



Masterplan For The Future Development Of Henstridge Airfield



Source: UK Perspectives
Date of Photos:
Left section June 2001
Right section 2002

**Economic Development Planning and Transport
South Somerset District Council
Brympton Way
Yeovil
BA20 2HT**

May 2009

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1. Introduction

- 1.1 The planning policy appertaining to Henstridge Airfield has for many years been that relating to open countryside with individual applications being treated on their merits. The current policy background is given in section 3 below and the complex planning history is to be found in the appendix to this document.
- 1.2 The ad hoc nature of decision making over the years has led to a number of significant decisions being made in terms of traffic generation and built form. In an attempt to bring more certainty into the decision making process the District Council suggested Key Site Development Areas in the South Somerset Local Plan Deposit Draft 1998 that were subsequently replaced by agreed changes in the form of a Henstridge Airfield Policy Area in response to the sustainability policies contained in Planning Policy Guidance Notes 3, 7 and 13. At the Inquiry into the Local Plan the Inspector stated that whilst he understood the aims of the Council in promoting the Policy Area he did not believe it would achieve those aims and recommended the policy that is now proposed (see section 3). However he did indicate that the Council should urgently consider producing Supplementary Planning Guidance (SPG) to provide more detail and certainty to supplement that policy.
- 1.3 However the introduction of the Planning and Compulsory Purchase Act in 2004 has meant that SPG is no longer appropriate and its replacement, Supplementary Planning Document (SPD) could not be completed in time to influence impending applications.
- 1.4 The owner of the Airfield has proposed that a Masterplan be drawn up for the future development of the Airfield that would be supported by an Agreement under section 106 of the Planning Act. This would in effect place a covenant on the land that would bind existing and future owners of the site to the provisions of the Masterplan.
- 1.5 The District Council's Area East Committee considered that proposal and agreed that it was one that merited investigation and the involvement of the local communities, including those in Dorset adjacent to the site.
- 1.6 A series of meetings between August and December 2005 involving the local communities and other stakeholders has been held where the landscape appraisals and traffic assessments of the site have been discussed together with other issues such as drainage.
- 1.7 There was general agreement that the principal issue was traffic generation, particularly heavy goods vehicles. Whilst there was considerable disagreement as to the level of traffic that would be generated, varying from a "possible" 8,000 movements per day to a "probable" 3,500 movements per day, there was a consensus that even the lower figure was too much for the locality.
- 1.8 There was also a general consensus that any development on the Airfield should not be allowed to break the continuous bands of open countryside linking the areas to the north of the Airfield to those to the south.
- 1.9 However, it was also accepted that the words "unacceptably" and "materially" in the proposed policy did not mean that there was to be no further development whatsoever on the Airfield, and that it would be beneficial to the area both in terms of traffic and visually if some of the existing development already having

the benefit of planning permission could be replaced with development that would be less intrusive and generate fewer vehicle movements.

