well-wooded skyline of Castleman's Hill (a hill fort). Between the two is Trull Ridge which divides the shallow valleys of the Sherford and Galmington Streams. These both run northward from the Blackdown Hills to the River Tone in Taunton. Trull Parish is bordered by the Parishes of Pitminster to the south, West Buckland to the west, Bradford-on-Tone and Bishop's Hull to the north-west, Comeytrowe to the north and the town of Taunton the north and north-east.

3.1.3 The course of the Sherford Stream is well-vegetated and provides a wildlife corridor, as well as much landscape value. The eastern fields are small to medium in size and largely bounded by native hedgerows. There are a number of prominent hedgerow trees and some distinctive in-field trees including the two oaks at Trull meadow, one of which is estimated to be 500 years old. Such trees are fundamental to the character of the area and would be highly sensitive to development.

3.1.4 To the west of Trull, the landscape is cut by the Galmington Stream. This has formed a strong valley landform with minor tributaries that create a gently undulating terrain. The field system is defined by ancient enclosed land, some pre-17th century. The land-use pattern is of mixed arable and pasture in small to medium-sized fields bounded by native hedgerows. The stream, the hedgerows, the hamlets and traditional building character evoke a strong sense of place. The area is bounded by a ridge of higher land, a [Special Landscape Feature](#), which extends from the Blackdown Hills [Area of Outstanding Natural Beauty \(AONB\)](#) through Lipe Hill and Castleman's Hill to Stonegallows Hill.

3.1.5 Towards Comeytrowe, the landform changes to the gentle slopes of the Galmington valley. There are views of and connections with the urban area of Taunton. The landscape is largely arable with medium to large fields which are irregular in shape with less-managed hedgerows. A small flat-topped hill at Hillbrook forms a local feature.

⁸ Taunton Deane Borough Council (2005) Landscape and Character Assessment of Taunton's Rural-Urban Fringe. Available from: www.somersetwestandtaunton.gov.uk/media/1348/landscape-character-assessment-of-tauntons-rural-urban-fringe-december-2005.pdf

3.1.6 Trull and Staplehay have a linear settlement pattern along the ridge-top that separates the Galmington Stream from the Sherford Stream. The ridgeline itself is either open or tree-lined and is visible from the landscape beyond. The western edge of Trull and Staplehay is determined by the ridgeline that marks the top of the Galmington Stream valley. The majority of the eastern village edge is defined by low-rise, low to medium density residential properties set amongst trees. Trull Green and its black poplars play an important visual role in the northern approach to Trull and Staplehay.

3.1.7 Trull was first identified as a Parish in 1534. It benefits from a [Conservation Area](#), several large, architecturally distinguished houses and a number of historically interesting farmhouses. With the advent of the railway to Taunton in 1842, the settlement grew from a couple of dozen houses to a village with a number of shops. The four large Victorian terraces in Wild Oak Lane and Church Road were built from local brick. Trull grew considerably in the latter part of the twentieth century, but retained at its centre the medieval Church and core of the earlier village settlement. Newer properties have been added over time and the village now contains a mix from the very old to the more modern. In general, though not exclusively, newer houses have taken into account the existing ambience of the village and the overall character in 2014 is largely one of architectural harmony. The most substantial recent development has been the 46 units of supported-housing for older people at Gatchell Oaks. There is also a development of 30 properties in progress at Amberd Lane.

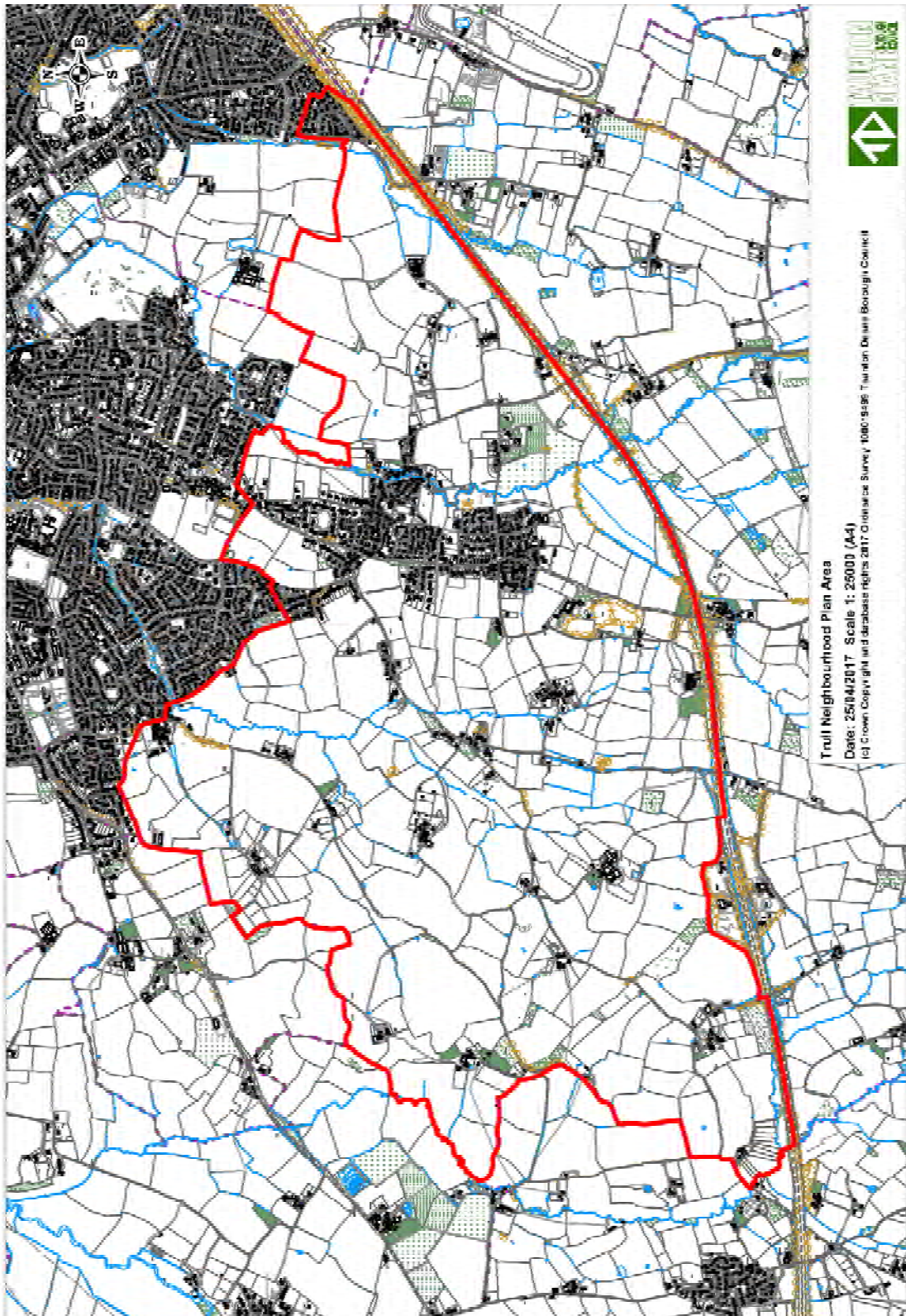
3.1.8 Many of the buildings in the Parish are distinctive and give the Parish a pronounced identity. More than 40 buildings and features are 'listed', including Chilliswood and Hamwood Farmhouses (both Grade 2*), Chantry Cottage, Gatchell Cottage, Gatchell Spinney, Trull Green Farm, Thatched Cottage and King's Gatchell. The thirteenth-century All Saints Church is Listed Grade 1. Unlisted buildings also contribute to the Parish's distinctiveness: Fairlawn and the modernist Trull Garage on the Honiton Road provide the setting for Trull Green and the entry to the village. Poundisford Park (a [Registered Park and Garden](#)) lies to the south.

3.1.9 Outside the village settlement and the Killams development, properties consist principally of scattered farm and cottage dwellings and barns. Many buildings are of traditional style with building materials including roughcast render and chert with clay tiles. Most of these pre-date the twentieth century and very little new development has occurred other than barn conversions. A recent addition has been the 11 [affordable housing](#) units at Dipford Orchard.

The Parish is covered by National Character Area No. 146 Vale of Taunton and Quantock Fringes.⁹

⁹ Natural England (2014) *NCA Profile: 146. Vale of Taunton and Quantock Fringes (NE550)*. [Online] Available from: <http://publications.naturalengland.org.uk/publication/6601735426539520>

MAP OF THE NEIGHBOURHOOD AREA



4 SUSTAINABLE DEVELOPMENT POLICY

4.1 Sustainable Development

4.1.1 The word ‘development’ in the context of the Neighbourhood Development Plan covers a range of land uses. Whilst it is mainly about things that are ‘built’ it also applies to: facilities for dealing with waste (including sewage), the establishment of a footpath, flood management works or dividing a house into flats. It even includes some demolition. Most forms of development require planning permission.

4.1.2 The NPPF introduced ‘*a presumption in favour of sustainable development*’ (para. 14). Our Plan must reflect this. Sustainable development is described as having three dimensions: economic, social and environmental. We must not affect the ability of future generations to live their lives. One view of social sustainability might be health, happiness, good relationships, strong communities, confidence about the future and a sense of meaning and purpose.¹⁰ This Plan recognises the importance of the local view, and supports social and economic development that does not result in the unsustainable depletion of resources and any unacceptable environmental impact. It will encourage and support steadily improving resource efficiency. It must strengthen the way we adapt to and cope with environmental and other changes.

4.1.3 The NPPF says that ‘*to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system*’ (para. 8).

4.1.4 A ‘Design and Access Statement’ is required by national legislation for major and certain other developments. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Applicants need to understand and take into account the physical, economic, policy and social context relevant of their chosen site.

4.1.5 A Design and Access Statement must cover broad issues:

- Site and context appraisal
- Design principles
- The design
- Access and inclusive design
- Community safety
- Environmental design

4.1.6 To make a place ‘sustainable’ requires forward-planning and thought. We want evidence that the applicant has considered the options as often small and cost-free choices make a big difference. For smaller applications which do not require a Design and Access Statement, a [Sustainability Statement](#) proportional to the size and significance of the development will be valuable.

¹⁰ Jackson, T. (2012) Prosperity without growth. In Hinterberger, F., Freytag, E., Pirgmaier, E. and Schuster, M. (Eds): *Growth in transition*. pp. 62-65. Abington/New York: Earthscan/Routledge.

4.1.7 It is helpful for applicants to consider the 9 measures of sustainable design:¹¹

- energy/CO2
- water
- materials
- surface water runoff (flooding and flood prevention)
- waste
- pollution
- health and well-being
- management
- ecology

4.1.8 In their **Sustainability Statement**, applicants should set out how they have considered these issues in drawing up their application. This will be brief, but will be a prompt to make the small changes that can make a big difference. For example, the answer to energy/CO2 might be photovoltaic panels, permeable paving and a water butt.

4.1.9 **BREEAM Communities**¹² is a way to 'improve, measure and certify the social, environmental and economic sustainability of large-scale development plans by integrating sustainable design into the **masterplanning** process.' It is suitable for developments which are likely to have significant impacts on existing communities, infrastructure or the provision of local services.

POLICY S1 Sustainability Statement

Where the size, scale and nature of an application does not require a Design and Access Statement, applications are encouraged to include a proportionate Sustainability Statement to show that sustainability issues have been considered.

¹¹ Department for Communities and Local Government (2008) *Code for Sustainable Homes*. [Online] Available from: <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes>

¹² Building Research Establishment (BRE) (2014) *BREEAM Communities technical manual*. [Online] Available from: <http://www.breeam.org/communitiesmanual/>

5 NATURAL ENVIRONMENT

5.1 Natural Environment

5.1.1 The natural environment is at the heart of the Trull community. Protection of green space had amongst the highest support in our survey with 95% of respondents supporting the provision of wildlife corridors. Our surroundings give us meaning and a sense of place which must be respected. For the community to accept the changes that development will bring, any loss of much loved countryside must ideally be avoided and where that is not possible must be balanced by the founding of new networks and well-designed green spaces. New development must protect the quality of the environment and create new environmental assets which benefits people and wildlife. Our most valued spaces, places and landscapes exist because previous generations have seen fit to preserve them. We need to safeguard our woods, stream valleys, pastures, meadows, hedgerows, ponds and ditches. We have a duty of care.

5.1.2 New development creates an opportunity to improve existing green infrastructure such as landscapes, habitats and recreational green spaces. The Parish includes 'Woodland Pasture', 'Traditional Orchards' and 'Deciduous Woodland', which are all listed as 'Priority Habitats' in the UK Biodiversity Action Plan¹³ and in more recent documents.¹⁴



5.1.3 Policy CP8 of the Core Strategy will 'protect habitats and species, including those listed in UK and Local Biodiversity Action Plans, and conserve and expand the biodiversity of the Plan Area.' The Taunton Deane Local Biodiversity Action Plan¹⁵ reviews the biodiversity resource within the district and identifies priority actions to conserve local biodiversity.

5.1.4 The policies of the Plan are designed to protect and enhance our local biodiversity. The Government acknowledges that: 'in England, much of our biodiversity, including many of our birds, butterflies and plants, is declining. Our wildlife areas are too disjointed and fragmented.'¹⁶

¹³ Department of Environment (1994) *Biodiversity The UK Action Plan*. [Online] Available from: http://jncc.defra.gov.uk/PDF/UKBAP_Action-Plan-1994.pdf

¹⁴ Biodiversity Reporting and Information Group (2007) *Report on the Species and Habitat Review*. [Online] Available from: http://jncc.defra.gov.uk/pdf/UKBAP_Species-HabitatsReview-2007.pdf

¹⁵ Taunton Deane Borough Council (2008) *Taunton Deane Local Biodiversity Action Plan*.

¹⁶ Department for Environment, Food and Rural Affairs (2014) *Protecting Biodiversity and Ecosystems at Home and Abroad*. [Online] Available from: <https://www.gov.uk/government/policies/protecting-biodiversity-and-ecosystems-at-home-and-abroad>

5.1.5 All green infrastructure should be designed to be high quality in terms of appearance, access and habitat provision as appropriate.

5.1.6 Best practice standards should be used in the design and enhancement of sites including:

- The Green Flag Standard (for public access);¹⁷
- Biodiversity by Design (Town and Country Planning Association);¹⁸ and
- Green Infrastructure Guidance (Natural England).¹⁹

5.1.7 The Somerset Wildlife Trust is running a project called 'Routes to the River Tone' as part of Taunton Living Landscape.

5.1.8 This aims to engage local people with the wildlife on their doorstep and, with their help, to improve the town's green spaces and waterways, protecting rare species like the water vole and four species of bat including brown long-eared and lesser horseshoe bats. We will support the Trust in its work with local people to improve wildlife habitats along the River Tone, its tributaries and the associated green spaces.



