

A303 Sparkford to Ilchester Dualling Scheme TR010036

9.30 Cumulative Effects Assessment Technical Note

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A303 Sparkford to Ilchester Dualling Scheme

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Cumulative Effects Assessment Technical Note

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Table of Contents

1	Introduction	1
2	Cumulative Effects Assessment	2
2.1	Competent expert	2
2.2	Legislative and policy framework	2
2.3	Assessment methodology	2
2.4	Assumptions and limitations	3
2.5	Study area	3
2.6	Baseline conditions	3
2.7	Potential impacts	9
2.8	Design, mitigation and enhancement measures	9
2.9	Assessment of likely significant effects	10
2.10	Summary	27
	Appendix A: Consultation with South Somerset District Council	28
	Appendix B: Drawing to show Land at Long Hazel Farm and the proposed scheme with relevant zones of influence	33

1 Introduction

- 1.1.1 This Cumulative Effects Assessment Technical Note has been produced in response to Question 2.9.1 of the Examining Authority's Second Written Questions submitted as part of the Development Consent Order (DCO) Examination for the A303 Sparkford to Ilchester Dualling scheme (hereafter referred to as 'the scheme'). Written Question 2.9.1 states:
- 1.1.2 *"The LIR [REP2-019 & REP2-049] and the Deadline 4 submission from SSDC [REP4-037] identified a considerable number of dwellings, as well as some employment related development within Sparkford which have been permitted since the cut -off date in the ES. The ExA notes that the Applicant considers that the Planning Inspectorate's Advice Note 17: Cumulative Effects Assessment, does not require it to update its assessment. However, the Advice Note is clear at paragraph 3.49 that where new 'other development' comes forward following the stated assessment cut-off date, the Examining Authority may request additional information during the examination in relation to effects arising from such development.*
- 1.1.3 *In this case given the number of new developments within an area where traffic is due to increase as a consequence of the scheme the ExA requests an assessment of the cumulative effects of the additional development in Sparkford".*
- 1.1.4 In its response to the Examining Authority's Second Written Questions (REP5-025), the Applicant confirmed that it would undertake an additional cumulative effects assessment in the form of a technical note. This technical note is now therefore being submitted at Deadline 6 and follows the same structure as Chapter 14 Combined and Cumulative Effects (APP-051) of the Environmental Statement (ES).

2 Cumulative Effects Assessment

2.1 Competent expert

- 2.1.1 The competent expert who completed the cumulative effects assessment presented in the Environmental Statement, is identified in Section 14.2 of Chapter 14 Combined and Cumulative Effects (APP-051). The same competent expert has undertaken this additional Cumulative Effects Assessment Technical Note.

2.2 Legislative and policy framework

- 2.2.1 The legislative and policy framework for the assessment of cumulative effects is detailed in Section 14.3 of Chapter 14 Combined and Cumulative Effects (APP-051).
- 2.2.2 No updates to legislation and policy in relation to cumulative effects assessments have taken place since the submission of the Environmental Statement in July 2018.

2.3 Assessment methodology

- 2.3.1 The methodology for the assessment of cumulative effects, including the significance criteria, is detailed in Section 14.4 of Chapter 14 Combined and Cumulative Effects (APP-051) and has been followed for this additional assessment. The approach for cumulative effects follows the Planning Inspectorate's Advice Note Seventeen: Cumulative Effects Assessment¹.
- 2.3.2 This assessment, in comparison to Chapter 14 Combined and Cumulative Effects (APP-051), additionally includes an assessment of the cumulative operational effects of the scheme with the proposed development 'Land at Long Hazel Farm' (17/02046/FUL) (which is the only development that met the criteria to be included within this cumulative effects assessment, as detailed within Section 2.6), for noise and vibration and air quality, as well as the construction stage effects. The operational effects have been considered because the proposed development 'Land at Long Hazel Farm' (17/02046/FUL) has not been included within the traffic model Uncertainty Log. The list of developments included within the Uncertainty Log was consulted with South Somerset District Council prior to the DCO submission (see Appendix A) but this development was not raised. This proposed development has therefore not been incorporated into the anticipated traffic flows which inform Chapter 5 Air Quality (APP-042) and Chapter 11 Noise and Vibration (APP-048).

¹ The Planning Inspectorate (PINS) (2015) Advice Note Seventeen: Cumulative Effects Assessment relevant to nationally significant infrastructure projects [online] available at: <http://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf> (last accessed April 2019).

2.4 Assumptions and limitations

- 2.4.1 The assumptions and limitations for the assessment of cumulative effects are detailed within Section 14.5 of Chapter 14 Combined and Cumulative Effects (APP-051) and are all of relevance to this additional assessment.
- 2.4.2 The original cut off date for agreeing the list of developments stated within paragraph 14.5.3 of Chapter 14 Combined and Cumulative Effects (APP-051) was 12 April 2018, and the list of developments identified were reviewed and agreed with South Somerset District Council.
- 2.4.3 The Transport Assessment² assumed 1,650 square metres of gross floor area (GFA) of B1(c) development producing 90 vehicle trips per day. The 'Land at Long Hazel Farm' application (refer to Table 2.2 below) is for 2,298 square metres. Applying an equivalent uplift to the traffic estimates that have been included in the Transport Assessment, would result in an additional 125 vehicles per day along Sparkford High Street as a result of the proposed development. This is equivalent to between a 1.9-2.7% change in daily traffic. Taking this into account, Table 2.1 below provides the traffic forecasts on Sparkford High Street, to include the proposed development 'Land at Long Hazel Farm' (17/02046/FUL), which have been extracted from Figure 7.1 of the Transport Report (APP-150). It should be noted that these figures have been rounded to the nearest 100 vehicles.
- 2.4.4 Consideration of the potential cumulative effects in relation to noise and air quality have been provided within paragraphs 2.9.5 and 2.9.6 of this report.

Table 2.1: Predicted traffic flows along Sparkford High Street

Year	Do Minimum AADT	Do Something AADT	Land at Long Hazel Farm (17/02046/FUL) additional traffic (veh/day)
2023	4700	5800	125
2038	4900	6700	125

2.5 Study area

- 2.5.1 The study area for the assessment of cumulative effects is detailed in Section 14.6 of Chapter 14 Combined and Cumulative Effects (APP-051).

2.6 Baseline conditions

- 2.6.1 The Applicant has reviewed the list of developments that have been provided in the Deadline 4 submission from South Somerset District Council (REP4-037). These developments are contained within Table 2.2 below and an explanation for each has been added as to whether the development meets the criteria to be included within the cumulative effects assessment. As detailed within paragraph 14.4.7 of Chapter 14 Combined and Cumulative Effects (APP-051), the criteria is based on the screening criteria as part of the

² Ashford Homes (South West Limited) (April 2017) Transport Statement in respect of Long Hazel Farm, High Street, Sparkford [online] available at: <https://myaccount.southsomerset.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8185659> (last accessed April 2019).

amendments to the Town and Country Planning (EIA) Regulations 2017³. This criteria has been selected as the majority of other developments being considered fall under the Town and Country Planning regime. Other developments include those that are classified as NSIPs. The criteria are as follows:

- The development includes more than 1 hectare of development which is not dwellinghouse development.
- The development includes more than 150 dwelling houses.
- The area of the development exceeds 5 hectares.