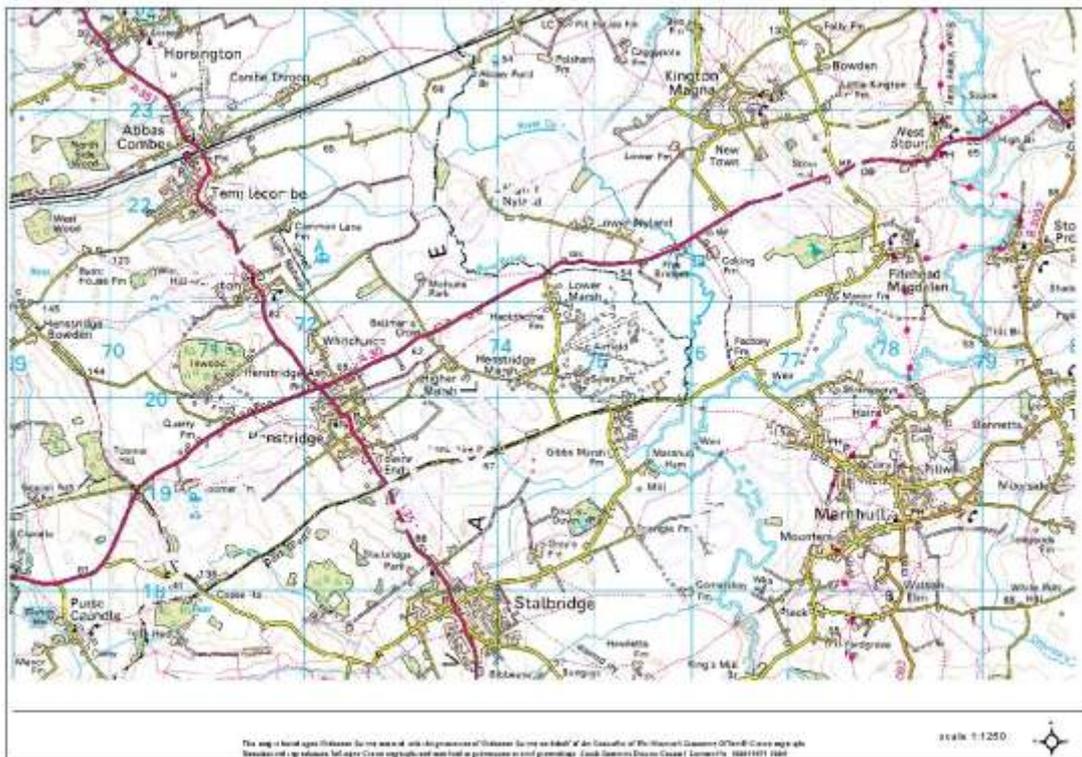
1.10 This proposed Masterplan is a result of those meetings.

1.11 **The Masterplan does not supersede the planning process but complements it and clarifies the interpretation of the policy applicable to the Airfield.**

2. Location

2.1 Henstridge Airfield is located in the open countryside on the Somerset and Dorset boarder. Remote from any large centres of population, the nearest settlements are the villages of Henstridge (approx 2.5miles), Stalbridge (approx 2.5miles), Fifehead Magdalen (approx 3miles), Kington Magna (approx 3miles), Marnhull (approx 3miles), West Stour (approx 3.5miles) and Templecombe (approx 4miles). A network of rural roads and lanes serves the airfield.

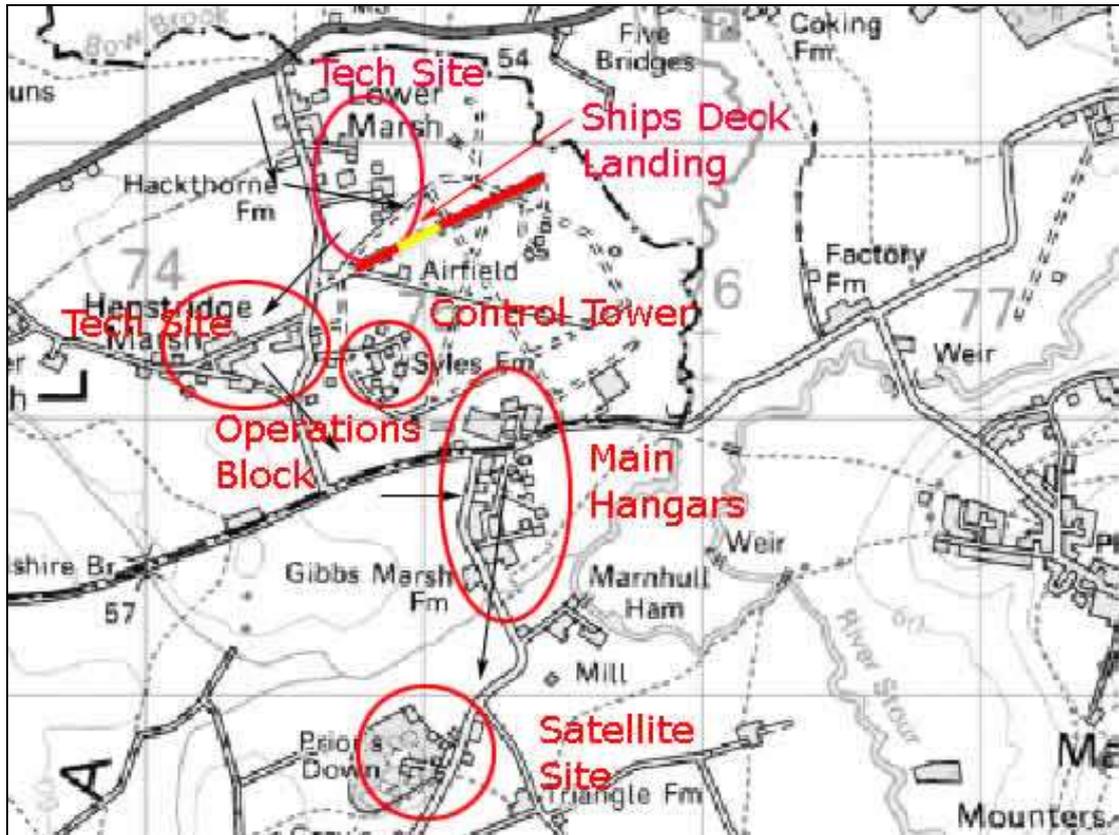
Location of Henstridge Airfield in relation to surrounding settlements