¹⁷ Department for Communities and Local Government (2006) *Raising the Standard. The Green Flag Award Guidance Manual*. Available from: www.greenflagaward.org.uk

¹⁸ Town and Country Planning Association (2004) *Biodiversity by Design*. Available from: www.tcpa.org.uk

¹⁹ Natural England (2009) *Natural England's Green Infrastructure Guidance (NE176)*. [Online] Available from: <http://publications.naturalengland.org.uk/publication/35033> 22 Somerset Wildlife Trust (2014) *Taunton Living Landscape*. [Online] Available from: http://www.somersetwildlife.org/taunton_living_landscape.html

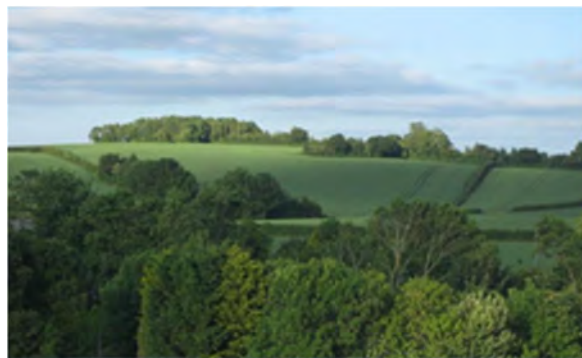
5.2 Management of Green Spaces

- 5.2.1 Traditional farming distinguishes our Parish from communities closer to the centre of Taunton. The landscape has been created by farming traditions but farming methods are changing. There is no longer the labour available to do the hedge cutting or ditch cleaning or to manage the woodlands or rebuild stone walls.
- 5.2.2 The Parish Council wishes to ensure that development in the Parish is integrated into its landscape setting. This is a relatively ‘fine-grained’ landscape; this grain reflects the land’s history and supports the biodiversity. Ancient boundaries should be retained to keep the landscape alive. It is considered that the inherent landscape assets can be used and integrated within the open space infrastructure to help form and guide development and there is potential for development to respect and follow the existing topography and use significant landscape features as focal points.
- 5.2.3 The area of the proposed **Urban Extension** supports a strong, consistent, small-to medium-scale field pattern of mixed arable land and pasture bounded by a strong network of often banked native hedgerows. The *Low Vale* has a mixed agricultural land-use system; near Trull and Staplehay this is mainly dairying, stock rearing and cereals. There is a strong hedgerow network, with striking hedgerow trees, defining a field system of ancient enclosure. *The Blackdown Fringes* are characterised by small-to medium-sized fields, irregular in shape and primarily given over to stock rearing and dairying, interspersed by some areas of arable cropping. The fields are of ancient enclosure (pre-17th century) with some modifications between the 17th and 19th centuries.
- 5.2.4 The local soils have upper fine loamy or fine silty horizons over a slowly permeable clay horizon which restricts water movement. They are of moderate to high fertility and support arable farming, plus a wide range of pasture and woodland types, but the impeded drainage is significant.
- 5.2.5 NPPF (para. 109) requires the planning system to protect and enhance soils; and (para. 112) suggests that ‘*Local Planning Authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*’ Trull community largely sees itself as rural and supportive of farming and wishes to see the residual areas for agriculture thrive. Good quality soils are essential for a thriving farming sector and a sustainable food supply. None of the land identified for development is Grade 1 land, and the areas of the better soils reflect where the streams have cut to lower strata, areas that will be more likely to flood and which we expect to see protected for environmental reasons. Where there are choices, and subject to environmental considerations, we expect development to be diverted to land with lower grade soils. We wish to ensure appropriate consideration is given to the protection of good quality agricultural soils from development.

5.2.6 In the area of development, the management of the impact of construction and development on soils' essential functions, like absorbing rainwater, is vital. Good quality soils in urban areas are vital in supporting ecosystems, facilitating drainage and providing urban green spaces for communities. We wish to encourage better management of soils through all stages of construction, and recommend that developers follow the *Code of Practice for the Sustainable Use of Soils on Construction Sites*.²⁰

5.2.7 Trull Parish Council is interested in taking on a management role, most specifically but not exclusively, for the green space, between the [Urban Extension](#) and the existing village of Trull. If such green spaces were donated to the Parish with appropriate funding, the Parish Council would consider maintaining the land, in good agricultural and environmental condition. Areas of land capable of agricultural management would be let with associated obligations for habitat management.

5.2.8 Trull Parish is known to support populations of bats, dormice, crested newts, water voles and other species which are [European Protected Species](#). [Environmental Impact Assessments](#) for recent planning applications have shown their variety and numbers. If an application is likely to have an impact on a [European Protected Species](#), the Local Planning Authority (and [Licensing Authority](#)) must consider the essential tests, the first of which is that there is no satisfactory alternative to the development.



5.2.9 Planning Practice Guidance²¹ explains that the statutory basis for planning is to seek to minimise impacts on biodiversity and provide net gains in biodiversity. There should be net gains for nature. Neighbourhood Plans should consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area. The Parish Council notes that, whilst this will apply to all development, the [Urban Extension](#) provides the developers with tremendous opportunities for wildlife enhancement. The Parish Council supports extensive, rather than intensive, land-use, with the planting of woodland, shelter belts and hedgerows and the establishment of farm ponds and wetlands.

5.2.10 The Parish Council would like to see every application regardless of the size of development we expect that every application from a garden shed upwards, seek to help our local environment with a green-roof, bat box, solar panel or wild flower patch.

²⁰ Department for Environment, Food and Rural Affairs (2009) *Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*. Available from: www.gov.uk

²¹ Department for Communities and Local Government (2014) *Planning Practice Guidance: Biodiversity, ecosystems and green infrastructure*. [Online] Available from: <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/>

5.3 Local Green Space

5.3.1 The NPPF (para. 76) says ‘local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.’

5.3.2 The criteria for designating Local Green Space are set out in the NPPF, para. 77.

5.3.3 Further advice, of which extracts below, has been taken from Planning Practice Guidance:²²

- *designation does not in itself confer any rights of public access over what exists at present;*
- *the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space;*
- *landowners will have opportunities to make representations in respect of proposals in a draft plan;*
- *designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners; and*
- *management of land designated as Local Green Space will remain the responsibility of its owner.’*
- *‘designating any Local Green Space will need to be consistent with local planning for sustainable development in the area - the Local Green Space designation should not be used in a way that undermines this aim of plan making*
- *Local Green Space designation will rarely be appropriate where the land has planning permission for development;*
- *new residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance;*



²² Department for Communities and Local Government (2014) *Planning Practice Guidance: Open space, sports and recreational facilities, public rights of way and local green space*. Available from: www.gov.uk

5.3.4 Following consultation, the following sites were identified which meet the criteria for Local Green Space:

- Trull Meadow: water meadow of several small fields enclosed with hedges and fences, close to the village centre, bounded on the east by the Sherford Stream, on the west by Wild Oak Lane, to the south by the parish allotments, and to the north by the houses of Queens Drive. A well-used public footpath with disabled access runs diagonally across it. Much used by dog-walkers and recreational walkers, it is particularly valued as a pedestrian off-road route to Taunton. It was where the parliamentary army camped overnight on its way to relieving the siege of Taunton during the Civil War. It was bought some years ago by Queen's College for playing fields, but has never been used for that purpose.
- Cotlake Hill: a low (73 m.) but prominent feature to the east of the village centre, with a dramatic view over the Vale of Taunton Deane to the Quantock and Brendon Hills and North Hill above Minehead. Crowned by a copse, but otherwise farmed, it is protected as part of the Vivary Green Wedge. The East Deane Way, a way-marked trail, runs north to south over the summit, and is used by local people wishing to walk off-road to Taunton town centre. A large number of prehistoric axeheads have been found there²³. It is a popular venue for tobogganing in snowy conditions.
- King George V Playing Fields: recently enlarged and enhanced, with a new spacious sports pavilion, these were originally acquired by Trull Parish Council in the 1950s with a grant from the King George V Memorial Fund. They are widely used for play, recreation and leisure, including a local Saturday morning football club for youngsters of primary school age. Dogs are only permitted if they remain on a lead. The boundaries have been planted over the years with daffodils.
- The Weir / Monkey Island: the Weir was originally created to divert water from Sherford Stream along the mill leat to Haygrove Mill – the quantity is controlled by a sluice gate. It has needed extensive repairs from time to time, most recently several years ago when part of the footway over it collapsed. Somerset County Council as the Rights of Way authority provided a new bridge below the weir, on the footpath between the playing fields and Amberd Lane, which was improved by the Parish Council to disabled standards as its Millennium project. Monkey Island is a natural feature just below the weir, and has always been a popular play venue with local youngsters. The mill leat has been restored in recent years by a local residents' group.

²³ Somerset County Council [Website] *Somerset Historic Environment Record*. Available from: http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=1&cad=rja&uact=8&ved=0CCIQFjAAahUKewiZsf7Htd_GAhVH7RQKHWTiAPQ&url=http%3A%2F%2Fwebapp1.somers-et.gov.uk%2Fher&ei=M4SnVdnLMcfaUTEg6AP&usg=AFQjCNF5SP rZmOwxYEzqptGfIEgW6rT45g&bvm=bv.97949915,d.d24

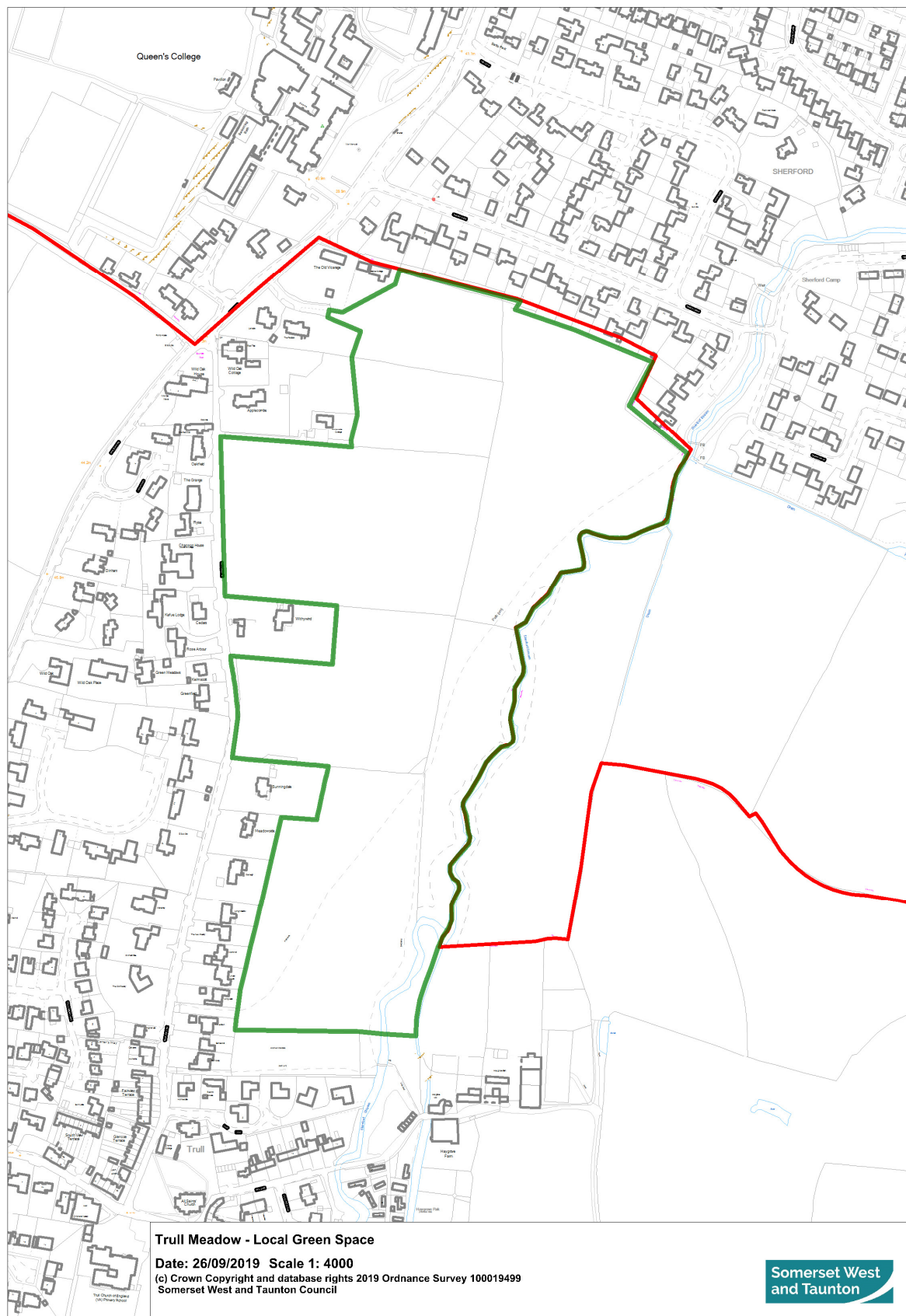
- **Three Bridges & Sherford Stream:** Three Bridges, on the stream to the south of the village, is where the East Deane Way crosses the Poundisford Park Pale, a protected medieval feature of a bank and double hedge built by the Bishop of Winchester around his Deer Park. The Stream, which rises in the Blackdown Hills [AONB](#), flows north to the east of the village. It last flooded in the summer of 1968, when the Winchester Arms and adjacent cottages were under several feet of water, and the local dairy farmer had to be rescued when he attempted to pull out a caravan from the flood water with his tractor and was himself swept in. Dippers and kingfishers have been seen on the Stream near Three Bridges.
- **Trull Tennis Club:** this set of floodlit hard courts and a pavilion off Sweethay Lane, close to Staplehay Cross, were originally created in the late 1940s, when Trull Sports Club was dissolved and the separate sports went their own way. A footpath runs along its eastern boundary.
- **Trull Green:** this is the only registered Common Land in the parish, and lies beside the Honiton Road opposite Trull Garage – the annual Guy Fawkes bonfire on the Green had to cease when the petrol pumps were installed in 1936! The grassed triangle is fringed to the west by pollarded black poplars. It is the remnant of a more extensive village green which once stretched to the Dipford Road, with orchards on either side.
- **Trull Cricket Field:** this has been the home of Trull Cricket Club since the end of the First World War, when Arthur Newton, a famous amateur Somerset County player, moved into Dipford House. He allowed the Club to use the adjacent field rent-free, and became its President. It has the reputation of being a very good quality square; and being slightly elevated has superb views to the surrounding hills.

POLICY: E1 Local Green Space

The sites listed below and shown on the plans following this Policy comprise of Local Green Space, where development is ruled out, other than in very special circumstances:

- Trull Meadow;
- Cotlake Hill and Drove;
- King George V Playing Fields (KGV) and adjoining playing field;
- The Weir and Monkey Island;
- Sherford Stream and Three Bridges;
- Trull Tennis Club;
- Trull Green;
- Trull Cricket Field.