2.6.2 Table 2.2 shows that only 1 development (Land at Long Hazel Farm, 17/02046/FUL) meets the screening criteria outlined within the methodology for the assessment of cumulative effects (APP-051). This development has been highlighted in green in Table 2.2 below.

³ Statutory Instrument (2017) The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Table 2.2: Review of the additional proposed developments provided by South Somerset District Council (REP4-037)

Information provided by South Somerset District Council (REP4-037)					The Applicant's review
Map ref number*	Proposal	Application number	Address	Status	
1	Application for 5 new dwellings to include details of appearance, landscaping and scale (16/01436/OUT)	17/04618/REM	Land OS 4859 off A303 Sparkford, Yeovil	Not Started	This development includes the construction of 5 dwellinghouses and the area of the development is 1 hectare (as stated on the application form for 16/01436/OUT). Therefore, this development does not meet the criteria stated above.
2	Residential development of 11 dwellings	14/05052/FUL	Land OS 3432 Rear of the Burrows, High Street, Sparkford	Not Started	This development has been considered within the long list of developments (ID 4) outlined in Table 14.6 of Chapter 14 Combined and Cumulative Effects of the Environmental Statement (APP-051). The development does not meet the criteria to be progressed through into the short list for inclusion with the assessment.
3	Erection of a detached dwelling with attached garage and formation of vehicular access	12/01836/FUL	Land adj The Roundhouse, High Street, Sparkford	Not Started	This development includes the construction of 1 dwelling and the area of the development is 0.05 hectare (as stated on the application form for 12/01836/FUL). Therefore, this development does not meet the criteria stated above.
4	Outline planning Application seeking permission for mixed use redevelopment 48 dwellings (residential/commercial) together with associated works and access ways, retaining 2260m ² for employment on site.	16/00725/OUT	Haynes Publishing, High Street, Sparkford	Not Started	This development met the criteria to be included within the short list of other developments as outlined in Table 14.6 of Chapter 14 Combined and Cumulative Effects of the Environmental Statement (APP-051). This has therefore been considered within the cumulative effects assessment (ID 1) presented within Chapter 14 Combined and Cumulative Effects of the Environmental Statement (APP-051).
5	Change of use from office to 1 dwelling.	16/00726/COU	Home Farmhouse, High Street, Sparkford	Not Started	This development does not meet the criteria stated above, as this development involves the change in use of an existing building.
6	Development of 35 dwellings with associated parking and landscaping	17/02044/FUL 17/02045/FUL	Longhazel Farm, High Street, Sparkford	Under Construction	The development under application 17/02044/FUL includes the construction of 6 dwellings and the area of development would be 0.6 hectare (as stated on the

Information provided by South Somerset District Council (REP4-037)					The Applicant's review
Map ref number*	Proposal	Application number	Address	Status	
					application form for 17/02044/FUL). The development under application 17/02045/FUL includes the construction of 29 dwellings and the area of development would be 0.9 hectare (as stated on the application form for 17/02045/FUL). Therefore, these developments individually and in combination do not meet the criteria stated above.
7	The erection of 4 No. dwellings and construction of vehicular access thereto	17/04916/OUT	Land adj Fletched Moss, Sparkford Hill Lane, Sparkford	Not Started	This development includes the construction of 4 dwellings and the area of the development is 0.3 hectare (as stated on the application form for 17/04916/OUT). Therefore, this development does not meet the criteria stated above.
8	The erection of a bungalow	18/01065/FUL	The Orchard, Cherry Pie Lane, Sparkford	Not Started	This development includes the construction of 1 dwelling and the area of the development is 0.1 hectare (as stated on the application form for 18/01065/FUL). Therefore, this development does not meet the criteria stated above.
9	The erection of 3 No. dwellings and associated access.	17/01442/FUL	The Orchard, Cherry Pie Lane, Sparkford	Not Started	This development includes the construction of 3 dwellings and the area of the development is 0.5 hectare (as stated on the application form for 17/01442/FUL). Therefore, this development does not meet the criteria stated above.
10	Outline application for the erection of 2 dwellings	18/02227/OUT	Land South West Of Brooklands House, Brains Lane	Not Started	This development includes the construction of 2 dwellings and the area of the development is 0.26 hectare (as stated on the application form for 18/02227/OUT). Therefore, this development does not meet the criteria stated above.
11	Application for three dwellings to include details of access, appearance,	17/02840/REM	Land OS 9032 Part Old London Road, Sparkford	Under Construction	This development includes the construction of 3 dwellings and the area of the development is 0.17 hectare (as stated on the application form for 16/02227/OUT for which the reserved matters

Information provided by South Somerset District Council (REP4-037)					The Applicant's review
Map ref number*	Proposal	Application number	Address	Status	
	landscaping, layout and scale.				application 17/02840/REM is associated with). Therefore, this development does not meet the criteria stated above.
12	Application 1 dwelling to include details of access, design, landscaping, layout and scale.	17/03001/REM	Land Opposite Brooklands Barn, Brains Lane, Sparkford	Under Construction	This development includes the construction of 1 dwelling and the area of the development is 0.18 hectare (as stated on the application form for 17/00408/OUT for which the reserved matters application 17/03001/REM is associated with). Therefore, this development does not meet the criteria stated above.
13	The erection of an agricultural/horticultural worker's dwelling.	15/02459/FUL	Vale of Camelot Growers, Old London Road, Sparkford	Under Construction	This development includes the construction of 1 dwelling and the area of the development is 0.1 hectare (as stated on the application form for 15/02459/FUL). Therefore, this development does not meet the criteria stated above.
14	The erection of 1 No. dwelling and detached garage.	17/02213/FUL	Land adj Barley Cottage, High Street, Sparkford	Not Started	This development includes the construction of 1 dwelling and the area of the development is 0.04 hectare (as stated on the application form for 17/02213/FUL). Therefore, this development does not meet the criteria stated above.
15	Proposed conversion of former milking parlour to 1 dwelling	15/03227/FUL	Barns to the Rear of Sparkford Hall, Sparkford Road.	Not Started	This development includes the construction of 1 dwelling and the area of the development is 0.11 hectare (as stated on the application form for 15/03227/FUL). Therefore, this development does not meet the criteria stated above.
16	Residential development for up to 36 dwellings and use of part of site for village hall and associated works	18/00810/OUT	Land at Cherry Pie Lane, Sparkford	Pending	This development includes the construction of 36 dwellings and the area of the development is 1.7 hectares (as stated on the application form for 18/00810/OUT). Therefore, this development does not meet the criteria stated above.