Source: Ordnance Survey

2.2 During wartime the existing airfield formed part of the much larger Royal Navy Air Station, HMS Dipper. HMS Dipper straddled the county boundary and included land to the west of Camp Road.

Extent of wartime HMS Dipper



Source:

www.matthewdrew.co.uk/atlantikwall/atlantikwall_html/henstridge_html/map.htm

- 2.3 In 1958 the air station was decommissioned and the land was either sold or reverted to previous owners.

3. Planning Policy Background

National Planning Policies

- 3.1 Government guidance as set out in Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) sets the context for development in the open countryside.
- 3.2 The key themes in PPS7 are:
- (i) Sustainable Development
Sustainable development is the core principle underpinning land use planning. Local Planning Authorities should therefore ensure that when making decisions on development proposals social, environmental and economic issues are considered in an integrated way.
 - (ii) Quality of Development
Good quality, carefully-sited, accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community, maintains or enhances the local environment, and does not conflict with other planning policies.
 - (iii) Accessibility
Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres (*South Somerset - Rural Centres*) that are accessible by alternative modes of transport to the car.
 - (iv) New Building Development
New building development in the open countryside away from existing settlements or areas allocated for development in Development Plans/Local Development Documents, should be strictly controlled. The Government's overall aim is to protect the countryside.
 - (v) Previously Developed Land
Priority should be given to the re-use of previously developed sites in preference to the development of greenfield sites.
 - (vi) Design of Development
All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.
- 3.3 PPS7 is clear that most new development should be focused in or near to local centres to ensure that facilities are served by public transport and to provide a choice of mode of transport other than the car. Some limited development in, or next to rural settlements that are not designed as local service centres is acceptable, but this should be small-scale.

Local Plan Policy

- 3.4 The adopted South Somerset Local Plan (2006) contains the following saved policy on Henstridge Airfield. The policy should be read in context with the accompanying text in the Local Plan:

POLICY ME/HENS/1

BECAUSE OF ITS REMOTE COUNTRYSIDE LOCATION, PERMISSION WILL NOT BE GRANTED FOR FURTHER DEVELOPMENT AT HENSTRIDGE AIRFIELD THAT WOULD UNACCEPTABLY INTENSIFY THE LEVEL OF ACTIVITY OR MATERIALLY ADD TO BUILT DEVELOPMENT.

The 'Site Boundary' on the Masterplan Map denotes the area within which Policy ME/HENS/1 applies.

4. The Masterplan

4.1 The accompanying plan indicates areas that should be kept free of any built development and areas within which development in Class B2 as defined in the Town and Country Planning (Use Classes) Amendment (England) Order 2005 would normally be permitted provided that the following criteria are met. The criteria also apply to development exceptionally permitted within areas zoned for no built development.