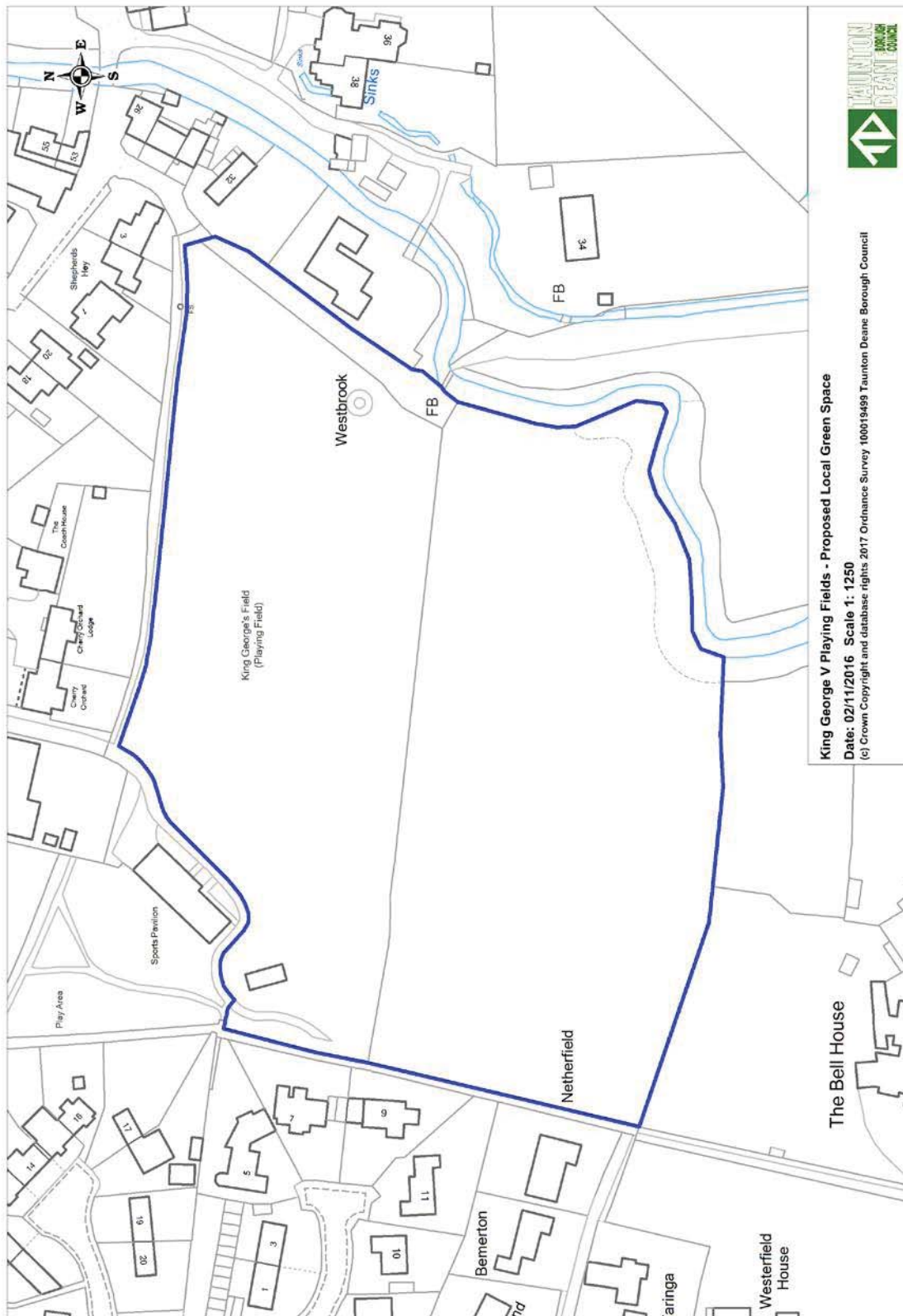
MAP OF LOCAL GREEN SPACE TRULL MEADOW



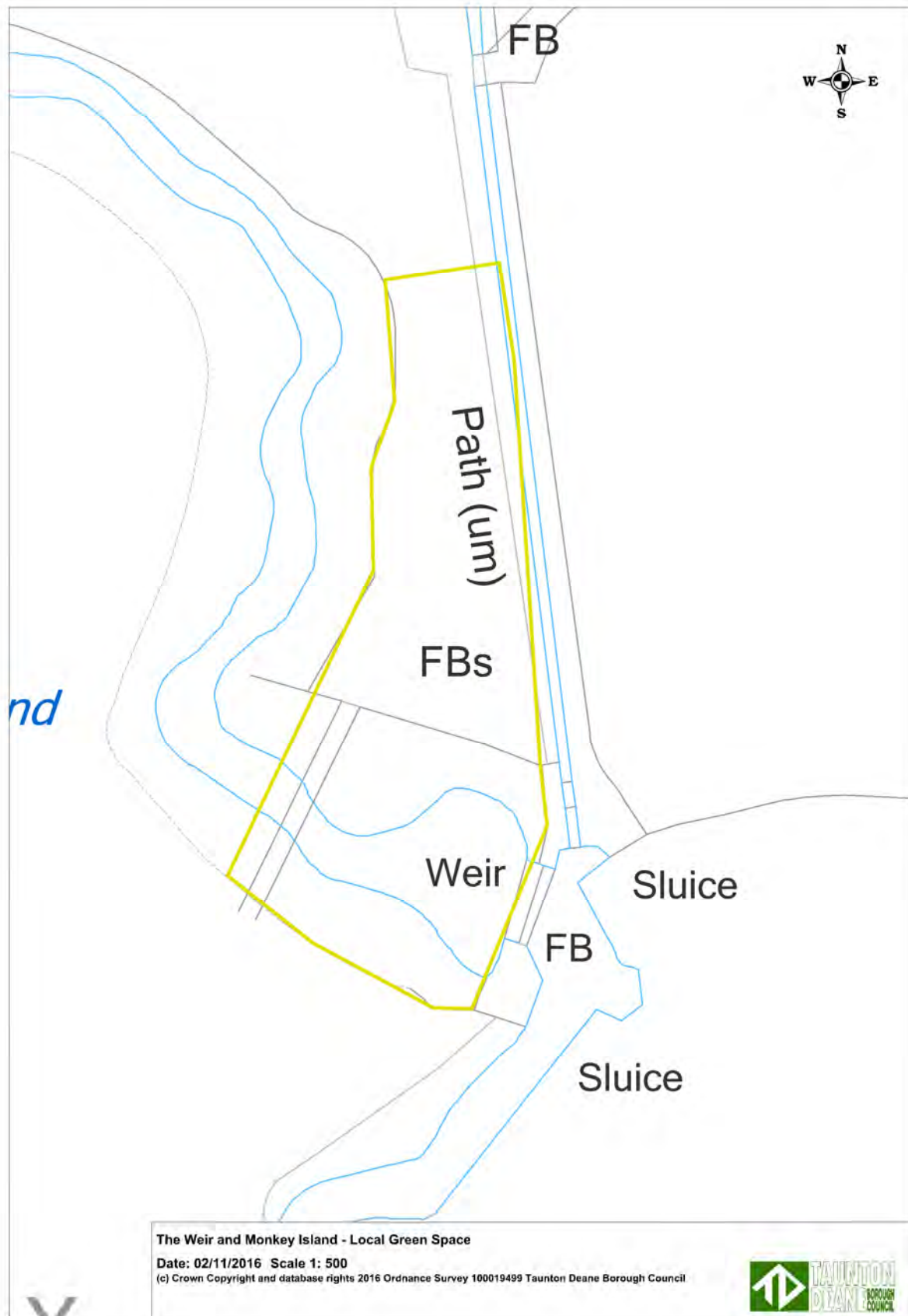
MAP OF LOCAL GREEN SPACE – COTLAKE HILL AND DROVE



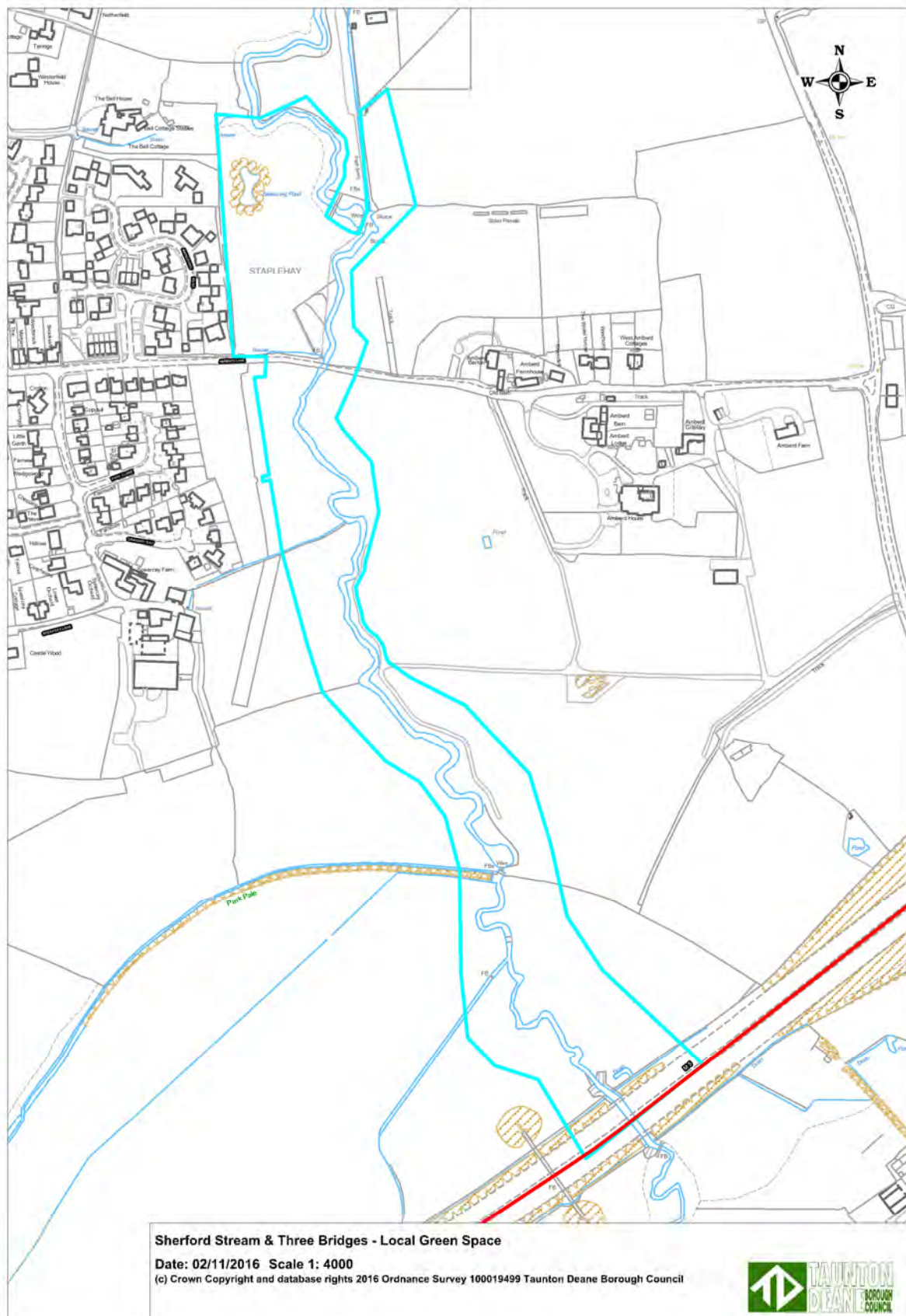
MAP OF LOCAL GREEN SPACE – KGV, ADJACENT PLAYING FIELDS



MAP OF LOCAL GREEN SPACE – THE WEIR AND MONKEY ISLAND



MAP OF LOCAL GREEN SPACE – SHERFORD STREAM, 3 BRIDGES



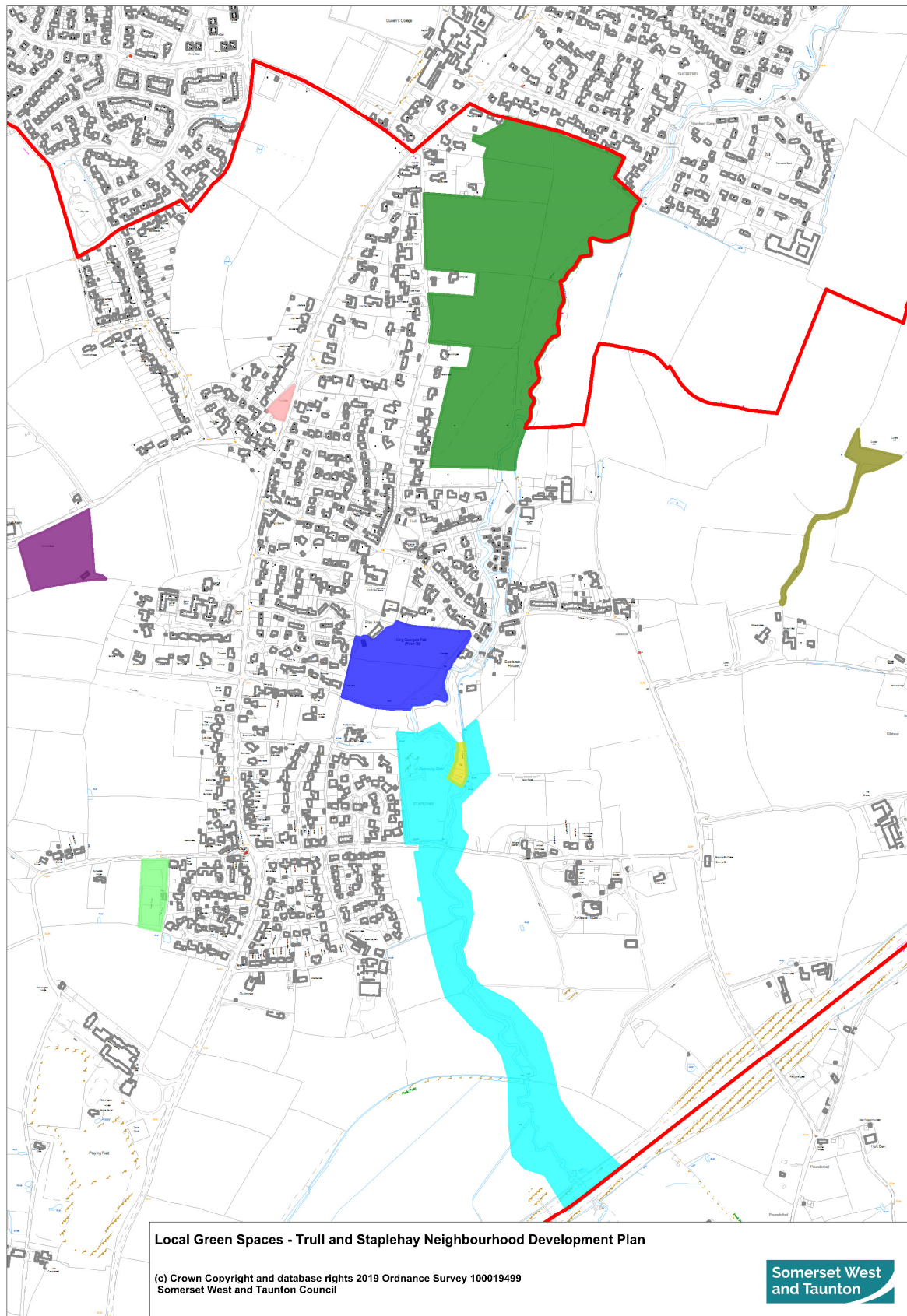
MAP OF LOCAL GREEN SPACE – TRULL TENNIS CLUB



MAP OF LOCAL GREEN SPACE – TRULL GREEN



MAP OF LOCAL GREEN SPACES



5.4 Woodland, Trees and Hedgerows

- 5.4.1 Somerset plans to increase its woodland cover in line with Somerset Woodland Strategy 2010 from the current coverage of 7.62% to 8.7%.²⁴ With its agricultural hinterland and substantial loss of orchards Trull does not benefit from extensive woodland. The proposals for new development shift the balance away from agriculture and towards habitat creation, public access and increased biodiversity. Native broadleaved woodland with its high wildlife value makes it ideal. Small-scale woodlands and copses will help to provide the appearance of a wooded landscape whilst retaining the historic field-pattern of the Parish. Individual trees have important benefits for developed areas, relating to public health, biodiversity and culture and heritage. The Parish would like to see an increase of at least 10 ha (1% of the Parish) of new broadleaf woodland planting over the next ten years.
- 5.4.2 A characteristic of Trull which is loved by the community is the frequency of trees in gardens and open space. To ensure the Parish retains its character, new planting is required to replace trees lost through age, disease or development. Tree planting in a garden can make an appreciable difference to the appearance of the area but opportunities will also arise for planting within other green spaces in the villages, and in [Public Open Space](#) where larger trees may well be appropriate. Specimen trees, such the veteran trees surrounding Dipford are a feature of the Trull landscape.
- 5.4.3 There is a significant area of trees with the [Tree Preservation Order](#) designation surrounding Gatchell Cottage and Gatchell Spinney, bordering Honiton Road at Trull. The trees include a range of species such as oak, ash, chestnut, holly, beech and yew; some have suffered recent storm damage but are required to be replanted. The rare black poplars of Trull Green and elsewhere in the Parish need to be safeguarded and have planned replacement. Church Road has lost the poplars at the Memorial Hall and Sweethay Lane has seen the felling of the dramatic tall poplars that dominated the landscape; their loss only emphasises the importance of retaining trees in the landscape.
- 5.4.5 The Hedgerow Regulations 1997 define ‘important’ hedgerows which are protected from removal (up-rooting or otherwise destroying).²⁵ Various criteria specified in the Regulations are used to identify ‘important’ hedgerows for wildlife, landscape or historical reasons. Hedgerows outside these criteria are also valued in Trull; they might not be ‘important’, but they matter. They are the stitching to our patchwork, and when they are lost, a part of the landscape’s integrity is lost.