Information provided by South Somerset District Council (REP4-037)					The Applicant's review
Map ref number*	Proposal	Application number	Address	Status	
17	Erection of 2 No. dwellings and construction of vehicular access thereto (Outline).	18/03536/OUT	Land adj Fletcher Moss, Sparkford Hill Lane, Sparkford	Pending	This development includes the construction of 2 dwellings and the area of the development is 0.16 hectare (as stated on the application form for 18/03536/OUT). Therefore, this development does not meet the criteria stated above.
Employment					
18	The erection of an industrial building.360m ² floor space	17/03340/FUL	Land Off A359 & A303 Slip Road, Sparkford,	Not Started	This development does not include the construction of dwellinghouses and the area of the development is 0.1 hectare (as stated on the application form for 17/03340/FUL). Therefore, this development does not meet the criteria stated above.
19	Development of flexible B1, B2 and B8 commercial floor space with associated parking and landscaping. 2297m ² floor space & 1.3ha new land.	17/02046/FUL	Land at Long Hazel Farm, High Street, Sparkford	Not Started	This development does not include the construction of dwellinghouses and the area of the development is 1.3 hectares (as stated on the application form for 17/02046/FUL).
20	The erection of a single storey drive through coffee shop with associated access and parking.	18/00197/FUL	Land adj Shell Filling Station, Camel Hill, Queen Camel	Not Started	This development does not include the construction of dwellinghouses and the area of the development is 0.2 hectare (as stated on the application form for 18/00197/FUL). Therefore, this development does not meet the criteria stated above.
21	Demolition of petrol filling station, forecourt and ancillary retail unit. The erection of a replacement petrol forecourt, retail unit and ATM with associated parking	18/00218/FUL	Shell Filling Station, Camel Hill, Queen Camel	Not Started	This development does not include the construction of dwellinghouses and the area of the development is 0.3 hectare (as stated on the application form for 18/00218/FUL). Therefore, this development does not meet the criteria stated above.
North Cadbury Business Park only has 1 outstanding planning permission on Unit E – Change of use form B1 to Sui Gen which has not started.					This development involves the change in use of an existing building and therefore would not meet the criteria stated above.

*Note that the Map Reference Number corresponds to the drawing provided in South Somerset District Council's submission at Deadline 5 (REP4-037)

2.7 Potential impacts

- 2.7.1 During construction, there would be the potential for cumulative effects on all receptors, as a result of the proposed scheme cumulatively with the proposed development at Land at Long Hazel Farm, should the construction stages overlap. These effects could include (but are not limited to) a culmination of disturbance from construction dust, noise, vibration, and lighting or other visual intrusions on sensitive wildlife, human and visual receptors in addition to construction traffic and disruption to journeys through the impact of overlapping construction periods. However, effects would be temporary in nature and best practice measures such as pollution prevention control mechanisms would be included in a Construction Environmental Management Plan (CEMP) (to include a Traffic Management Plan (TMP)) for each of the other developments, reducing the likelihood of significant cumulative effects.
- 2.7.2 Once operational there would be the potential for cumulative effects to receptors, including (but not limited to) habitats, protected species, agricultural land, noise and air quality. These impacts could include adverse effects on the landscape due to a change in the landscape character area culminating from the synergistic change in landscape or the synergistic interaction from impacts on biodiversity. However, it is assumed that mitigation would be provided by the other development (as detailed in the planning conditions) to offset any significant environmental effects brought about as a result of that development, which would reduce the likelihood of significant cumulative effects during operation.

2.8 Design, mitigation and enhancement measures

- 2.8.1 There are no specific mitigation measures required to manage cumulative effects between the proposed scheme and proposed development 'Land at Long Hazel Farm'. However, it is anticipated that construction activities for the other development would be undertaken in accordance with best practice measures to be implemented through a CEMP, ensuring that any adverse effects to the environment are avoided or reduced wherever possible. It is also anticipated that a Traffic Management Plan (TMP) or similar is in place to manage construction traffic. The following planning conditions have been included as part of the proposed development:
- 2.8.2 Planning Condition 6 *'The development hereby permitted shall not commence unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction operation hours, construction vehicular routes to and from site, construction delivery hours, car parking for contractors and specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. Once approved the development shall be carried out in accordance with the approved Construction Management Plan. Reason: To safeguard the amenities of the locality in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028'*
- 2.8.3 Planning Condition 11 *'Prior to the occupation of any building hereby approved a Travel Plan shall be submitted to and approved in writing by the*

Local Planning Authority. Once approved the agreed measures shall be implemented in accordance with the time scales set out in the plan unless agreed otherwise in writing by the local planning authority. Reason: In the interests of promoting sustainable development in accordance with policy TP4 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework’.

- 2.8.4 In addition, it is anticipated that a Site Waste Management Plan (SWMP) would be implemented for the other development during construction to avoid or reduce adverse effects to material resources and waste arisings. As part of this DCO application, an Outline Environmental Management Plan (OEMP) (APP-148) (note that this is a live document and will continue to be revised throughout the Examination process) has been produced, which contains an Outline TMP (Annex B.6 to the OEMP), and an Outline SWMP (Annex B.1 to the OEMP). The OEMP will be a certified document under Article 43 of the DCO.

2.9 Assessment of likely significant effects

- 2.9.1 The assessment of cumulative effects for both construction and operation can be found in Table 2.4.
- 2.9.2 Only those developments that have been included in the Short List (see Table 2.1) have been brought through to the assessment of cumulative effects, which represents Stages 3 and 4 of the methodology outlined in the Planning Inspectorate’s Advice Note Seventeen: Cumulative Effects⁴; see Section 14.4 of Chapter 14 Combined and Cumulative Effects (APP-051) for a description of these stages. As such there is only 1 proposed development that has been included in this additional cumulative effects assessment, identified in Table 2.2 above.
- 2.9.3 The planning application for ‘Land at Long Hazel Farm’ (17/02046/FUL) included in the cumulative assessment has been approved. An Environmental Statement was not submitted as part of the application as the proposed development was not subject to a statutory Environmental Impact Assessment (EIA), however documents submitted alongside the application have been analysed to inform this assessment. These documents are listed in Table 2.2 below under the relevant environmental disciplines and are considered sufficient to inform the assessment of cumulative effects since they were sufficient to enable a planning decision to be reached and for consent to be granted.
- 2.9.4 The assessment has been divided by environmental topic, and the effects of the other proposed development has been assessed where the Zones of Influence (ZOIs) for each environmental topic overlaps. The drawing contained within Appendix B of this technical note shows the location of the proposed ‘Land at Long Hazel Farm’ (17/02046/FUL) and the overlapping ZOIs with the proposed scheme.

⁴ The Planning Inspectorate (PINS) (2015) Advice Note Seventeen: Cumulative Effects Assessment relevant to nationally significant infrastructure projects [online] available at: <http://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf> (last accessed April 2019).