4.2 The Criteria

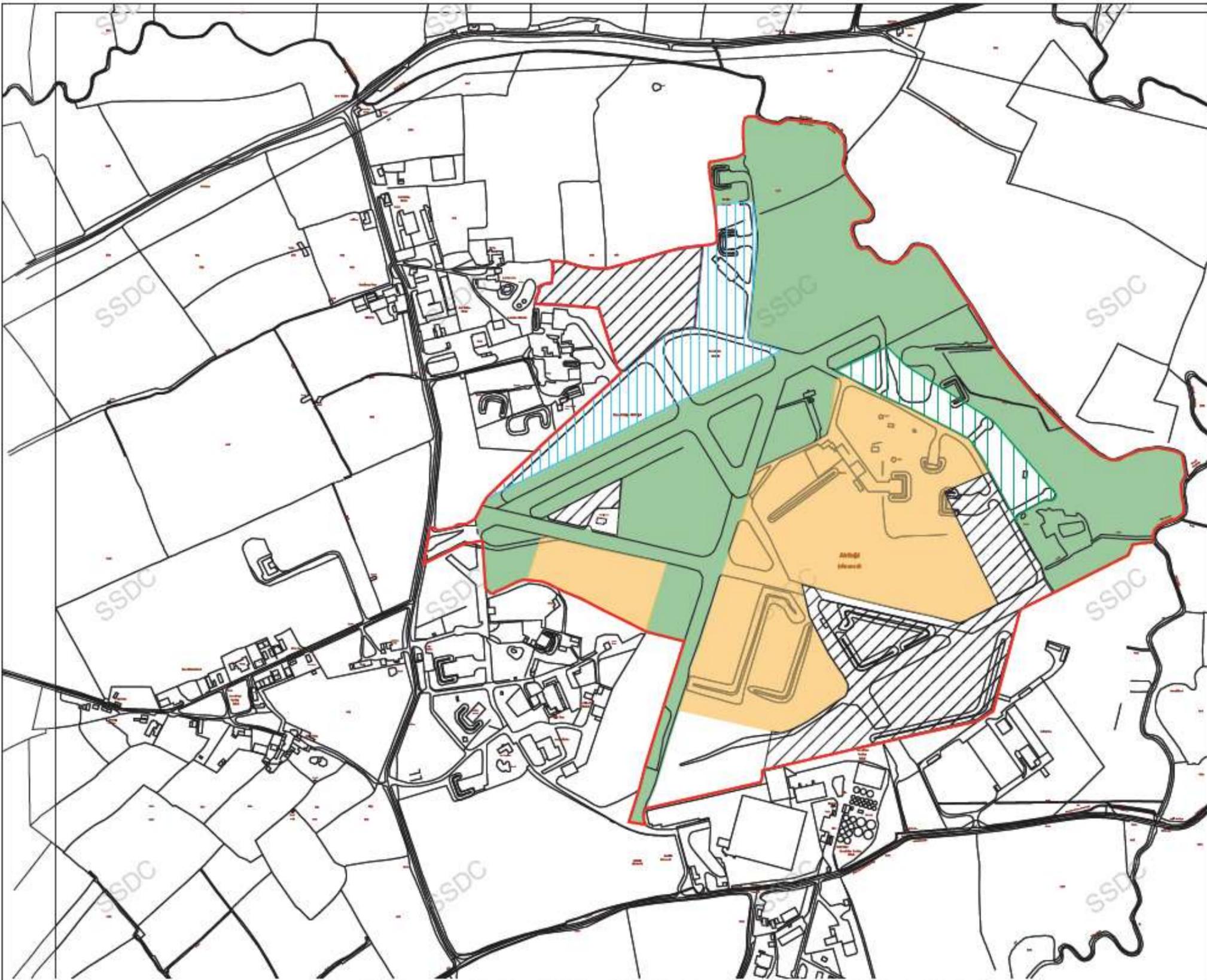
- A. Any development will be restricted to that for which location at Henstridge Airfield has been established by a sequential approach, based on availability of allocated employment sites and sustainability, to be most beneficial to the local economy of both Somerset and Dorset.**
- B. Built development will comply with sustainable construction principles, without compromise to, or conflict with industrial building regulations. Design should include sustainable drainage principles and construction materials should be sourced locally.**
- C. Any buildings shall be built to a minimum possible height appropriate to the permitted use and sited and landscaped to minimise visual impact.**
- D. No development that involves the unacceptable emission of foul or obnoxious smells or noise as determined by the District Council's Environmental Health Unit should be allowed.**
- E. Development proposals shall include landscaping that accords with the agreed strategic landscape plan.**
- F. Built development will not exceed a plot ratio (the ratio between the ground floor space of buildings to the overall area of plot) of 32%.**
- G. Any open storage, other than operational vehicles, plant and machinery, shall not exceed 3 metres in height and shall be screened by landscaping to ensure that it is not visible from outside the site.**
- H. There shall be no open storage of any waste material.**
- I. No burning of any materials whatsoever shall take place on the site other than within a properly designed and approved power production unit.**
- J. Any application for planning permission shall include all details of external lighting and illustrate that such lighting will not unacceptably add to light pollution.**