²⁴ Somerset County Council (2010) *A Woodland Strategy for Somerset 2010*. Available from: www.somerset.gov.uk

²⁵ Department of Environment (1997) *The Hedgerows Regulations 1997*. [Online] Available from: <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

5.4.6 The Core Strategy says ‘*hedgerows are a particularly important part of the pastoral landscape,*’ and it is hard to overestimate their importance not just within our rural landscape but in defining the pattern of future development and maintaining the bones of our cultural heritage. Hedgerows are hugely important; critical to the existence of numerous plants and animals and providing connections. They tell the story of the countryside and farming traditions over many centuries. This significance is reflected in the Biodiversity Strategy for England.²⁶

5.4.7 The gradual move to larger arable fields has caused significant hedgerow loss. The year 2014 saw considerable loss of hedgerows in the Parish with the removal of the hedgerow running alongside the development at Amberd Lane and a further 100m of hedgerow replaced with fencing on the opposite side of the road

5.4.8 The hedgerows in the Vivary **Green Wedge** are predominantly elm, hazel, hawthorn and holly. Those in the Galmington Stream area are mainly comprised of elm suckers, but hazel, hawthorn, blackthorn and holly. Mature hedgerow trees, typically oak or ash, punctuate the hedgerow lines and form distinctive landscape features. Towards the north, hedgerows have become thin and fields have been subdivided by wire fences. Whilst there is no significant woodland cover, the wooded bank of the Galmington Stream is a valuable landscape resource.

5.4.9 The Department for Environment, Food and Rural Affairs has stated²⁷:
‘Hedgerows are a very important feature within the English countryside. Their contribution, by area, to biodiversity in the landscape is far greater than even the most biodiversity rich habitats. For this reason they cannot simply be treated as another habitat. If a development results in the loss of hedgerows, that loss will need to be offset with like for like habitat – i.e. an offset that involves hedgerows. Requirements relating to hedgerows will be measured in metres, rather than biodiversity units.’ For an offset project, the Parish Council considers that only recreation (in effect planting new hedges) is appropriate. As with other habitats, the use of the Higher Level Stewardship: Farm Environment Plan (FEP)²⁸ is recommended to assess the quality of hedgerows lost. The condition of the hedgerow lost will affect the offset requirement.

POLICY E2: Woodland, Trees and Hedgerows

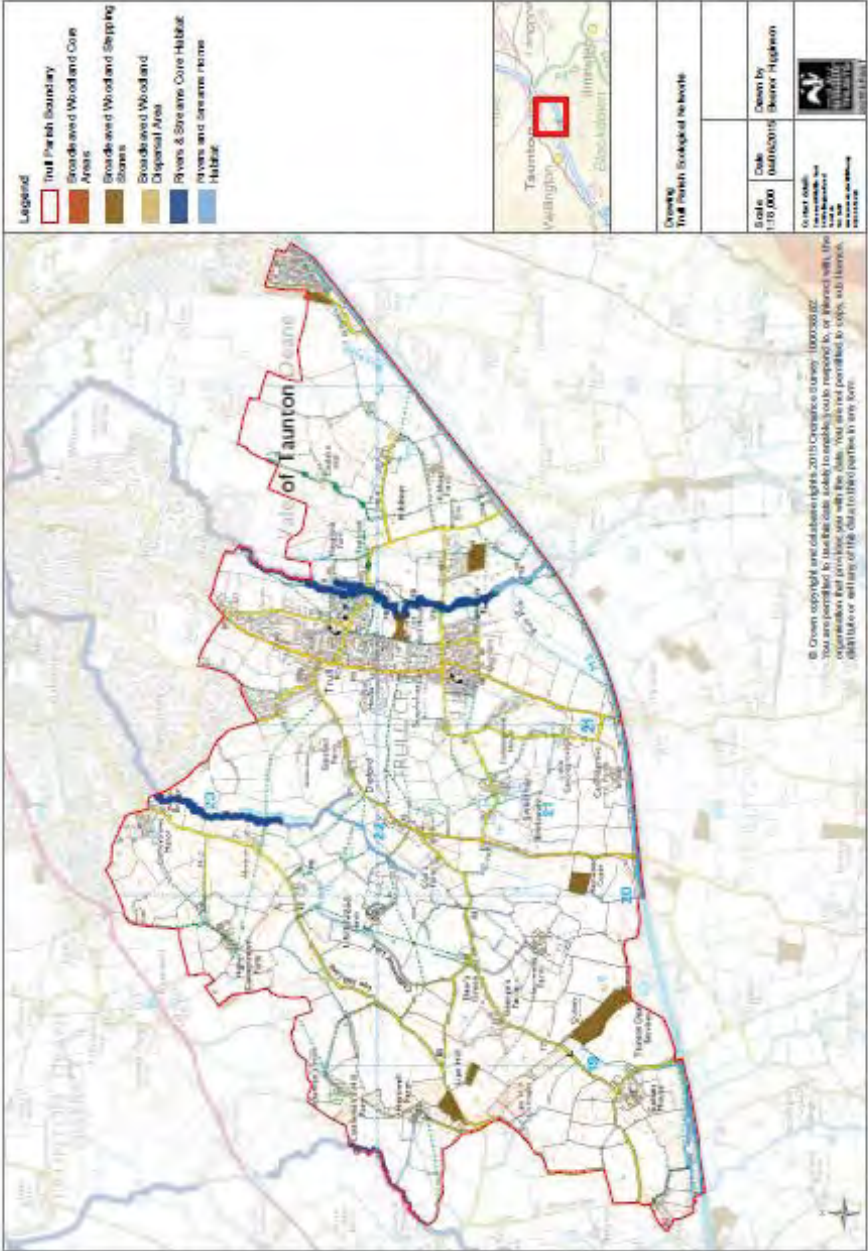
The planting, management and provision of new broadleaf woodland will be supported, especially where this links to existing wildlife corridors, such as hedgerows and other woodland. The conservation and/or enhancement of hedgerows will be supported.

²⁶ Department for Environment, Food and Rural Affairs (2011) *Biodiversity 2020: A strategy for England’s wildlife and ecosystem services*. [Online] Available from: <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

²⁷ Department for Environment, Food and Rural Affairs (2012) *Biodiversity Offsetting Pilots: Guidance for Developers*. Available from: www.gov.uk

²⁸ Rural Development Service (2005) *Higher Level Stewardship: Farm Environment Plan (FEP)*. [Online] Available from: <http://adlib.eversite.co.uk/resources/000/251/202/PB10383.pdf>

MAP OF ECOLOGICAL NETWORKS



5.5 Heritage Assets

- 5.5.1 The importance of Trull's history is recognised by residents. Not on the world stage, but reflecting a disappearing rural past and, for many residents, personal histories. There is a desire that, where possible, the story of Trull is sustained. Not only are there social and cultural benefits, but also economic benefits and the history determines the character, and that is valued widely by visitors and potentially will be by our new community too.
- 5.5.2 We want to put our historic assets, at any scale from artefact to landscape, to good use, and to recognise that they are enjoyed and valued for reasons beyond mere utility.
- 5.5.3 The Core Strategy seeks to protect, conserve or enhance the interests of natural and historic assets. NPPF (paras 126-141) sets out the significance of heritage assets and the protection that should be given. Working within NPPF guidance, wherever possible there should be an emphasis on enhancing the asset, maintaining the continuity that gives people a sense of their time and their place. The National Heritage List for England²⁹ is the official and up-to-date database of all nationally designated [Heritage Assets](#), including [Listed Buildings and Registered Parks and Gardens](#).
- 5.5.4 The recently re-evaluated Trull [Conservation Area](#)³⁰ links three main areas: Gatchell House; Trull Green; and an area in the vicinity of All Saints Church. The [Conservation Area](#) contains several [listed buildings](#) (both Grade 1 and Grade 2). The west and south boundaries of the area are defined by the inclusion of a protected tree belt to the west of Honiton Road, Gatchell House with its associated outbuildings, tennis courts and walled garden. There are also some key views to local landmarks within the Trull Village [Conservation Area](#). It is protected by national policy and its integrity must be ensured. Pevsner was particularly keen on the church tower.³¹
- 5.5.5 The environmental element of sustainable development (NPPF, para. 7) incorporates '*contributing to protecting and enhancing our...historic environment...*' Value may derive not only from its physical presence but also from its setting. Harm to [Conservation Areas](#) can be caused by development within their boundary or within their setting, with or without demolition being involved.
- 5.5.7 It is important to Trull to note that deliberate neglect should not be taken into account in any decision. Whilst all grades of harm can be justified on the grounds of public benefits, 'great weight' is to be given to conservation (NPPF, para. 132, 133 and 134). A consideration is whether the public benefits may be achieved with less or no harm by alternative design or location.

²⁹ Historic England [Website] *The National Heritage List for England*. [Online] Available from: <http://www.historicengland.org.uk/listing/the-list>

³⁰ Urban Initiatives (2010) *Taunton Urban Extensions Study. Baseline Report*

³¹ Nikolaus Pevsner, author of architectural guides of the areas of England

5.5.8 The NPPF specifically identifies [listed buildings](#), and [Registered Parks and Gardens](#). Poundisford Park must be included in Trull's care. There are other [Listed Buildings](#) throughout Trull Parish, most of which are loved and lived in, but there are exceptions, and there we wish to see buildings put to viable uses consistent with their conservation.

5.5.9 [Heritage Assets](#) will be protected in line with National Policy. The national test of Substantial Harm is a high one and not one we expect to find justified in the current context. Where Substantial Harm is possible, Trull Parish will wish to consider whether the public benefits might not be achieved by other means, and whether the Parish itself might support alternative uses, where appropriate. Subject to support from the community, the Parish will consider listing such Assets as of value to the community and, where the test of Substantial Harm arises, will seek to trigger a six month 'window of opportunity' under the [Community Right to Bid](#) initiative.

5.5.10 The next step is for new development to make a positive contribution to local character and distinctiveness. It must take every opportunity to draw on the historic environment. Applications must describe the significance of any [heritage assets](#) affected, including their setting. This might simply be a desk study or, for archaeological remains, a field study. Trull has been settled since before the Bronze Age and we wish to honour this.

6 FLOOD MANAGEMENT

6.1 Reducing Flood Risk

6.1.1 Built development creates hard surfaces from which rainwater runs off more quickly than from greenfield land. This can lead to flooding and pollution which damages wildlife and habitats. With a changing climate and more intense storms, it is important that new developments plan to deal with surface water runoff.

Development must not increase the risk of flooding for other people. Raising land to lift sites clear of flood problems is not the answer. Such action could adversely affect water management in the wider Tone catchment and increase the flood risk to others.

6.1.2 The catchment of the River Tone, which includes the Sherford Stream and Galmington Stream, is particularly sensitive to surface water flows. The headwaters of those watercourses in the Blackdown Hills are steep, with fast response to rainfall. When flow from the two streams is blocked by high levels on the River Tone, the lower, flatter areas flood. Vivary Park is part of the flood plain, Tangier and properties on the lower reaches of the Galmington and Sherford streams are at high risk. Recorded flooding is caused by a variety of mechanisms including field runoff and surface water problems as well as high tributary flood levels.



6.1.3 Policy CP8 of the Core Strategy and the Infrastructure Delivery Plan³² reflect the objective to reduce flood risk in Taunton through new development. Recent flooding on the Somerset Levels has demonstrated the necessity of attenuating water flows in the higher levels of the catchment. This might mean designing the site so that the rate of runoff is lower than it was before the development took place. The Environment Agency³³ currently requires that runoff from any new development in the Tone Catchment area during a critical duration 1 in 100-year plus climate change rainfall event should not exceed 2 litres/second/hectare. This is a relatively stringent criterion, but clearly justified when we see the consequences of unregulated runoff from an expansive catchment area.

³² Taunton Deane Borough Council (2011) *Infrastructure Delivery Plan*. Available from: www.somersetwestandtaunton.gov.uk/media/1409/taunton-deane-borough-council-infrastructure-delivery-plan-2011.pdf

³³ Taunton Deane Borough Council (2014) *Infrastructure Delivery Plan – 2014 Update Dec 2014*. Available from: www.somersetwestandtaunton.gov.uk/media/1410/taunton-deane-borough-council-infrastructure-delivery-plan-2014-review-2014.pdf

6.1.4 Incorporating **sustainable drainage systems (SuDs)** is an effective way of reducing the rate of runoff and its impact. The defining feature of **SuDS** is that they mimic natural flow attenuation processes. Designs that consist solely of underground storage are not in the truest sense a **SuDS** system as they do not mimic greenfield conditions. CIRIA Report C697 *SuDS Manual*³⁴ and if using **infiltration** then BRE 365 *Soakaway Design*³⁵ or Part H of the Building Regulations³⁶ inform SuDS design.