- 2.9.5 Additional traffic generated from the proposed development 'Land at Long Hazel Farm' (17/02046/FUL) is not predicted to lead to significant cumulative air quality effects. The proposed development is estimated to lead to an increase in traffic flows on Sparkford High Street by 125 vehicles per day in addition to the currently assessed flows of approximately 5,800 vehicles per day in the proposed scheme's opening year. Chapter 5 Air Quality of the Environmental Statement (APP 042) demonstrates there are no predicted exceedances of the air quality objectives in the opening year of the Scheme and predicted concentrations are well below the relevant air quality objectives (less than 50%) at worst case receptors located in the area of Sparkford High Street. Considering the small predicted increase in traffic it can be concluded that these further increases in traffic would not lead to exceedances of the air quality objectives and therefore there would be no significant cumulative air quality effects.
- 2.9.6 A qualitative assessment of the cumulative noise effects of both the scheme and the commercial development associated with 14/01958/FUL has also been carried out assuming that the proposed development leads to an additional 125 vehicles per day in addition to the currently assessed flows of approximately 5,800 vehicles per day in the proposed scheme's opening year for Sparkford High Street.
- 2.9.7 The Calculation of Road Traffic Noise (CRTN) obtains the basic noise level (BNL) for a road segment at a reference distance of 10 metres from the carriageway edge from the traffic flow, speed of the traffic, composition of the traffic, gradient of the road and road surface. The BNL has been computed for scenarios with and without the commercial development as
- Do-Minimum Opening Year (DMOY) without the scheme in 2023.
 - Do-Something Opening Year (DSOY) with the scheme in 2023.
 - Do-Minimum Design Year (DMDY) without the scheme in 2038.
 - Do-Something Design Year (DSDY) with the scheme in 2038.
- 2.9.8 An additional 125 vehicles have been added to the annual average weekday flow figures to calculate the BNL values with the commercial development.
- 2.9.9 Table 2.3 below shows the Design Manual for Roads and Bridges (DMRB) classification for the increases BNL for the following comparisons:
- DMDY v DMOY – that is the long-term increase without the scheme.
 - DSOY v DMOY – that is the short-term increase with the scheme.
 - DSDY v DMOY – that is the long-term increase with the scheme.

Table 2.3: DMRB classification of noise impact for the scheme and cumulative impact with additional commercial development on Sparkford High Street

Comparison	Classification of impact without commercial development	Classification of cumulative impact
DMDY v DMOY	Negligible	Negligible
DSOY v DMOY	Minor	Minor
DSDY v DMOY	Negligible	Negligible

- 2.9.10 Where noise levels at a receptor are predominantly due to one road segment, any change in noise at the façade of the receptor will be very similar to the

change in BNL of the road segment. The table above shows that the change in BNL over the long-term without the scheme (DMDY v DMOY) is negligible with or without the proposed development. The impact of the scheme in the short-term (DSOY v DMOY) is minor both with and without the proposed development but becomes negligible in the long-term (DSDY v DMOY). There is therefore no material change in the assessment outcome and the effects associated with noise and vibration along Sparkford High Street are considered to be the same as those predicted within Chapter 11 Noise and Vibration of the Environmental Statement (APP-048).

- 2.9.11 An overall cumulative residual effect of Slight Adverse is anticipated as a result of the other development and the proposed scheme during construction. As such, no further mitigation is required as there are no significant cumulative effects predicted.
- 2.9.12 An overall cumulative residual effect of Neutral is anticipated as a result of all of the other development and the proposed scheme during operation. As such, no further mitigation is required as there are no significant cumulative effects predicted.

Table 2.3: Cumulative effects assessment for the other development (17/02046/FUL) and the proposed scheme

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
<p>Air Quality - The effects on air quality as a result of the proposed scheme have been assessed in Chapter 5 Air Quality (APP-042) and Chapter 3 of the Environmental Statement Addendum (OD-010). The residual effects on Air Quality are as follows:</p> <p>Proposed scheme residual effects during construction: Neutral</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> South Somerset District Council's Environmental Health Memo (May 2017) <p>There has been no assessment on construction dust or emissions for the proposed development Land at Long Hazel Farm. The Environmental Health Memo completed by South Somerset District Council's Environmental Health Officer did not have any comments in respect to this application. A Neutral effect has therefore been allocated, using professional judgement based on the size and nature of the proposed development.</p> <p>Construction: Neutral</p>	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>
	<p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>The majority of the Long Hazel Farm proposed development air quality ZOI would overlap with the eastern extent of the scheme's ZOI for air quality (see Appendix B). Due to the Neutral effects anticipated by both there is not anticipated to be any cumulative effects associated with air quality. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Neutral</p>	
	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> South Somerset District Council's Environmental Health Memo (May 2017) 	
<p>Noise - The effects on noise as a result of the proposed scheme have been assessed in Chapter 11 Noise and Vibration (APP-048) and Chapter 7 of the Environmental Statement Addendum</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> South Somerset District Council's Environmental Health Memo (May 2017) 	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
<p>(OD-010). The residual effects on Noise are as follows:</p> <p>Proposed scheme residual effects during construction: Not Significant Adverse</p>	<p>There has been no assessment on noise and vibration for the proposed development Land at Long Hazel Farm. The Environmental Health Memo completed by South Somerset District Council's Environmental Health Officer did not have any comments in respect to this application. A Neutral effect has therefore been allocated, using professional judgement based on the size and nature of the proposed development.</p> <p>Construction: Neutral</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>The majority of the Long Hazel Farm proposed development would overlap with the eastern extent of the scheme. Due to the Neutral effects anticipated by both proposed developments there is not anticipated to be any cumulative effects associated with noise and vibration. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Neutral</p>	<p>considered necessary, as no Significant Adverse cumulative effects are predicted.</p>
<p>Cultural Heritage - The effects on cultural heritage as a result of the proposed scheme have been assessed in Chapter 6 Cultural Heritage (APP-043) and Chapter 4 of the Environmental Statement Addendum (OD-010). The residual effects on cultural heritage are as follows:</p> <p>Proposed scheme residual effects during construction: Moderate Adverse</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> • Planning and Design Statement (Boon Brown Planning, April 2017) • Consultation with the Conservation Officer (June 2017) • Consultation with the County Archaeologist (June 2017) <p>There has been limited assessment on archaeology and cultural heritage as a result of the proposed</p>	<p>Construction:</p> <p>No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation:</p> <p>No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
<p>Proposed scheme residual effects during operation: Moderate Adverse</p>	<p>scheme during construction and operation. The Planning and Design Statement states that <i>“The setting of the listed arch to the south west has been carefully considered however given the context of an existing approval on the adjacent land there is no identifiable harm to the setting of the heritage asset. In line with adopted local plan policies EQ2 and EQ3 it is not considered that the proposed commercial development will cause any adverse effect on visual amenity or the setting of the listed arch”</i>.</p> <p>The consultation with the County Archaeologist submitted as part of the planning documentation confirmed that a Written Scheme of Investigation (WSI) to be submitted by the applicant and approved by the local planning authority should be included as a planning condition (included as condition 13).</p> <p>It is noted that the Consultation Response from the Conservation Officer refers to the previous response which is not available within the planning application documentation, stating that the Conservation Officer agrees with this previous response and has nothing further to raise.</p> <p>Professional judgement has therefore been applied to anticipate the relative environmental effects, as it is not considered that the Planning and Design Statement provides a suitable justification for the lack of adverse effects anticipated. Given the significant row of trees between the proposed development and the Grade II* Listed Triumphal Archway, it is considered that this provides a suitable visual screen and therefore the setting of the archway is not considered to be impacted by the proposed development. The planning application documents do not take into consideration the proximity of the proposed development to the</p>	<p>considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>Hazlegrove House Registered Park and Garden (RPG). The mature row of trees that line the border of the RPG and the proposed development at Long Hazel provide a clear demarcation of the RPG. However, the introduction of commercial development would result in a change to the rural setting of the RPG, but it is noted that this southern area is the least sensitive part of the RPG and the majority of the RPG will remain unaffected. Therefore a Negligible effect is anticipated.</p> <p>Applying professional judgement, given the small scale of the proposed development and the implementation of this mitigation during construction, effects have been considered to be Slight Adverse at worst during construction and Neutral during operation.</p> <p>Construction: Slight Adverse Operation: Neutral</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>The majority of the Long Hazel Farm proposed development would overlap with the eastern extent of the proposed scheme's ZOI (see Appendix B). The receptors within the ZOI overlap include the Hazlegrove House RPG (for which the Land at Long Hazel Park borders to the south west) and 13 listed buildings (the closest of which is the Grade II* Listed Triumphal Arch Gateway to Hazlegrove House approximately 130 metres from the proposed development at Land at Long Hazel Farm). Given that the proposed Land at Long Hazel Farm development would be adjacent to the least sensitive area of the RPG, and the setting of the Triumphal Archway would be screened by a row of mature trees, it is not anticipated that any additional cumulative effects would arise with the proposed scheme.</p>	