- K. All development shall be drained (both foul and surface water) in accordance with a drainage strategy approved by the local planning authority and the Environment Agency.**
- L. With the exception of the BLAC aircraft manufacturing facility and the proposed bioethanol production facility, the total vehicular generation from all new development (that is planning permissions granted after 1st April 2006) on the site shall not exceed 1750 vehicle movements per day.**
- M. A travel plan will be submitted and agreed by the District Council prior to first use of any development resulting from a planning permission granted within the Masterplan Area.**

Henstridge Airfield Masterplan

Key

-  Site Boundary
-  No Built Development except that in connection with airfield use
-  No Built Development
-  Areas where the criteria of the Masterplan apply
-  Commitment to Built Development
-  No built development other than that associated with recreational/drainage use to the east



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Prepared as A3 size at a scale of 1:6,500

4.3 Status

The Masterplan is a material consideration in the decision making process on planning applications within the site boundary of Henstridge Airfield as identified on the Masterplan map.

APPENDIX A

Masterplan For The Future Development Of Henstridge Airfield

(Planning History)



Source: UK Perspectives
Date of Photos:
Left section June 2001
Right section 2002

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1. Introduction

- 1.1 This document provides a comprehensive planning history for the site depicted on the emerging South Somerset Local Plan as Henstridge Airfield. The detailed history begins in October 1987 when permission was granted for the use of land for a heavy earthmoving plant/machinery complex and concludes in May 2008.