6.1.5 The Government has announced that responsibility for approving and maintaining **SuDS** will fall to the Local Planning Authority,³⁷ and that **SuDS** will be compulsory in developments of ten houses or more. **Planning Conditions** will be used to ensure maintenance throughout the life of the development

6.1.6 Green spaces also contribute to flood alleviation. Slowing surface water flows reduces the demand on drainage infrastructure. It also reduces the need for pumping capacity, with its extensive capital and maintenance costs. Ponds and lakes that are incorporated into development proposals principally for that purpose may also provide attractive visual landscape features and valuable habitats, as well as improving water quality. The use of a large attenuation pond on the fields on the lowest part of the proposed development could also act as a divide between two areas of development, a desire of our survey's respondents. The Parish Council will encourage the use of methods known to retain a good soil structure and to maintain vegetation cover over the winter months. The use of **swales** can provide wider streets which are more pleasant for pedestrians.

³⁴ Construction Industry Research and Information Association (CIRIA) (2014) *SuDS Manual C697*. [Online] Available from: http://www.ciria.org/Resources/Free_publications/the_suds_manual.aspx

³⁵ Building Research Establishment (BRE) (1991) *Soakaway Design. Digest 365*. Watford, BRE

³⁶ HM Government (2010) *Flood and Water Management Act – Section 3*. [Online] Available from: http://www.legislation.gov.uk/ukpga/2010/29/pdfs/ukpga_20100029_en.pdf

³⁷ HM Government (2010) *Building Regulations Part H. Drainage and Waste Disposal*. Available from: www.planningportal.co.uk

POLICY F1: Reducing flood risk

Planning applications for development proposals of ten houses or more should:

- Incorporate an acceptable SuDS system and through a S106 agreement set up a management company for its continuing maintenance;
- Include a comprehensive hydrological assessment, including ground investigation, where it is apparent that site conditions indicate that natural infiltration may not meet the requirements for a SuDS scheme;
- Include details of how the development will be protected from flooding from any watercourse, drainage system or surface water flows during exceedance events;
- Ensure that no runoff from the site exceeds 2 litres/second/hectare; and
- Manage surface water in a way that adds value, for example by creating attractive areas such as ponds, reedbeds and wetlands.



6.2 Minimising Flood Damage

6.2.1 The government has stated that: *'measures relating to flood resilience and resistance...will remain a matter to be dealt with through the planning process.'*³⁸ Most homes are intended to last over sixty years and many will still be here in a hundred years. In that time it is expected that there will be real changes in the climate that will affect the water environment and increase flood risk.³⁹

1.1.4 New buildings must be located away from areas with a high risk of flooding. The NPPF (para. 100) says that the overall aim should be to steer new development to Flood Zone 1. In Zone 1, where the risk of flooding is low, the resilience of buildings can be improved by the use of suitable materials and construction methods. This process involves the construction of a building in such a way as to prevent floodwater entering the building and damaging its fabric and to allow flood victims some degree of protection from flooding.⁴⁰ In a water exclusion strategy, emphasis is placed on minimising water entry whilst maintaining structural integrity, and on using materials and construction techniques to facilitate drying and cleaning. This strategy is favoured when only relatively low flood water depths are possible (up to a maximum of 0.6m).

³⁸ Department for Communities and Local Government (2015) *Planning Update March 2015*. (Speech) [Online] Available from: <https://www.gov.uk/government/speeches/planning-update-march-2015>

³⁹ Department for Communities and Local Government (2007) *Improving the Flood Performance of New Buildings*. [Online] Available from: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

⁴⁰ Conflicts between the need for level access and flood risk should be discussed with planning and building regulation officers at an early stage. It will be reasonable for a proportion of dwellings in a development to be provided with disabled access, but where level or ramped access is provided, careful consideration should be given to appropriate detailing of damp-proofing, weather-proofing and drainage.

6.2.2 Trull Parish is vulnerable to surface water flooding due to the shallow and relatively impermeable bedrock which results in rapid runoff.⁴¹ This has been evidenced in recent winters where water has swept off the fields and overwhelmed the road drains. Families have found that sand bags offer only limited protection. Local flooding has covered more extensive areas than those indicated on the Environment Agency flood maps.⁴² Surface water runoff and groundwater flooding can, and do, affect the area as shown by appropriate place names such as Dipford.

6.2.3 In the Taunton urban area the AStSWT mapping⁴³ shows that surface water affects considerable areas surrounding the Black Brook and Galmington Stream, which are not at risk of flooding from the watercourse itself. It is important to note that the local flood records refer only to existing built-up areas.



⁴¹ HR Wallingford (2014) *Greenfield Runoff Estimation for Sites*. [Online] Available from: http://www.uksuds.com/greenfieldrunoff_js.htm

⁴² Environment Agency (2015) *Flood Map for Planning*. [Online] Available from: <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

⁴³ Somerset County Council (2013) *Taunton Surface Water Waste Management Plan*. Available from: www.somerset.gov.uk

6.2.4 Nationally the impact of flooding on individuals, communities, businesses and infrastructure has been substantial. The clear-up costs of the 2013-2014 winter floods alone cost £1bn, with smaller firms losing £830m, with insured losses of up to £1.5bn.⁴⁴ The impacts of the increasingly intense downpours driven by climate change, as well as population growth and urbanisation, will see the cost of the flood damage rise fivefold in the UK by 2050, up to £23bn a year.⁴⁵

COMMUNITY ACTION: CA1 Flood Performance

The Parish Council recommends that development has regard to a document published in 2007, "Flood Performance in New Buildings"⁴⁶ and that new development in flood risk areas looks to incorporate a water exclusion strategy to include: building materials, foundation; floors; walls; doors and windows; and fittings and services.

⁴⁴ The Guardian (2014) *UK floods cost small firms £830m*. (Facts from Credit Suisse and Bank of America Merrill Lynch). [Online] Available from: <http://www.theguardian.com/business/2014/mar/05/uk-floods-cost-small-firms-830million-pounds>

⁴⁵ Jongman, B. et al. (2014) *Increasing stress on disaster-risk finance due to large floods*. Nature Climate Change 4, 264-268. Available from: www.nature.com

⁴⁶ Department for Communities and Local Government (2007) *Improving the Flood Performance of New Buildings*. Available from: www.planningportal.co.uk

7 DEVELOPMENT MANAGEMENT

7.1 Noise and Other Impacts on Amenity

- 7.1.1 Trull Parish and its neighbour Comeytrowe are generally quiet places to live, an amenity highly valued by the communities. Trull and Staplehay village is a genuine example of mixed-use development. There are three small garage businesses set well apart from each other which, along with agricultural machinery generate a degree of noise linked to local employment. Traffic noise, including that of the nearby motorway also creates ambient noise as do the resident cows. The Winchester Arms, Memorial Hall and Church Community Hall provide much needed social hubs. They are operated with respect to residents living nearby. This all provides a backdrop to everyday parish life.
- 7.1.2 Unfortunately, people are increasingly aware of problems with noise, mud and dust resulting from development. The process of development and the changes to neighbourhoods have the potential to reduce amenity.
- 7.1.3 Complaints of noise, dust, smell, smoke, traffic, light pollution, health hazards, environmental harm and general loss of amenity can come about as a consequence of conflict between the proximity of residential property to commercial or industrial premises. To avoid problems arising, hazard, nuisance and amenity will be considered in the decision process. Before deciding on whether to grant planning permission for certain developments near hazardous establishments, Local Planning Authorities are required to consult the Health and Safety Executive, which will advise on the implications for public safety.
- 7.1.5 Air pollution can cause both short-term and long-term effects on health; and air quality concerns can be relevant to Neighbourhood Planning.⁴⁷ Trull does not have any **Air Quality Management Areas**, the nearest is at Henlade, and at present the principal air pollutant is likely to be dust from agricultural work. Dust has effects on personal comfort, amenity and health. Dust might arise from construction activities and wind erosion. Fugitive dust is emitted during the activities and as a result of wind erosion over exposed earth surfaces. Large quantities of dust are typically generated in heavy construction activities, such as large housing developments, which involve disturbance of significant areas of the soil surface. Research of construction sites has established an average dust emission rate of 1.2 tons per acre per month. Medium-size particles (10-30µm) will generally travel 100-250m from the source under normal conditions.
- 7.1.6 Mitigation may be required to protect the community; the measures must be specific to the proposed development and be proportionate to the likely impact.



⁴⁷ Department for Communities and Local Government (2014) *Planning Practice Guidance: Air Quality*. Available from: www.planningportal.co.uk

8 HOUSING

8.1 Sustainable Housing

8.1.1 Planning has an important role in encouraging and facilitating buildings that meet high standards of sustainability. Policy S1 encourages a [Sustainability Statement](#) to be submitted with any application for planning permission in the Parish. In relation to residential development the following may be taken into account in meeting the requirements of Policy S1.

8.1.2 For the specific issue of energy performance, TDBC can continue to set and apply policies in their Local Plans which require compliance with standards that exceed the energy requirements of Building Regulations.⁴⁸ However, the government expects Local Planning Authorities to take government policy and advice into account.

8.1.5 Neighbourhood Plans cannot be used to apply the new national technical standards. There is, however, support in the community for high-quality housing, both to reduce CO2 emissions and to reduce energy bills for occupants. Around 30% of all CO2 is produced by domestic buildings. It might be argued that 'high quality' is the condition for community support.



8.1.6 This Plan continues to support high-quality development through a number of mechanisms:

- Building for Life 12⁴⁹ provides guidance aimed at providing high quality homes in sustainable communities. It is available for use by anyone who has an interest in new homes and neighbourhoods, from developers to community groups to local authorities.
- The removal of the Code for Sustainable Homes has led to concerns that this will be at the expense of high-quality homes, and so Building Research Establishment (BRE) has proposed a voluntary housing standard '*to reward and showcase those developments that maintain momentum on standards that provide people with healthy and sustainable places to live.*'⁵⁰ We support the developers that choose to meet these standards; the Government acknowledges that industry is already taking steps to meet them.⁵¹

⁴⁸ until commencement of amendments to the *Planning and Energy Act 2008* in the *Deregulation Bill 2015*.

⁴⁹ Design Council (The) (2012) *Building For Life 12*. [Online] Available from: <http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12>

⁵⁰ Building Research Establishment (2014) *The future of sustainable housing: creating a new standard*. [Online] Available from: <http://www.bre.co.uk/page.jsp?id=847>

⁵¹ AIMC4 (2014) [Online] Available from <http://www.aimc4.com/>

8.1.7 The Core Strategy (para. 6.40) states: 'within **urban extensions** and higher density town centre schemes allocated through the Taunton Town centre Area Action Plan where **district heating** or other larger scale opportunities are identified for specific carbon reduction measures, the Council will seek to achieve reductions at least one code level higher than those set out in the national standards unless it can be proven to make the overall development unviable.'

8.1.8 In the Inspector's Report⁵³ on the examination of the Core Strategy, the inspector found that 'the policy seeking CO₂ emission reductions higher than those set nationally is restricted to the **urban extensions** ... where the scale of development should permit efficiencies which should not place an undue burden on the developer/purchaser'.



⁵³ Mattocks, J.R. (2012) *Report on the Examination into the Taunton Deane Core Strategy 2011-2028*. Available from: www.somersetwestandtaunton.gov.uk/media/1062/core-strategy-inspectors-report.pdf

⁵⁴ HM Treasury (2015) *Fixing the Foundations: Creating a more prosperous nation*. Available from: www.gov.uk

⁵⁵ Zero Carbon Hub <http://www.zerocarbonhub.org/>

8.1.9 The government does not intend to proceed with their Zero Carbon Allowable Solutions Carbon Offsetting Scheme, or the proposed 2016 increase in on-site energy efficiency standards, their report says, 'but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established'.⁵⁴ The Department for Communities and Local Government has confirmed that **zero-carbon** policy for non-domestic buildings will also be discarded as part of the changes.

8.1.10 This Plan places its emphasis on the quality of the houses to be built; the future of the Parish. A **zero-carbon** development would encourage people to make a long-term commitment to living and working in the community. Whilst the value of the other options is acknowledged, our interest lies within the Parish. The national house builders have already been working with the expectation of meeting the policy criteria in the Core Strategy, and it would be a loss for the developers and for our community if those provisions were not put in place. Development can provide an opportunity for the developers to improve their efficiency in reaching the higher standards, particularly by working with the Zero Carbon Hub.⁵⁵ In the absence of national policy, **zero-carbon** becomes a commercial opportunity. House buyers could be attracted by low energy bills.

8.1.11 The cost of building homes to the **zero-carbon** standard has fallen dramatically over the last few years and halved since 2011.⁵⁶ At 2015 prices, the typical additional cost of building a semi-detached house to the **zero-carbon** standard could be less than £5,000, and by 2020 could be less than £3,500. Additional costs are expected to continue to fall towards 2020. Sustainability is best built in to new housing and not added on as a retrofit.

8.1.12 Cardiff University say they have built a house that exports more power to the grid than it uses, and the cost fell within the normal budget for social housing. The house took just 16 weeks to construct and cost £1,000 per sq m - that's within the range for social housing of £800 to £1,000 per sq m.⁵⁷ And it looks good too.

8.1.13 The Energy Performance of Buildings Directive⁵⁸ is the main legislative instrument, at the European level, for improving the energy efficiency of buildings. A key element of the EPBD is its requirement for 'Nearly Zero-Energy Buildings'. *'Member States shall ensure that: by 31 December 2020, all new buildings are nearly zero-energy buildings.'* Nearly zero-energy building' means a building that has a very high energy performance.



8.1.15 Much of the existing housing in the Parish would require retrofitting to meet acceptable standards; the high standard for new development will improve the average levels for the Parish and provide a clear incentive for the existing community to achieve low energy costs. Local interest has been expressed on requiring solar panels on every new build.

8.1.16 Significant numbers of houses are currently being built in Taunton⁵⁹ in order to deliver basic inexpensive housing. There is a need, however, for a longer-term and more stable community and the Urban Extension could fulfil this role. The Parish Council is generally supportive of small scale renewables, although particular care will be required in the **Conservation Area** or for proposals affecting **Listed Buildings**.

⁵⁶ Sweett (2014) *Cost Analysis: Meeting the Zero Carbon Standard*. [Online] Available from: <http://www.zerocarbonhub.org/recent-publications>

⁵⁷ BBC (2015) Designers create the 'impossible' zero-carbon house. [Online] Available from: <http://www.bbc.co.uk/news/science-environment-33544831>

⁵⁸ Council of the European Union (2010) *Energy Performance of Buildings Directive*. [Online] Available from: http://www.eceee.org/policy-areas/buildings/EPBD_Recast

⁵⁹ Taunton Deane Borough Council (2014) *Infrastructure Delivery Plan – Update* Available from: www.somersetwestandtaunton.gov.uk/media/1410/taunton-deane-borough-council-infrastructure-delivery-plan-2014-review-2014.pdf

8.1.17 There may be opportunities for microgeneration: the small-scale generation of heat and electric power by individuals, small businesses and the community to meet their own needs, as alternatives or supplements to traditional centralized grid-connected power.

8.1.18 Micro heat technologies include solar thermal, heat pumps and biomass, micro electricity technologies include solar PV and wind. These include:

- Micro Combined Heat and Power ;
- Heat pumps;
- Biomass;
- Solar Photovoltaic (PV) or solar panels;
- Micro Wind turbines;
- Solar thermal.

POLICY H1: Sustainable Housing

The provision of small scale renewables will be supported.