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>The additional Heritage Assets outside the ZOI which were included in Chapter 6 Cultural Heritage (APP-043) and Chapter 4 of the Environmental Statement Addendum (OD-010), would not be subject to any cumulative effects. Given the small ZOI overlap of the proposed developments and the heritage assets within the ZOI are not anticipated to be subject to any significant adverse effects as a result of Land at Long Hazel Farm, an overall cumulative effect is therefore anticipated to be Slight Adverse during construction, and Slight Adverse during operation. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Slight Adverse Operation: Slight Adverse</p>	
<p>Landscape - The effects on landscape as a result of the proposed scheme have been assessed in Chapter 7 Landscape (APP-044) and Chapter 5 of the Environmental Statement Addendum (OD-010). The residual effects on landscape are as follows:</p> <p>Proposed scheme residual effects during construction: Moderate Adverse</p> <p>Proposed scheme residual effects during operation: Slight Adverse</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> • Planning and Design Statement (Boon Brown Planning, April 2017) • Consultation with the Conservation Officer (June 2017) • Proposed Planting Plan (Boon Brown Landscape Architects, March 2017). <p>The Planning and Design Statement states that “<i>The site is well contained to the north and west. A mature tree belt runs along the northern/western boundary parallel with the A303. The mature tree belts also runs along the southern/western boundary forming a significant visual screen. To the north east is the Longhazel Park with Sparkford village extending beyond. To the south and east of the site there is an extant residential and commercial planning permission (14/01958/FUL). Two applications for residential</i></p>	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p><i>development on that site have been submitted at the same time as this commercial planning application. The heights of the proposed commercial buildings are in line with the heights of the approved and proposed residential development on the neighbouring sites. The L.A & R.W Piper Car Trimmers and Furniture Upholsterers new commercial building is very similar to that which has already been approved under application 14/01958/FUL albeit in a slightly different location on the wider site. A new belt of trees is proposed along the front of the site offering physical and visual separation of the approved (and proposed) residential development and the commercial development".</i></p> <p>It is noted that the Consultation Response from the Conservation Officer refers to the previous response which is not available within the planning application documentation, stating that the Conservation Officer agrees with this previous response and has nothing further to raise.</p> <p>Considering the above documents submitted to support the planning application, and in the absence of the original consultation response from the Consultation Officer, a precautionary approach has been taken during construction, and professional judgement has been applied taking into account the existing setting, character of the area, and visual receptors. As such, the following effects are anticipated:</p> <p>Construction: Slight Adverse Operation: Neutral</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p>	

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>All of the Land at Long Hazel Farm 1 kilometre ZOI is overlapped by the proposed scheme's ZOI, but due to the small size of Land at Long Hazel Farm in relation to the scheme, only a small section at the east of the proposed scheme is overlapped by Land at Long Hazel Farm ZOI (see Appendix B). The Landscape Characters Areas (LCAs) that are within the ZOI overlap are LCA 1, LCA 2, LCA 3, LCA 4 and LCA 6, but given the small scale and nature of the proposed scheme proposed along Sparkford Highstreet which already features a mixture of commercial and residential properties, there is not anticipated to be a cumulative effect. There would be no cumulative effects on the 3 elevated views outside of the 1 kilometre ZOI. Given the small scale and nature of the proposed development set within the context of Sparkford High Street, and the planting proposals to screen the proposed development, the addition of this development is not anticipated to have any additional cumulative effects on the visual receptors present within the ZOI overlap.</p> <p>The additional landscape receptors outside the ZOI which were included in Chapter 7 Landscape (APP-044) and Chapter 5 of the Environmental Statement Addendum (OD-010), would not be subject to any cumulative effects. Given the small ZOI overlap of the proposed developments and the landscape receptors within the ZOI are not anticipated to be subject to any significant adverse effects as a result of Land at Long Hazel Farm, an overall cumulative effect is therefore anticipated to be Slight Adverse during construction, and Slight Adverse during operation. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Slight Adverse</p>	

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
<p>Biodiversity - The effects on biodiversity as a result of the proposed scheme have been assessed in Chapter 8 Biodiversity (APP-045) and Chapter 8 of the Environmental Statement Addendum (OD-010). The residual effects on biodiversity are as follows:</p> <p>Proposed scheme residual effects during construction: Slight Adverse</p> <p>Proposed scheme residual effects during operation: Slight Adverse</p>	<p>Operation: Slight Adverse</p> <p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> • Updated Ecological Walkover Survey (including Birds and Bats) (Devon Wildlife Consultants, March 2017) • Conservation Consultation Response (Ecologist) (June 2017) • Planning and Design Statement (Boon Brown Planning, April 2017) <p>An updated Ecological Walkover Survey (including Birds and Bats) has been conducted and submitted as part of the planning application. The walkover report outlined that habitats within the site include semi-improved grassland, and hedgerows bordering the site. The site is likely to support badgers, bats, birds and dormice, with GCN and reptile potential considered to be low. Recommendations for construction compliance were included within the report, including:</p> <ul style="list-style-type: none"> • The retention of the south western hedgerow boundary which is considered to be mature and species-rich. If any of the boundary hedgerows are to be removed, a dormouse survey is likely to be required to confirm the presence or absence of this species. • A sloping plank to be left in any excavations deeper than 1 metre which are to remain open overnight, for badgers. • The development to be designed so as not to alter the light levels in the immediate vicinity of the boundary features, for bats. • The removal of vegetation and demolition of buildings suitable for nesting birds to be 	<p>Construction:</p> <p>No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation:</p> <p>No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>undertaken outside of the bird nesting season (March to August inclusive).</p> <ul style="list-style-type: none"> Consideration of measures to incorporate positive biodiversity gain into the proposed development, by enhancing or restoring features or habitats. <p>The consultation response from South Somerset District Council's Ecologist was broadly in agreement with the conclusions of the Ecological Walkover Survey (including Birds and Bats) and recommends 3 planning conditions to be added to the application, one in relation to dormice, one in relation to nesting birds, and one in relation to biodiversity enhancement. Enhancement measures for bat and bird boxes are included as part of Planning Condition 9, but there is no reference to dormice. Therefore, due to the low ecological value of the site and the inclusion of enhancement measures for birds and bats, but with no mention of specific enhancement measures for dormice, it is assumed there would be a Slight Adverse effect during construction and a Slight Adverse effect during operation.</p> <p>Based on the documents submitted and with the application of professional judgement, a Slight Adverse effect at worst is predicted during construction, and a Neutral effect once the proposed development is operational.</p> <p>Construction: Slight Adverse Operation: Slight Adverse</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>All of the 2 kilometre ZOI around Land at Long Hazel Farm is overlapped by the eastern section of the</p>	

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>proposed scheme's 2 kilometre ZOI. Receptors that have the potential to be subject to cumulative effects include habitats, protected species, and the following designated sites: Sparkford Wood Site of Special Scientific Interest (SSSI), and a number of Local Wildlife Sites (LWSs), the closest being Hazlegrove Park LWS approximately 130 metres to the north west, with the existing A303 in between. Given the small-scale and nature of the Long Hazel Farm proposed development, the Slight Adverse effects that have been anticipated together with the Slight Adverse effects anticipated with the proposed scheme would result in an on-balance Slight Adverse cumulative effect on biodiversity during construction. Once operational, the Neutral effect anticipated for Land at Long Hazel Farm and the Slight Adverse effect anticipated for the proposed scheme would result in a residual Slight Adverse effect cumulatively. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Slight Adverse Operation: Slight Adverse</p>	
<p>Geology and Soils - The effects on geology and soils as a result of the proposed scheme have been assessed in Chapter 9 Geology and Soils (APP-046). The residual effects on geology and soils are as follows:</p> <p>Proposed scheme residual effects during construction: Slight Adverse</p> <p>Proposed scheme residual effects during operation: No effect (scoped out)</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>An assessment on geology and soils has not been conducted for Land at Long Hazel Farm proposed development, therefore, it has been assumed that the development would have a Neutral effect based on professional judgement.</p> <p>Construction: Neutral Operation: Neutral</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p>	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>During construction, the on balance Slight Adverse effect from the proposed scheme together with the Neutral effect from the Long Hazel Farm proposed development would result in a cumulative Slight Adverse effect. During operation there would be no cumulative effects; effects for the proposed scheme during operation were scoped out of the assessment and have been anticipated as Neutral for the proposed Long Hazel Farm development. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Not Significant Adverse Operation: Neutral</p>	
<p>Material Assets and Waste - The effects on material assets and waste as a result of the proposed scheme have been assessed in Chapter 10 Material Assets and Waste (APP-047). The residual effects on material assets and waste are as follows:</p> <p>Proposed scheme residual effects during construction: Not Significant Adverse</p> <p>Proposed scheme residual effects during operation: No effect (scoped out)</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>An assessment on Materials has not been conducted for Land at Long Hazel Farm proposed development, therefore, it has been assumed that the development would have a Neutral effect based on professional judgement.</p> <p>Construction: Neutral Operation: Neutral</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>During construction, the on balance Not Significant Adverse effect from the proposed scheme together with the Neutral effect from the Long Hazel Farm proposed development would result in a cumulative Not Significant Adverse effect. Although a Significant Adverse effect is reported as a result of the generation and management of inert waste due to the limited remaining capacity of inert landfill in Somerset for the proposed scheme, no cumulative effects are anticipated with Long Haze Farm proposed</p>	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>development due to the anticipated Neutral effect on waste. During operation there would be no cumulative effects; effects for the proposed scheme during operation were scoped out of the assessment and have been anticipated as Neutral for the proposed Long Hazel Farm development. This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Not Significant Adverse Operation: Neutral</p>	
<p>People and Communities - The effects on people and communities as a result of the proposed scheme have been assessed in Chapter 12 People and Communities (APP-049) and Chapter 8 of the Environmental Statement Addendum (OD-010). The residual effects on people and communities are as follows:</p> <p>Proposed scheme residual effects during construction: Slight Adverse</p> <p>Proposed scheme residual effects during operation: Neutral</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>An assessment on people and communities has not been conducted for Land at Long Hazel Farm proposed development, therefore, it has been assumed that the development would have a Neutral effect based on professional judgement.</p> <p>Construction: Neutral Operation: Neutral</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>Due to the small 250 metre ZOI, all of the ZOI for Long Hazel Farm overlaps with the ZOI to the east of the proposed scheme (see Appendix B). Due to the Neutral effects that Land at Long Hazel Farm is anticipated to have during both construction and operation it is not anticipated to contribute any cumulative effects on the receptors in the overlapping ZOIs. Therefore, for construction a Slight Adverse effect is anticipated based on the Slight Adverse effect assessed for the proposed scheme. During operation effects are anticipated to be Neutral due to the Neutral effects for both developments. This shows that the</p>	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>significance of the effect is not materially worse when combining it with Land at Long Hazel Farm.</p> <p>Construction: Slight Adverse Operation: Neutral</p>	
<p>Climate - The effects on climate as a result of the proposed scheme have been assessed in Chapter 13 Climate (APP-050) . The residual effects on climate are as follows:</p> <p>Proposed scheme residual effects during construction: Not Substantially Adverse (Effects on climate), Not Significant Adverse (Vulnerability to climate)</p> <p>Proposed scheme residual effects during operation: Neutral (Effects on climate), Not Significant Adverse (Vulnerability to climate)</p>	<p><u>Land at Long Hazel Farm (17/02/46/FUL)</u></p> <p>Documents available to support assessment:</p> <ul style="list-style-type: none"> Climate Change Officer's Consultation Response <p>An assessment on Climate has not been conducted for Land at Long Hazel Farm proposed development. The Climate Change Consultation Response by South Somerset District Council's Climate Change Officer did note that the roof areas include sky lights that will minimise the need for artificial lighting and all roof areas are of very shallow pitch and would therefore be very suitable for retrofit of photovoltaic arrays should that suit the end user. A Neutral effect has therefore been allocated, using professional judgement based on the size and nature of the proposed development.</p> <p>Construction: Neutral (Effects on climate), Neutral (Vulnerability to Climate) Operation: Neutral (Effects on climate), Neutral (Vulnerability to Climate)</p> <p><u>Cumulative residual effects for Long Hazel Farm (17/02/46/FUL)</u></p> <p>In terms of effects on climate, during construction and operation, the Not Substantially Adverse effect from the proposed scheme together with the Neutral effect from Land at Long Hazel Farm would result in a cumulative Not Substantially Adverse effect. During</p>	<p>Construction: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p> <p>Operation: No additional mitigation on top of the individual mitigation specified in the Environmental Statement and Environmental Statement Addendum is considered necessary, as no Significant Adverse cumulative effects are predicted.</p>