8.2 Housing 'in Keeping'

8.2.1 When planning any new development in or close to an existing settlement the most important concern is the impact of that development on current residents. People value a 'sense of place', character and good layout. The people of Trull understand the need for the gradual growth that keeps our villages alive. At the same time they believe that their community is special and any new development needs to be special too.

8.2.2 The existing buildings in Trull and Staplehay have been constructed using a wide range of materials, many of which have been sourced locally. The local materials include flint, render and red and yellow brick with roofs predominantly of slate but with some thatch and tile. The youngest rocks used as building stones in Somerset are Cretaceous-age Greensands, and cherts and flints which occur in the Blackdown Hills. Flint nodules are collected from surface brash on fields, and are used in many buildings and for distinctive walling in Trull and Staplehay.

8.2.3 No particular building material dominates. If anything, it is this variety that sets the character of the community. What is important is that the materials chosen and the overall form of any new development should not jar with those surrounding it. A completely different external appearance, such as render, is often a better fit than a bad match with the original.

8.2.4 In considering whether a development would have an unacceptable impact on the local character we need to consider the scale and shapes of the buildings. Would the development be too prominent, both against the immediate backdrop and in the landscape? Would it harm a pleasant street scene? Would the impacts be seen and felt by many people over a wide area, and would development affect panoramic views from some hill tops? Trull contains some memorable views and it is essential that these are recognised and protected.

8.2.5 Within the village and settlements the unifying features are the green spaces and numerous trees, the gardens that characterise the housing away from the centre, stone walls, and the older buildings that anchor the newer developments. At a community event we looked at photographs of the many different styles that have been introduced as Trull has grown. There was something positive about each of them. There is little desire to reproduce the past, but the past should not be overwhelmed.

8.2.6 The wider character of Trull Parish is described in the section 'About our Parish' (p. 10). The special importance of the [Conservation Area](#) is described in Heritage Assets (p. 25).

8.2.7 As a guide, when considering the impact of a development, applicants should consider the following:

- Character – *a place with its own identity*
- Continuity and enclosure – *a place where public and private spaces are clearly distinguished*
- Quality of the public realm – *a place with attractive and successful outdoor areas*
- Ease of movement – *a place that is easy to get to and move through*
- Legibility – *a place that has a clear image and is easy to understand*
- Adaptability – *a place that can change easily*
- Diversity – *a place with a variety and choice*
- Layout: urban structure – *the framework of routes and spaces that connect locally and more widely, and the way development, routes and open spaces relate to one another*
- Layout: urban grain – *the pattern of the arrangement of street blocks, plots and their buildings in a settlement*
- Landscape – *the character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine*

- Density and mix – *the amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability*
- Scale: height – *scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines*
- Scale: massing – *the combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces*
- Appearance: details – *the craftsmanship, building techniques, decoration, styles and lighting of a building or structure*
- Appearance: materials – *the texture, colour, pattern and durability of materials, and how they are used*

8.2.8 These features can be used to guide the relevant sections within a Design and Access Statement, or for smaller developments, to prompt considerations within a [Sustainability Statement](#).

⁶⁰ The Design Council (2013) *Design Review. Principles and Practice*. [Online] Available from: designcouncil.org.uk

⁶¹ The Architecture Centre (2014) *South West Design Review Panel*. Available from: architecturecentre.org.uk

8.2.9 NPPF (para. 64) says '*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*' Our built environment should inspire us and make us feel proud. In addition, there is evidence to show that house buyers will pay a premium for well-designed properties, thereby increasing the financial returns to developers. It is a 'win win' situation.

8.2.10 Design Review Panels^{60&61} are a proven way to improve the quality of development and offer an opportunity for developers and local authorities to work together at an early stage to plan the creation of well-designed and sustainable neighbourhoods. NPPF (para. 62) says '*Local Planning Authorities should have local design review arrangements in place... refer major projects for a national design review... and have regard to the recommendations from the design review panel.*' TDBC use the Somerset and Devon Design Review Panel

8.2.11 That development in the Parish should be 'in keeping' is particularly important in relation to housing within the existing settlements. Ninety-four percent of respondents to our survey supported a local design policy. Developers will reap the benefits if they invest in design.

POLICY H2: Housing ‘in keeping’

Proposals for new residential development, or alterations to existing dwellings, requiring planning permission should, where possible and appropriate:

- Preserve or enhance the character and quality of the area and the way it functions;
- Demonstrate appropriate materials and sensitive treatment of the spaces around buildings to achieve a successful and sympathetic scheme;
- Respect the traditional settlement pattern and respect the integrity of historical settlement forms;
- Consider the group as a whole where proposals are adjacent to traditional development using scale, form, colour and materials to link new and old;
- Draw on and protect the qualities of landscape;
- Incorporate sympathetic boundary treatments, such as natural stone walling;
- Incorporate existing mature trees and hedges into the proposals; and
- Demonstrate a positive contribution to the natural environment.

8.3 Affordable Housing

8.3.1 Affordable housing provides decent homes for people who have been ‘priced-out’ of the open market. The Core Strategy (CP4) sets a target of 25% of new housing in the form of Affordable Units over the Plan Period. This is particularly important in Trull, where house prices are higher than in Taunton.⁶² Most affordable homes are either rented or shared ownership, where people can part-buy and part-rent. New affordable homes in rural areas are usually reserved for people with a genuine connection to the local community. Taunton Deane’s Affordable Housing Supplementary Planning Guidance (SPG)⁶³ requires a local connection clause in relation to all schemes outside the Taunton and Wellington urban areas but does not rule out such clauses for development within the urban areas.



⁶² ‘Last year most property sales in Trull involved detached properties which sold for on average £373,250. Terraced properties sold for an average price of £217,214, while semi-detached properties fetched £273,000. Trull, with an overall average price of £313,646 was more expensive than nearby Taunton (£197,640). During the last year, sold prices in Trull were 23% down on the previous year and 14% down on 2007 when the average house price was £330,568.’
<http://www.rightmove.co.uk/house-prices/Taunton.html> (2015)

8.3.3 The Parish Council intends to deliver a [Housing Needs Survey](#) within the Parish and to request from TDBC a separate survey of the applicants on the Council's [Housing Register](#) to gauge demand for the Parish. The last [Housing Needs Survey](#) was conducted in December 2007 and identified 18 households in need of affordable housing in Trull Parish. This survey is now too dated to be used. Eleven units of [affordable housing](#) have since been provided in the Parish at Dipford Orchard. There are currently 34 applicants registered with Trull as their Parish first choice on the [Homefinder Somerset Choice-Based Lettings System](#).⁶⁴

8.3.4 To promote the creation of integrated and sustainable communities, affordable housing units should be spread throughout the development rather than concentrated in one area. For example: the [affordable housing](#) for each phase will be completed before 70 per cent of the market housing units is completed.

8.3.5 It is TDBC policy that, for proposals where the applicant considers that full or part delivery of [affordable housing](#) is not possible, detailed calculations must be submitted to enable an assessment of viability to be carried out.

8.3.6 Attention is drawn to the Freedom of Information Code of Practice.⁶⁵

Applicants are reminded that part, or all, of the contract may be disclosed in response to a Freedom of Information request. Confidentiality clauses cannot prevent disclosure under the FOIA if the information is not confidential. A principal factor likely to weigh in favour of disclosure is promoting accountability and transparency by public authorities for decisions taken by them.

8.3.7 Affordable housing is a matter of public interest. The level identified by TDBC as needed in the borough was 35%, but to meet a conservative viability assessment a figure of 25% was settled upon.

POLICY H3: Affordable Housing

Affordable housing should be built to a standard and distributed on the site in a way which makes it indistinguishable from homes on the private market.

⁶³ Taunton Deane Borough Council (2014) *Affordable Housing Supplementary Planning Document*. Available from: www.somersetwestandtaunton.gov.uk/media/1164/affordable-housing-2014.pdf

⁶⁴ Homefinder Somerset Choice-Based Lettings System. (2014) Available from: www.homefindersomerset.co.uk

⁶⁵ HM Government (2004) *Secretary of State for Constitutional Affairs' Code of Practice on the discharge of public authorities' functions under Part I of the Freedom of Information Act 2000*. Available from: www.legislation.gov.uk

8.4 Internal Design

8.4.1 The UK now builds the smallest homes in Europe. New homes in Britain in 1996 were 13% smaller than the existing stock,⁶⁶ and sizes have continued to fall.⁶⁷ National surveys have found that many people do not believe that the space provided in their homes is sufficient for basic everyday activities;⁶⁸ when asked, a large proportion of respondents reported that they could not fit in sufficient furniture, did not have enough storage, did not have the space to prepare food conveniently, nor could they entertain guests or find private space.

8.4.2 When this Plan was drafted, the Government stated that Local Plans including Neighbourhood Plans would be able to define the proportion or the number of accessible homes required which exceed the basic level required in part M of the Building Regulations.⁶⁹ Unfortunately new guidance in March 2015⁷⁰ now states that Neighbourhood Planning Authorities will only be able to apply the Space Standard⁷¹ and not the optional levels of the Building Regulations.

8.4.3 The Government added that in cases of very specific and clearly evidenced housing accessibility needs, where individual household requirements are clearly outside the new national technical standards, local planning authorities may ask for specific requirements outside of the access standard, subject to overall viability considerations.⁷²

8.4.4 The policy on living space has therefore been lost from the Neighbourhood Plan. We hope that developers will recognise that it is in their own interests to produce homes above these minimum standards and to attract a different sector of the market. *'If we demand more from our homes the market will respond, even if the government does not seem to be doing so.'*⁷³

⁶⁶ Commission for Architecture and the Built Environment (CABE) (2009) *Space in new homes: what residents think*. [Online] Available from: <http://www.cabe.org.uk/files/space-in-new-homes.pdf>

⁶⁷ The Independent (2014) Rabbit-hutch Britain [Online] Available from: <http://www.independent.co.uk/news/uk/home-news/rabbit-hutch-britain-growing-health-concerns-as-uk-sets-record-for-smallest-properties-in-europe-9544450.html>

⁶⁸ Morgan, M and Cruickshank, H. (2014) *Quantifying the extent of space shortages: English dwellings*. Building Research & Information. Available from: www.programmeofficers.co.uk

⁶⁹ Department for Communities and Local Government (2013) *Approved Document M - Access to and Use of Buildings*. Available from: www.planningportal.co.uk

⁷⁰ Department for Communities and Local Government (2015) *Planning Update March 2015* (speech). [Online] Available from: <https://www.gov.uk/government/speeches/planning-update-march-2015>

⁷¹ Department for Communities and Local Government (2015) *Technical housing standards – nationally described space standard*. Available from: www.gov.uk

⁷² Dutton, A. (2015) *Policy Briefing: National space standard sets bar for new home design*. [Online] Available from: <http://www.planningresource.co.uk/article/1344757/policy-briefing-national-space-standard-sets-bar-new-home-design>

⁷³ Dutton, A. (2015) *Policy Briefing: National space standard sets bar for new home design*. [Online] Available from: <http://www.planningresource.co.uk/article/1344757/policy-briefing-national-space-standard-sets-bar-new-home-design>

8.4.5 In Trull, the demographics, the location and the community profile make high standards for space a necessity. Developers will be encouraged to be proactive in designing houses that people genuinely want. Housing needs are not static; they evolve as people raise families and move into retirement. We do not want residents to have to move out of the parish simply because housing of the right type is not available to them. We want functional homes for everyone including single people, families, disabled people and older people. Houses need to be flexible and adaptable, allowing future modification of use or layout, and facilitating future refurbishment and retrofitting.

8.4.6 The Government recognises that there are associated costs with building more spacious homes but considers that house builders are able to recover 70% of the additional cost associated with space in higher sales values.

8.4.7 The NPPF says the housing mix should be determined by demographic trends and the needs of different groups, including older people. Planning Practice Guidance⁷⁴ adds that plan-makers should consider the size, location and quality of dwellings older people need. However just two per cent of the UK housing stock currently meets older people's needs.⁷⁵ Ten million people in the UK are over 65 years old. Projections are for 5½ million more elderly people in 20 years' time. Within this total the number of very old

people grows even faster. The Office for National Statistics predicts that by 2035 the number of people aged 85 and over will be almost 2.5 times larger than in 2010, at a total of 3.5 million.⁷⁶ It has been predicted that older households where the main householder is over 65 will make up about half of household growth by 2026.

8.4.8 The South West has the highest proportion of older people and the lowest population density of any English region. In 2010, 19.6 per cent of South West residents were aged 65 and over, compared with 16.5 per cent for England as a whole. The 2008-based projections suggest this percentage could rise to 26.0 per cent by 2030 compared with 21.7 per cent for England as a whole.⁷⁷

8.4.9 In Taunton Deane 23.9 % of people in 2012 were of pension age, predicted to be 27.4% in 2015 and 32.6% in 2028. In Trull, 1134 (55%) of the 2072 residents are in the age range 'over 45 years', and half of these were over 65. Older people in 2009-10 were more likely than younger people to report that they felt they belonged to their neighbourhoods and that local friendships and associations meant a lot to them.⁷⁸

⁷⁴ Department for Communities and Local Government (2014) *Planning Practice Guidance: Local Plans*. Available from: www.gov.uk

⁷⁵ Wood, C. (2013) *Top of the Ladder*. [Online] Available from: <http://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

⁷⁶ Office of National Statistics (2011) *Statistical bulletin: National Population Projections, 2010-Based Statistical Bulletin*. [Online] Available from: <http://www.ons.gov.uk/ons/rel/npp/national-population-projections/2010-based-projections/stb-2010-based-npp-principal-and-key-variants.html#tab=Children--ageing-and-older-people>

⁷⁷ Office for National Statistics (2011) *Regional Profiles*. [Online] Available from: <http://www.ons.gov.uk/ons/rel/regional-trends/region-and-country-profiles/population-and-migration/population-and-migration---south-west.html>

⁷⁸ Understanding Society [Website] *The UK Household Longitudinal Study (UKHLS)* Available from: <https://www.understandingsociety.ac.uk/>

8.4.10 Taunton & South Somerset Housing Market Areas Strategic Housing Land Viability Assessment⁷⁹ found ‘the primary driver for household growth in the study area is in-migration rather than natural change. Migration also has a large impact on the household composition in the area – data suggests that there will be a net inflow of older person households and multi-adult households (without children).’

8.4.11 The Office for Disability Issues⁸⁰ estimates there are 11.6 million disabled people in Great Britain, of whom 5.7 million are adults of working age, 5.1 million are over state pension age and 0.8 million are children. This estimate covers the number of people with a longstanding illness, disability or infirmity, and who have a significant difficulty with day-to-day activities⁸¹

8.4.12 Data from the 2001 Census suggests that 34.4% of households in the Taunton Housing Market Area contain someone with a ‘Long-term Life Threatening Illness’ compared to 19.1% of the general population. These local figures are considerably higher than regional and national averages.

⁷⁹ Fordham Research (2009) *Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments*. Available from: <https://www.somersetwestandtaunton.gov.uk/media/1380/taunton-and-south-somerset-strategic-housing-market-assessment-fordham-research-2009.pdf>

⁸⁰ Office for Disability Issues (2014) *Disability Facts and Figure*. [Online] Available from: <https://www.gov.uk/government/publications/disability-facts-and-figures/disability-facts-and-figures>

⁸¹ Office for Disability Issues (2012) *Disability prevalence estimates 2011/2012*. Available from: www.gov.uk

8.4.13 All too often older and less-abled people’s housing options are limited to care homes or sheltered housing. We need to provide homes that are adaptable, in neighbourhoods that are safe and inclusive. Adaptable homes are a win for society, as housing, health and care become increasingly interdependent. But they are also a win for developers as older people are key to the housing market and increasingly significant. Establishing a brand identity by delivering **Lifetime Homes** now is a viable way of gaining competitive advantage in the long-term. We will encourage private and social providers to bring forward ‘HAPPI-style’ projects.⁸²

8.4.14 **Lifetime Homes** are built according to a set of principles applied to general needs housing to provide accessible and convenient accommodation for a wide range of the population, from households with young children to older people, and individuals with temporary or permanent physical or sensory impairment.⁸³ Key features of **Lifetime Homes** include level or gently sloping approach to property, doors wide enough to allow wheelchair access, living room at entrance level, and electrical sockets and controls at convenient heights.

⁸² All Party Parliamentary Group on Housing and Care for Older People (2012) *Housing our Aging Population. Plan for Implementation*. Available from: www.housinglin.org.uk

⁸³ Lifetime Homes. *Lifetime Homes and Wheelchair Housing Design*. Available from: <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-wheelchair-design.html>

8.4.15 It was estimated in 2010 that compliance with the [Lifetime Homes Standards](#) could result in modest additional costs of around £547 per new home.⁸⁴ Additional costs can be avoided if designed-out early enough.⁸⁵ Developers might not want to move from existing standard unit designs because the retention of established supply chains keeps costs down. However, the [Lifetime Homes Standards](#) could be incorporated economically in new build homes if this is done at the same time as existing designs are revised to meet improved energy performance requirements.

8.4.16 We would urge developments of all sizes to adopt these standards throughout. Complying with this good practice would result in a genuine improvement in housing quality and adaptability. We would also look favourably on allocating sites specifically for housing which provides care and support (see POLICY EE4: Residential Institutions).

⁸⁴ Lifetime Homes [Website]
<http://www.lifetimehomes.org.uk/pages/costs.html>

⁸⁵ Homes and Communities Agency (2010) *Design for Manufacture – Lessons Learnt*. Available from: www.gov.uk

⁸⁶ Office for Disability Issues (2012) *Disability prevalence estimates 2011/2012*. Available from: www.gov.uk

⁸⁷ Perry, C.F. (2015) *Stand up and be counted: An attempt to estimate the number of wheelchair users within the areas used by the 2011 census* Available from: www.musculardystrophyuk.org

8.4.17 There are one million disabled people living in the South West⁸⁶ and it has been estimated that there are 2,177 wheelchair users in Taunton Deane.⁸⁷ The appropriate number of wheelchair accessible homes is not available. For wheelchair users, the provision of [Lifetime Homes](#) will not be sufficient to ensure that homes meet all of their day to day needs. Wheelchair housing provides additional space, and often more specialist specification of fixtures and fittings, to provide for more specific individual and/or more complex requirements. The Wheelchair Housing Design Guide⁸⁸ is the most widely used wheelchair housing standard. A fully wheelchair- accessible property costs an extra £13,000. Adapting property is much more expensive and less effective.⁸⁹

COMMUNITY ACTION: CA2 Internal Design

Community Action: The Parish Council supports the delivery of Lifetime Home Standards in at least 25% of new homes and the delivery of Wheelchair Design Standards in at least 10% of new homes. The Parish Council will seek to work with developers and other bodies to promote achievement of this

⁸⁸ Habinteg (2006) *The Wheelchair Housing Design Guide* (2nd Edn.) London, Habinteg

⁸⁹ Leonard Cheshire Disability (2014) *The Hidden Housing Crisis*. Available from: www.leonardcheshire.org

8.5 External Space

8.5.1 It is impossible to anticipate all the future needs of the new community or to know what ideas and enterprise future residents might bring. Institutions need to evolve, need time to develop their own distinctive character and just as importantly, need space.

8.5.2 An appropriate density of dwellings can provide for a coherent development with a pleasing arrangement of buildings and spaces. Wide plots can provide for significant visual separation between dwellings. Maintaining the privacy of existing properties and providing sufficient privacy to new dwellings is an important consideration. Good development can allow for peaceful enjoyment of the properties by residents.



8.5.3 In the case of private gardens attached to a house, a minimum depth of 10 metres provides a very modestly sized garden and in most cases can accommodate a 'sitting-out' area, clothes drying area, small shed and area of play as well as space to plant shrubs and small trees. The three most important features desired by prospective home-buyers are: outside space (49%), the size of the rooms (42%), and proximity to local services (42%).⁹⁰

8.5.4 The parking of cars can be a major cause of neighbour dispute and can seriously affect visual amenity if provision is inadequate. Almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle. Stationary vehicles can cause hazards by masking pedestrians, particularly small children, from drivers, and by masking moving vehicles from each other. Unplanned parking on roads and footways causes obstruction to the passage of pedestrians, bicycles and vehicles (including service-vehicles) and tends to take place where planned parking-provision is inadequate or less convenient.

8.5.5 Limiting parking spaces should not be used to discourage the use of private cars where there is no equivalent alternative transport available. Parking policies generally accept that, whilst the restriction of parking-provision at the journey destination (such as town centres) limits private vehicle trips, it is not necessarily the case at residential properties. Car-ownership is growing faster than predicted, even though travel is less than predicted.⁹¹ Despite this, by 2040, road-traffic is forecast to be 46% higher than in 2010.⁹²

⁹⁰ Royal Institute of British Architects (RIBA) (2011) *The Case for Space – the size of England's homes*. Available from: www.architecture.com

⁹¹ Department for Transport (2014) *National Travel Survey: 2013*. [Online] Available from: <https://www.gov.uk/government/statistics/national-travel-survey-2013>

⁹² Department for Transport (2013) *Road Transport Forecasts 2013*. [Online] Available from: <https://www.gov.uk/government/publications/road-transport-forecasts-2013>

8.5.6 Where there are no parking controls in place residents park on the street. Sufficient off-street parking should be provided for residents and their visitors, ensuring that necessary access is not impeded. Communal parking in courtyards has gained a bad reputation because of inadequately designed parking courts from the 1960s and 1970s, usually located away from housing and therefore lacking surveillance. But more recently it has been shown that secure rear courtyards can be a useful addition to dedicated spaces in front of dwellings. Courtyards which work well exhibit three main characteristics:

- they are not car parks but places which have parking in them;
- they are overlooked by adjoining houses, or by buildings entered from the parking area; and
- they normally include at most ten parking spaces.

Natural surveillance can be achieved by:

- making buildings front onto the public realm;
- putting 'eyes on streets' and minimising exposed blank facades;
- mixing uses, particularly at ground level, adding vitality at different times of the day and night and over time;
- designing an integrated network of streets, rather than more vulnerable cul-de-sacs;
- locating parking in front of buildings on-street or in secure private courtyards; and
- being careful not to make planting too high or dense to screen potential assailants in certain locations.

8.5.7 About 50% of garages are not used for parking of vehicles,⁹³ but are used for storage or other purpose. This may be due to many garages being too small to accommodate family cars.

8.5.8 There is already a problem with insufficient parking in some parts of Trull. New development must not be allowed to exacerbate the problem. Should the proposed [Urban Extension](#) fail to deliver the necessary infrastructure, particularly the primary and nursery schools, at an appropriate stage, there would be severe and unacceptable impacts on traffic and parking in Trull village.

POLICY H5: External Space

New residential development should seek:

1. To provide for any external facilities needed to recycle and manage surface water runoff;
2. To allow for safe and suitable access for emergency vehicles and refuse collection lorries at all times; and
3. To provide storage space for waste and recycling bins.

⁹³ Young, A. and Jones, P. (2005) *Residential Parking Quality and Quantity*. [Online] Available from: <http://www.trics.org/philjonesalanyoung.pdf>

8.6 Development within Trull and Staplehay Village

- 8.6.1 Within the village (delineated by the TDBC Settlement Boundary to the east, south, and west, and the Parish Boundary to the north) it is clear that the capacity for new development is limited. Whilst there may remain some gardens of sufficient size to permit new housing, such 'garden grabbing' necessarily increases the density of development, and is not compatible with the green space that characterises the village. NPPF (para. 53) refers to the '*inappropriate development of residential gardens, for example where development would cause harm to the local area.*' Greenfield land other than gardens is precious for bringing the natural environment into the village and providing the separation that helps define the village.

POLICY H6: Development within Trull and Staplehay village

Within the village of Trull and Staplehay (delineated by the TDBC Urban Settlement Boundary to the east, south and west, and the Parish Boundary to the north), development of around thirty dwellings, in developments of ten dwellings or less will be supported.

8.7 Brownfield and Self-build

8.7.1 The Government encourages *‘the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value’* (NPPF, para. 17). They have also suggested that the forthcoming Housing Bill will *‘include measures to create a new register of brownfield land to help fast-track the construction of new homes on previously-used sites near existing communities.’*⁹⁴

8.7.2 There is little brownfield land in Trull Parish, however, and the ex-abattoir was the sole principle area identified. Trull community recognises that the redevelopment of brownfield sites can sometimes bring wider benefits by securing the on-going use of a building and providing much needed affordable homes. Gardens were removed from the definition of previously developed land in 2010.⁹⁵ Whilst ‘brownfield first’ is supported, proposals for brownfield development within existing developments must not lead to cramming and ‘garden grabbing.’ Brownfield land can also provide valuable wildlife habitats and public green space. With regard to self-build, local councils in England are required to research demand for self-build plots in their area and to prioritise sales of brownfield sites to self-builders. One measure to help self-builders has been to grant them an exemption from the [Community Infrastructure Levy](#).⁹⁶ There is some local interest in self-build plots.

8.7.3 The Taunton Deane Community Self Build Group in 2012 acknowledged that the bulk of future housing will be delivered by large, national organisations.⁹⁷ However meeting housing need increasingly requires a variety of innovative approaches, which leverage both commercial logic and community initiative.

POLICY H7: Development on Brownfield sites and self-build development

Where land is not of high environmental value the following will be supported:

- individual self build plots; and
- brownfield development.

⁹⁴ Department for Communities and Local Government (2015) *Press release – Quarter of a million homes granted planning permission*. [Online] Available from: <https://www.gov.uk/government/news/quarter-of-a-million-homes-granted-planning-permission>

⁹⁵ Department for Communities and Local Government (2010) *New powers to prevent unwanted ‘garden grabbing.’* [Online] Available from: <https://www.gov.uk/government/news/new-powers-to-prevent-unwanted-garden-grabbing>

⁹⁶ Department for Communities and Local Government (2014) *Planning Practice Guidance – Relief – Self-build Exemption*. [Online] Available from: <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/relief/self-build-exemption/>

⁹⁷ Taunton Deane Community Self Build Group (2012) *Position Statement in respect of Main Matter 2 Housing Supply and Phasing*.

9 EMPLOYMENT AND ENTERPRISE

9.1 Employment and Enterprise

9.1.1 Creating communities is clearly more than building houses. To be successful, we need a strong local economy, both to provide work locally and to support good transport links to more distant areas of employment. The green economy, knowledge, agricultural, health sectors and education were identified as drivers for new employment. It is our objective to encourage existing and new small sources of employment in the village and surrounds by careful selection of sites with employment potential. By investment in green infrastructure, we want to attract inward investment, new business and residents. We believe people will be attracted by the high environmental quality.

9.1.2 Musgrove Park Hospital needs to look abroad to recruit key staff at the current time. They feel that appropriate growth within the wider Taunton area to attract business headquarters and 'hi tech' industry could attract families to the area which might include someone who could work at Musgrove.

9.1.3 We want to emphasise technology, innovation and cooperation. We will encourage proposals for sustainable livelihoods, decent jobs and equitable growth. In particular we wish to support opportunities to increase youth employment. This will be helped by supporting local high-quality education and lifelong learning. We believe that Trull offers a particular opportunity to incorporate environmental education.

9.1.4 The 2011 Census⁹⁸ recorded 1389 people in Trull Parish aged 16-74, of whom 907 were economically active; 411 full-time, 229 part-time, 192 self-employed, 19 unemployed and 56 full time students. There were 482 economically inactive. Those in work are largely (61%) full-time (over 31 hours a week) with 39% part-time working less than 30 hours per week.

9.1.5 96 people (11%) work mainly at or from home in Trull, but the vast majority - just over 800 (89%) - travel to work by various modes of transport; private transport is most prevalent (75%), with public transport at around 6%, bicycle 8%, and on foot 9%.

⁹⁸ *General Report*. [Online] <http://www.ons.gov.uk/ons/guide-method/census/2011/how-our-census-works/how-did-we-do-in-2011-/2011-census-general-report/2011-census-general-report--full-report.pdf>

9.1.6 There is a broad range of jobs/industries with health (18%), education (15%), and wholesale/retail (15%) providing the most jobs. Public administration jobs account for at least 40% of jobs, with private industry 60%. It is highlighted that the increasingly capital intensive nature of farming means that farming accounts for only about 2% of employment. There is little tourism and accommodation/food only account for 4% of employment. The people of Trull are in a high level of socio-economic classification; most are in managerial or professional posts and only 15% are in semi-routine or routine jobs.

9.1.7 Local employment includes education, with approximately 160 people employed at Queen's College and Trull Church of England Primary School. Other areas are: community health services, at Care Homes and at Musgrove; retail (around 20 jobs in Trull centre); garages (around 6 jobs); food and accommodation (6 jobs). Primary industries account for around 30 jobs, including Nigel Dunne Forest Products, Horse Livery and farming. Comeytrove Industrial Estate employs about 60 people in around 22 businesses, many in automotive repair workshops. Comeytrove Manor has a number of small workshops and employs around thirty people. There are additional sources of employment within the adjacent Galmington Trading Estate, focused around Cornishway.

9.2 Retaining and Developing Employment

9.2.1 In our survey, 50% of respondents supported the creation of new sources of local employment in Trull Parish whilst 32% were against. This demonstrates cautious support. Those in favour wished to see the use of brownfield sites and the conversion of existing buildings to mixed-use. These should be small businesses with fewer than 10 employees.

9.2.2 In 2014, in the UK, 5 million or 96% of businesses were micro-businesses employing 0-9 people.⁹⁹ Micro-businesses accounted for 32% of employment and 18% of turnover. We see this plan as an opportunity to create new opportunities for home-working and small business and a revival of community life.

9.2.3 Small and start-up business units are in short supply. Provision for small and enterprising businesses will help widen the range of employment opportunities. It would also enable local people to use existing skills and develop new ones.

⁹⁹ HM Government (2015) *Business Statistics - Briefing Paper*
Available from: www.parliament.uk

9.2.4 As set out in the NPPF, development is not simply about planning, it must take into account employment and training to meet the developers' needs and make use of local skills. Developers often identify projected employment outcomes as part of the justification for development. It is important therefore that the economic benefits of new developments are realised. Targeted recruitment and training provides a means of securing job and training opportunities through development, enabling local communities to share the benefits of new developments. Construction is one of the UK's leading industries. It employs over two million people therefore a move towards sustainable operations offers huge opportunities for improving workforce skills. [Section 106](#) (S106) of the Town and Country Planning Act 1990 allows a landowner (either by agreement or by a unilateral undertaking) to commit to planning obligations which are enforceable by the planning authority. Planning Agreements can help ensure that local people can compete for new job opportunities.