Environmental topic and summary of effects for proposed scheme	Assessment of cumulative effects (in line with para. 2.9.4 above)	Need for additional mitigation
	<p>operation there would be no cumulative effects as all effects for both schemes are assessed to be Neutral.</p> <p>In terms of vulnerability to climate there is not expected to be a cumulative significant adverse effect to receptors as a result of climate change. This is due to no significant effects being reported for the proposed scheme and vulnerability to climate not being assessed for Land at Long Hazel Farm.</p> <p>This shows that the significance of the effect is not materially worse when combining it with Long Hazel Farm.</p> <p>Construction: Not Substantially Adverse (Effects on climate) Not Significant Adverse (Vulnerability to climate)</p> <p>Operation: Neutral (Effects on climate) Not Significant Adverse (Vulnerability to climate)</p>	

2.10 Summary

- 2.10.1 The assessment of cumulative effects has involved the identification of incremental changes likely to be caused by other developments together with the proposed scheme. One additional development (Land at Long Hazel Farm) has been identified which meets the criteria for inclusion in this assessment. This assessment has followed the methodology outlined in the Planning Inspectorate's Advice Note Seventeen: Cumulative Effects Assessment.
- 2.10.2 The residual cumulative effects during construction as a result of Land at Long Hazel Farm with the proposed scheme is anticipated to be Slight Adverse. During operation, residual cumulative effects as a result of Land at Long Hazel Farm with the proposed scheme is anticipated to be Neutral. These effects show that the cumulative effects are not materially worse when combined with Land at Long Hazel Farm, and therefore no additional mitigation is required in respect to identified cumulative impact pathways.

Appendix A: Consultation with South Somerset District Council

Email correspondence with South Somerset District Council has been included below.

Bennett, Sophie

From: Charlotte Fry <Charlotte.Fry@SouthSomerset.Gov.Uk>
Sent: 18 January 2018 15:03
To: Harris, Sarah
Subject: RE: A303 and A358 Uncertainty Log information request

So our 5 year land supply states we have the potential for 22 homes to be built between 2021 and 2022. Then from 2022 – 2027 the other 50 will be built. There is a new application which has been received this week for this application (keeps it the same number) employment I'm not sure about the dates I would go with the 2027 date.

Hope this helps.

Thanks
Charlotte

From: Harris, Sarah [mailto:Sarah.Harris@mottmac.com]
Sent: 18 January 2018 14:45
To: Charlotte Fry
Subject: Re: A303 and A358 Uncertainty Log information request

Hi Charlotte,

Having incorporated the data you sent through into our model, we have come across a contradiction. In the Former Powermatic site, Winterhay Lane 13/04935/OUT (ID 5), the opening year is 2022/**2024** but in the additional information you provided, you said that 22 houses would be built by 2022 and the remaining 50 by **2027** – is one of these a mistake? Also, when is the employment part of the development due to be complete?

Please could you respond today if possible as we need this information imminently – apologies for the short notice.

Many thanks,
Sarah

From: Harris, Sarah
Sent: 30 October 2017 18:01
To: 'Charlotte Fry' <Charlotte.Fry@SouthSomerset.Gov.Uk>
Subject: RE: A303 and A358 Uncertainty Log information request

Hi Charlotte,

Thank you for the additional information.

Kind regards,
Sarah

From: Charlotte Fry [<mailto:Charlotte.Fry@SouthSomerset.Gov.Uk>]
Sent: 26 October 2017 11:16
To: Harris, Sarah <Sarah.Harris@mottmac.com>
Subject: RE: A303 and A358 Uncertainty Log information request

Hi Sarah,

I have updated what I can with some extra information for you.

Hope this is ok.

Many thanks
Charlotte

From: Harris, Sarah [<mailto:Sarah.Harris@mottmac.com>]
Sent: 18 October 2017 16:41
To: Charlotte Fry
Cc: Sirivadidurage, Sansaka
Subject: RE: A303 and A358 Uncertainty Log information request

Hi Charlotte,

Many thanks for your response and updated information. There are still many developments without any information (or with limited information) regarding the timescale of when they are likely to be built. Do you have any more information than what was in your previous spreadsheet? I have attached a copy with some comments in column Z to highlight which ones we would like more information for in particular but I understand that some of this information may not be available.

Kind regards,
Sarah

From: Charlotte Fry [<mailto:Charlotte.Fry@SouthSomerset.Gov.Uk>]
Sent: 18 October 2017 09:34
To: Harris, Sarah <Sarah.Harris@mottmac.com>; ndevani@somerset.gov.uk
Cc: Sirivadidurage, Sansaka <Sanska.Sirivadidurage@mottmac.com>
Subject: RE: A303 and A358 Uncertainty Log information request

Hi Sarah,

Please see my part on this log. I have updated a few bits. If you have any queries please don't hesitate to contact me.

Thanks
Charlotte

From: Harris, Sarah [<mailto:Sarah.Harris@mottmac.com>]
Sent: 03 October 2017 11:21
To: Jo Manley; Charlotte Fry; Nigel Collins; ndevani@somerset.gov.uk
Cc: Sirivadidurage, Sansaka
Subject: A303 and A358 Uncertainty Log information request

Hello all,

I am part of the team working on the Highways England A303 Sparkford to Ilchester and A358 Taunton to Southfields projects and require some information about the development and network schemes in South Somerset for our traffic model. I contacted you during one of the earlier stages of this project requesting information and the attached spreadsheet details the information received by us at the time. For the current stage of the project, we would like to ensure that this information is still up to date and obtain any additional information that is now available. I recall from last time that you split the developments and network schemes up between you but if there is any uncertainty over who should consider which schemes, please let me know.

Please could you review the spreadsheet and make any changes or add any missing information in red before returning the spreadsheet to me. Please note that there are two tabs on the spreadsheet – one for network schemes and one for developments. Please note that each tab can be filtered to the appropriate locations by the “Local Authority Area” column in the Developments tab or the “LA/Contact” column in the Network Schemes tab.

The certainty criteria should be based on the table given at the end of this email.

We require this information by 31st October.

If you have any queries, please do not hesitate to contact me.