9.2.5 Evidence suggests there are five factors that can help link development to employment opportunities for local people:¹⁰⁰

- using [Section 106](#) planning agreements to secure commitment to local employment objectives;
- building partnerships between local authorities, employment agencies, further education and employers at the pre-development stage;
- forecasting all possible employment opportunities during planning, construction and post-development phases;
- using targeted employment strategies to link training to employer demand; and
- ensuring that regeneration leaves a positive employment legacy by creating long-term opportunities, jobs with career prospects, and ongoing support for employees.

POLICY EE1: Retaining and Developing Employment

The development of small business units (up to 50 m²) will be supported in the following locations:

- **On existing employment generating sites; or**
- **On mixed use development sites;**

¹⁰⁰ HM Government (2008) *Building Local Jobs ensuring local communities gain employment from regeneration* (All Party Urban Development Group) Available from: www.gov.uk

9.3 Homeworking and Live/Work Development

9.3.1 Many people choose to work from home at certain times in their life, often when they have children. They might work for a big business, or they might start their own. Running a business from home does not always require planning permission.¹⁰¹ It is important to have good communications, the space to maintain the boundaries between work and homelife, and an appropriate image for customers. Homeworking also benefits from the provision of shared workspace to encourage collaboration.



9.3.2 Using a residential property for business can provide a type of accommodation which is not readily available in the commercial areas. Some businesses cannot realistically be expected to occupy commercial property because of their small scale, intermittent activity or uncertain financial prospects.

9.3.3 Employment options must not diminish the quality of life of people in the area. The main concern is to safeguard the residential character of the area and preserve the amenities of residents. Business uses will only be allowed if they fit acceptably into this residential context.

9.3.4 Business uses potentially have a number of non-residential characteristics which can be intrusive:

- Increased area of hardstanding, with loss of planted areas;
- Wider vehicle access resulting in loss of boundary walls and planting;
- Minor changes which make a commercial presence;
- Noise from machinery or other activities;
- Additional overlooking, e.g. all day business use upstairs;
- Increased vehicular and pedestrian traffic;
- Increased activity within the building;
- Smells, e.g. from food associated business; and
- Harmful visual effects from outside storage or parking.

9.3.5 The significance depends on:

- property type, e.g. terrace v detached;
- type of use;
- location; less acceptable in a quiet location;
- amount of floor space to be used; and
- number of employees.

¹⁰¹ Royal Town Planning Institute (RTPI) (2012) *Development Management: Small Business and the Planning System*. [Online] Available from: rtpi.org.uk

9.3.7 Live/work development is not the same as homeworking. Designated live/work units will often carry conditions of use, which bar a wholly residential use of the whole property, and are usually occupied by someone running their own business. New technologies for independent working have helped drive the increase in live/work; a potentially effective way to sustain our rural communities. Rural location live/work developments can reduce the isolation of home working and encourage networking, with the live/work scheme (and its hub if there is one) becoming the focus for local economic activity and collaboration.

9.3.8 The proximity of the [Urban Extension](#) to Musgrove Hospital and to Somerset College provides an ideal location. Musgrove Park Hospital needs to expand to serve a population that could grow by an estimated 50,000 people if all the development in the area goes ahead and Somerset College is also planning expansion.

9.4 Retail

9.4.1 In Trull village centre we have several small shops and businesses which meet our needs: a post office, a general store, a specialist food shop, a craft shop, a car showroom and a garage, a hair salon and a pub. The questionnaire showed that people like this; they want the village to remain residential and distinct.

9.4.2 Rural shops are often described as the heart of the community; they host a variety of services and are commonly a key information point for residents. Changes in lifestyles such as internet shopping, greater car ownership, home delivery services and competition from supermarket chains mean that many small rural shops are finding it increasingly difficult to survive. Their loss could result in further isolation and the loss of key services to people in rural communities who are not able to travel or confident about using technology. Making use of our local shops to purchase goods and services is the best way we can help retain them in the community.

POLICY EE2: Homeworking and Live/Work Development

The development of homeworking and an exemplary live/work cluster will be supported, with the aim of delivering quality live/work schemes that have enduring live/work use.

9.4.3 We have concerns over the likely effect on availability of employment space, particularly for small businesses, following the amendment to the NPPF that will normally approve planning applications for change from commercial to residential use. This would reduce the ability of our local communities to influence development in our area, and result in loss of control over design and standards of housing. The loss of any buildings used for economic purposes in rural areas can result in villages becoming dormitory settlements, and people having to travel further for work or to find units for small and medium firms. When 'change of use'¹⁰² of, for example, a shop or a financial service is proposed, the Local Planning Authority must determine whether prior approval is required because, for example, it is undesirable for the building to change to a 'dwellinghouse' because it prevents adequate provision of services or impacts on the sustainability of a shopping area.

9.4.4 The Localism Act¹⁰³ introduced measures to help protect community assets, such as rural shops, and to encourage community ownership. There are different ways in which the community can take over the local shops including a 'community buy-out' of an existing retail premises or developing a shop at another location. In order to achieve this, a group of volunteers need to come together and form a legal structure which is able to trade.



POLICY EE3: Retail

Applications will be supported that encourage the creation of small scale (<50m² gross floorspace) shops and services which would enhance current provision, and be located to encourage easy access on foot and by bicycle

Proposals for change of use that result in the loss will be resisted, unless it can be demonstrated that an equivalent shop or service will be re provided elsewhere in the Neighbourhood Area, or it can be demonstrated thst, further to twelve months active marketing, the existing shop or service is unviable.

In the Urban Extension, provision should be made in the Masterplan and in the Site Proposals for local shop units which:

- Are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; and
- Encourage vibrant and diverse neighbourhood retail centres.

¹⁰² HM Government (2014) *Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order*. [Online] Available from: <http://www.legislation.gov.uk/uksi/2014/564/article/5/made>

¹⁰³ HM Government (2011) *Localism Act 2011*. [Online] Available from: http://www.legislation.gov.uk/ukpga/2011/20/pdfs/ukpga_20110020_en.pdf

9.5 Residential Institutions

- 9.5.1 This term is used to include residential schools and colleges, hospitals and convalescent/nursing homes.
- 9.5.2 Extra Care Housing supports older people in purpose-built, self-contained and accessible rented, shared ownership or leasehold accommodation. The most important facilities from an employment perspective are an on-site team of carers, including management, with 24-hour cover, hot meals, and a 'heavy-duty' laundry. Most Extra Care Housing has been developed, where local community facilities are close at hand; such developments are not appropriate outside the villages.
- 9.5.3 Residential care is a step on from Extra Care Housing.¹⁰⁴ Many people with dementia, if they have good support, can live out their lives in their own homes. However, for a significant number of people with dementia the support of a care home is the best option. They increasingly provide services for the very oldest people who have multiple and complex needs.
- 9.5.4 We will support the exemption of residential institutions from the CIL schedule.

POLICY EE4: Residential Institutions

The provision of residential institutions to include new care homes, extra care housing 121 and sheltered housing, medical centres, nursing homes, nurseries and pre schools, boarding schools, residential colleges and training centres will be supported, subject to proposals demonstrating consideration of local character and residential amenity.

¹⁰⁴ Extra care housing is akin to very sheltered housing, offering independent living but with the benefit of on-site care provision. Extra care housing is not for sale on the open market but requires occupants to be either in need of a specified level of care or in receipt of a specified minimum package of care services and/or above a specified minimum age. To be included in this employment policy, a minimum of 3 hours care per week is required.

9.6 Farm Businesses

9.6.1 The provision and retention of rural services are essential. The NPPF requires the identification of a network of rural centres and recommends that plans should promote the retention and development of local services and community facilities in rural areas. The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation.

9.6.2 These will mainly be appropriate for properties outside the immediate boundaries of Trull and Staplehay where, for example, old farm buildings have become redundant as farming practices have changed. These buildings are often historic assets and their setting is frequently an essential part of the building's character. The location, size, materials, and character of the original building will all be essential factors when considering the conversion of existing buildings.

9.6.3 Farming will be helped by a thriving locality that recognises our environmental assets. Food security is crucial – the use of good quality farmland for housing has to be recognised as a loss to that security.

POLICY EE5: Farm Businesses

Applications for the diversifying of farm businesses, agricultural or non agricultural, will be considered favourably.

10 APPENDIX - GLOSSARY

Affordable Housing	Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing is defined in the NPPF.
Air Quality Management Area	Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. If a local authority finds any places where the national air quality objectives are not likely to be achieved, it must declare an Air Quality Management Area there.
Areas of Outstanding Natural Beauty (AONBs)	The primary purpose of the AONB designation is to conserve natural beauty – which by statute includes wildlife, physiographic features and cultural heritage as well as the more conventional concepts of landscape and scenery. Account is taken of the need to safeguard agriculture, forestry and other rural industries and the economic and social needs of local communities. AONBs have equivalent status to National Parks as far as conservation is concerned.
BREEAM Assessment	BREEAM is an environmental assessment method and rating system for buildings which sets the standard for best practice in sustainable building design, construction and operation. It uses recognised measures of performance, which are set against established benchmarks
Community Infrastructure Levy	A charge on new developments. The charges are set by the local council, based on the size and type of the new development. The money raised from the community infrastructure levy can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
Community Right to Bid	The Community Right to Bid will give community groups the right to prepare and bid to buy community buildings and facilities that are important to them. It came into effect on 21 September 2012.
Conservation Area	These are designated by the local planning authority for their special architectural and historic interest. They entail restrictions on property alterations, trees works and demolition.
District Heating Network	District heating networks provide the means to transport heat efficiently. They can currently be built up to around 30km from generating plant and distribution networks can be hundreds of kilometres long. The distance a network can reach is also easily extended by simply adding more providers of heat along the way.
District Heating Scheme	A district heating scheme comprises a network of insulated pipes used to deliver heat, in the form of hot water or steam, from the point of generation to an end user.
Environmental Impact Assessment	Town and Country Planning (EIA) Regulations 2011. The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. The regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.
European Protected Species	These are given in the Conservation of Habitats and Species Regulations 2010. Some of the most highly protected animal and plant species in the UK are classified as 'European Protected Species'. These are identified by the EU Habitats Directive as the most seriously threatened in Europe, and include bats, great crested newts and otters.

Green Wedge	Key policy objectives of Green Wedges are to: ▣ prevent the coalescence of settlements and maintain a sense of place and identity for neighbourhoods; ▣ maintain the open character of a green lung contributing to health and wellbeing for residents; ▣ bring the countryside into the heart of town; ▣ provide accessible formal and informal recreation, sport and play; ▣ provide valuable wildlife corridors and habitat; ▣ protect areas of landscape importance and visual amenity; and ▣ provide a positive approach to land use.
‘HAPPI’	This refers to a government report from the Government entitled ‘Housing our Aging Population: Panel for Innovation’. The report outlines innovative housing examples from across Europe and makes recommendations to government, developers and housing developers.
Heritage Assets	Historic England defines a Heritage Asset as: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Homefinder Somerset	A partnership of local authorities and housing associations who are working together to make the process of finding a home simple and transparent for all applicants across Somerset
Housing Needs Survey	A survey to identify the housing needs of local people and give up-to-date information about local housing circumstances and aspirations - including whether there is a local need for affordable housing and, if so, of what size and type.
Housing Register	The waiting list for people who have applied for council housing.
Infiltration	Infiltration is the downward entry of water into soil.
Licensing Authority (for European Protected Species)	It is an absolute offence to: deliberately capture, injure or kill any European Protected Species (EPS); to deliberately disturb them; and to damage or destroy a breeding site or resting place. Applications for licences to permit such actions should be made to Natural England. Licences can be issued providing three licensing tests are met (the purpose test – such as ‘imperative reasons for overriding public interest’, the ‘no satisfactory alternative’ test and the ‘favourable conservation status’ test).
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
Listed Building	A building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A listed building may not be demolished, extended, or altered without special permission from the local planning authority.
Masterplan	A Masterplan describes how an area will be developed. It describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision.
Plan Period	The Plan Period for the Adopted Core Strategy is 2011-2028, and the Trull Neighbourhood Plan will run until the same date.

Planning Conditions	As an alternative to outright refusal, the LPA may grant permission subject to conditions, for example, restricting what you can do on the premises, or requiring you to get specific approval for aspects of the development, such as the materials to be used, before you can proceed. The authority has to give reasons for the conditions. If you are not prepared to accept the conditions you can either discuss the position with the planning officer, who may be able to suggest ways of overcoming the authority's objections, or you can appeal against the condition(s) that you do not agree with.
Public Open Space	Open space, including playing fields, owned to which there is a public right of access, used by the public primarily for recreation purposes.
Registered Park and Garden	The Register of Historic Parks and Gardens of special historic interest provides a listing and classification system. The register aims to safeguard the features and qualities of key landscapes for the future, and protection is provided through the NPPF.
Section 106 (S106)	Section 106 agreements or Planning obligations are an established mechanism for securing planning matters arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development. The introduction of the CIL now limits their application.
Special Landscape Feature (SLF)	These are defined by local authorities in development plans with a view to safeguarding areas of regional or local landscape importance from inappropriate developments. Cotlake Hill, Trull and Stonegallows Ridge, Taunton are Special Landscape Features in Trull Parish.
Sustainability Statement	This describes the measures taken to address the key sustainability issues. The Council may use planning conditions and/or a legal agreement to secure commitments given in the statement.
Sustainable Drainage Systems(SuDS)	Designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges by replicating natural systems that use cost effective solutions with low environmental impact.
Swales	A swale is a low tract or moist or marshy land. It can be a natural landscape feature or can be man-made as part of a wider flood management system.
Tree Preservation Order	A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.
Urban Extension	The Core Strategy Section 5 Strategic Sites and Broad Locations identifies Comeytrowe / Trull as a broad location for a mixed use strategic urban extension for development after 2015 for between 1,000 and 2,000 dwellings up to 2028 A sustainable urban neighbourhood has the following characteristics. It: • has a wide enough choice of housing and facilities to ensure long-term value and create a balanced community over time; • is well connected to jobs and services by foot, bike and public transport; • has places of different character that stand the test of time and appeal to different markets; • is designed to conserve resources; • benefits from hands-on management and long-term stewardship by responsible local organisations, both during development and after residents have moved in.
Zero-carbon	Government Policy requires all new homes from 2016 to mitigate, through various measures, all the carbon emissions produced on-site as a result of the regulated energy use. This includes energy used to provide space heating and cooling, hot water and fixed lighting, as outlined in Part L1A of the Building Regulations. There are three core requirements which must all be met for a home to qualify as zero carbon: 1. The fabric performance must, at a minimum, comply with the defined standard known as the Fabric Energy Efficiency Standard (FEES) and 2. Any CO2 emissions that remain after consideration of heating, cooling, fixed lighting and ventilation, must be less than or equal to the Carbon Compliance limit established for zero carbon homes, and 3. Any remaining CO2 emissions, from regulated energy sources (after requirements 1 and 2 have been met), must be reduced to zero.