Kind regards,
Sarah

Table A2 Classification of Future Inputs		
Probability of the Input	Status	Core Scenario Assumption
Near certain: The outcome will happen or there is a high probability that it will happen.	Intent announced by proponent to regulatory agencies. Approved development proposals. Projects under construction.	This should form part of the core scenario
More than likely: The outcome is likely to happen but there is some uncertainty.	Submission of planning or consent application imminent. Development application within the consent process.	This could form part of the core scenario [Refer to Section Developing the Core Scenario]
Reasonably foreseeable: The outcome may happen, but there is significant uncertainty	Identified within a development plan. Not directly associated with the transport strategy/scheme, but may occur if the strategy/scheme is implemented. Development conditional upon the transport strategy/scheme proceeding. Or, a committed policy goal, subject to tests (e.g. of deliverability) whose outcomes are subject to significant uncertainty	These should be excluded from the core scenario but may form part of the alternative scenarios
Hypothetical: There is considerable uncertainty whether the outcome will ever happen.	Conjecture based upon currently available information. Discussed on a conceptual basis. One of a number of possible inputs in an initial consultation process. Or, a policy aspiration	These should be excluded from the core scenario but may form part of the alternative scenarios

Sarah Harris
Graduate Transport Modeller
T +44 (0)23 8062 8503
sarah.harris@mottmac.com



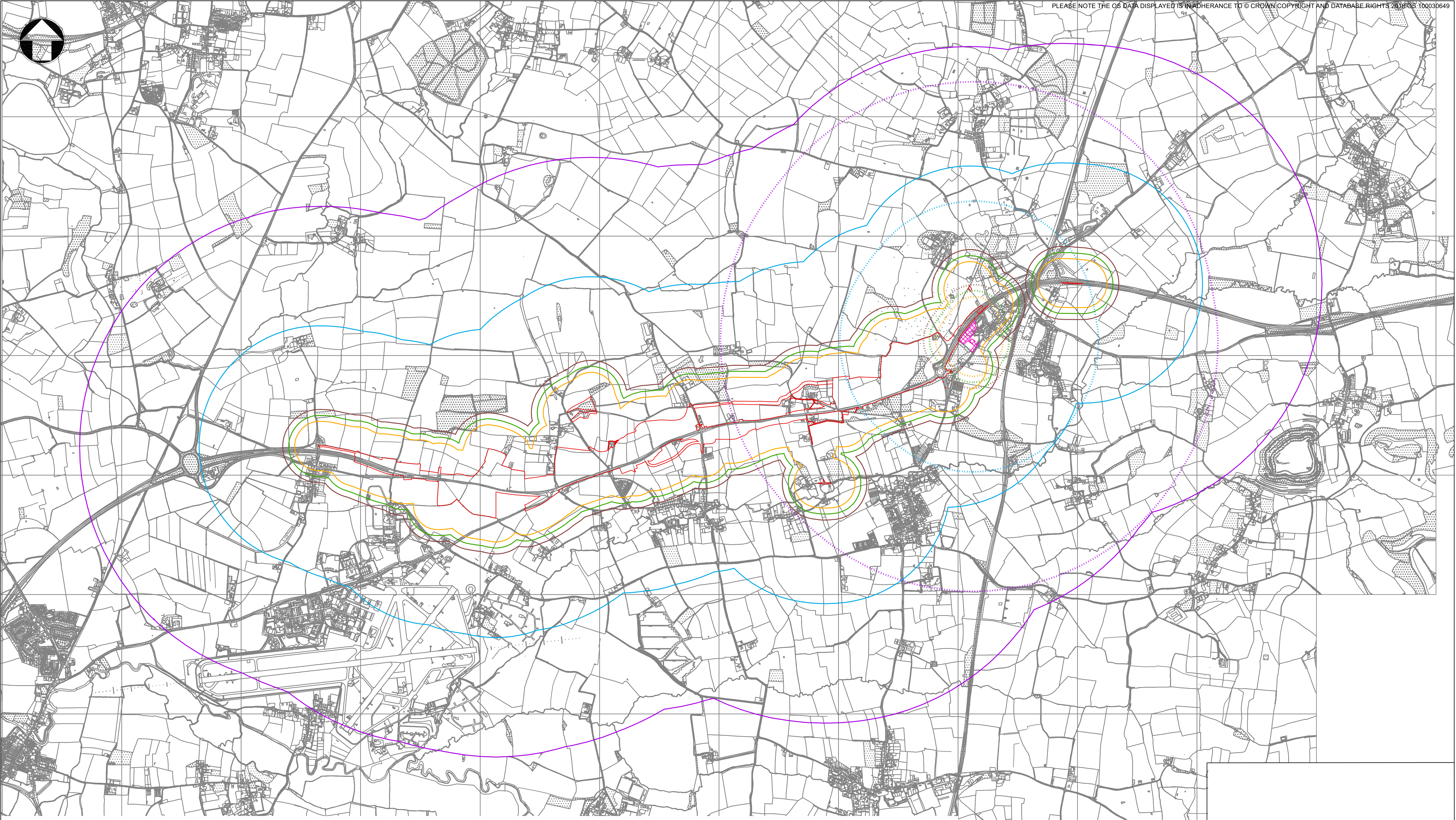
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Appendix B: Drawing to show Land at Long Hazel Farm and the proposed scheme with relevant zones of influence

The drawing contained overleaf shows Land at Long Hazel Farm and the proposed scheme with the relevant zones of influence, which has been used to support this assessment of cumulative effects.



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KEY

PROPOSED RED LINE BOUNDARY

200M ZONE OF INFLUENCE

250M ZONE OF INFLUENCE

300M ZONE OF INFLUENCE

200M AIR QUALITY (CONSTRUCTION)

250M GEOLOGY & SOILS AND PEOPLE & COMMUNITIES (CONSTRUCTION & OPERATION)

300M NOISE & VIBRATION (CONSTRUCTION)

1KM ZONE OF INFLUENCE

2KM ZONE OF INFLUENCE

1KM LANDSCAPE AND CULTURAL HERITAGE (CONSTRUCTION & OPERATION)

2KM BIODIVERSITY (CONSTRUCTION & OPERATION)

OTHER DEVELOPMENTS

200M ZONE OF INFLUENCE

250M ZONE OF INFLUENCE

300M ZONE OF INFLUENCE

LAND AT LONG HAZEL PARK (17/02/046/FUL)

200M AIR QUALITY (CONSTRUCTION)

250M GEOLOGY & SOILS AND PEOPLE & COMMUNITIES (CONSTRUCTION & OPERATION)

300M NOISE & VIBRATION (CONSTRUCTION)

1KM ZONE OF INFLUENCE

2KM ZONE OF INFLUENCE

1KM LANDSCAPE AND CULTURAL HERITAGE (CONSTRUCTION & OPERATION)

2KM BIODIVERSITY (CONSTRUCTION & OPERATION)

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C01	APRIL 2019	DEADLINE 6 SUBMISSION	LD	JB	ER
REV.	DATE	AMENDMENT DETAILS	ORIG	CHK'D	APP'D

Project Title

A303 SPARKFORD TO ILCHESTER DUALLING

Drawing Title

LAND AT LONG HAZEL PARK AND PROPOSED SCHEME WITH RELEVANT ZONES OF INFLUENCE

Drawing Status

Published - DEFINITION

Suitability

A3

Scale

NTS

Designed

LD

Drawn

LD

Checked

JB

Approved

ER

Original Size

A1

Date

APRIL 2019

Date

APRIL 2019

Date

APRIL 2019

Date

APRIL 2019

Drawing Number

HE PIN

Originator

MMSJV

Volume

EGN

Project Ref. No.

389107

Revision

C01

000

- DR - LP -

0019

Location

Type

Role

Number