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2. Planning History

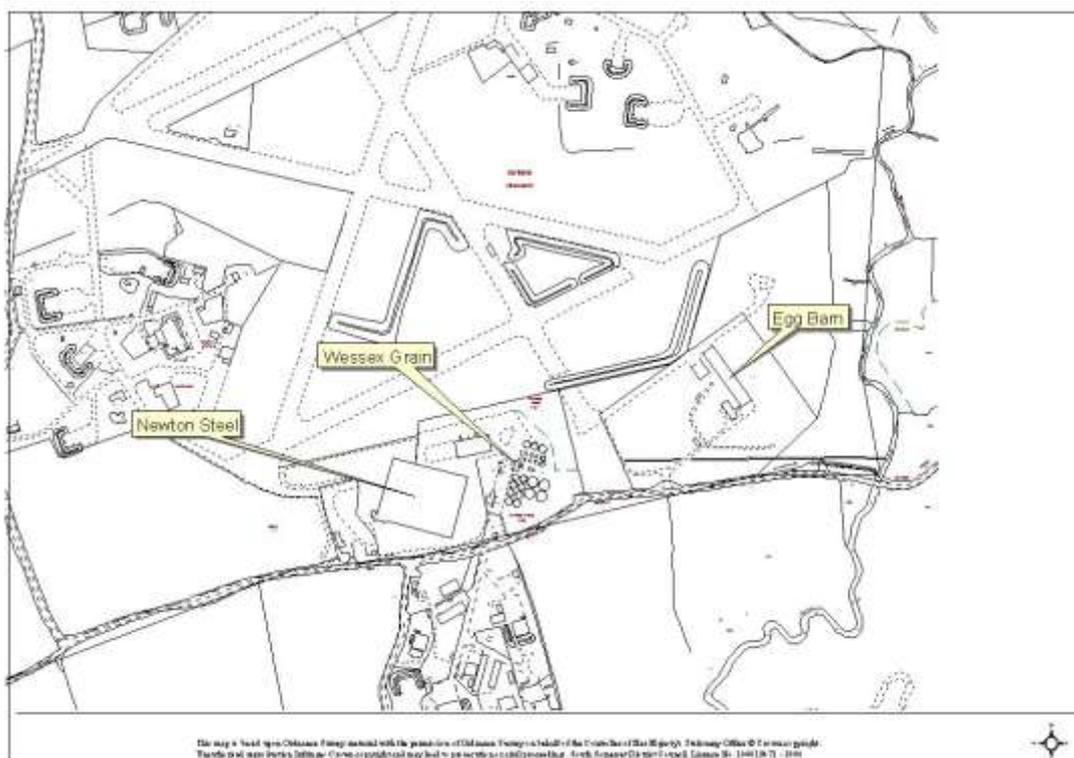
Permissions Granted From 1958 To 1980

- 2.1 The 142-hectare (350 acre) site has a long and complex planning history. In the late 1950s, early 1960s following the decommissioning of the air station, many of the buildings which were previously associated with the military use of the airfield such as hangars and accommodation blocks, were granted planning permission for industrial and commercial purposes. The buildings in question fronted onto Camp Road and Landshire Lane and the majority of uses were in connection with the agricultural industry.
- 2.2 In 1979 planning permission was granted for the storage and maintenance of aircraft, followed by two temporary permissions for the use of the runway for private powered aircraft. In 1984 planning permission was granted for the use of the land as an airfield.

Wessex Grain, Poultry Farm and Newton Steel Stock Ltd

- 2.3 During the 1980s a series of planning permissions were granted, these saw the establishment of a large grain storage facility, known as Wessex Grain, a large 'barn egg' production facility and the redevelopment of a former coal yard as a major steel stockholding depot for Newton Steel Stock Ltd.

Location of Wessex Grain, barn egg production facility & Newton Steel Stock Ltd



Heavy Earth Moving Plant/Machinery Complex

- 2.4 On the 8th October 1987, one of the most significant planning permissions was granted on Henstridge Airfield, it was for the use of 26 hectares (64 acres) of land with buildings as the site for a heavy earth moving plant/machinery complex and the retention of 35.5 hectares (88 acres) of land for agricultural purposes (30/86/1589).

2.5 The permission was approved subject to a number of conditions, one of which was that the scheme should be carried out in complete accordance with the submitted plans. One such plan was approved drawing 2731/03 which divided the 61.5-hectare (152 acre) site into 5 distinct areas: -

Area A	4.9 hectares (12 acres) for the display, sale and repair of heavy earth moving machinery/plant. This area included existing buildings and these were to be retained and converted to offices/stores.
Area B	11.3 hectares (28 acres) for driver instruction and heavy vehicle testing.
Area C	6.1 hectares (15 acres) for heavy plant storage and car park.
Area D	3.6 hectares (9 acres) for future museum and customer/visitor car parking. Museum buildings to include shops, refreshments and toilets for visitors.
Area E	35.5 hectares (88 acres) for agricultural purposes.

Approved Drawing 2731/03: subdivision of heavy earth moving plant/machinery complex



2.6 South Somerset District Council have made a non-statutory, informal legal interpretation of this permission and conclude that this is a permission for a change of use, not including any operational development. Whilst there are 5 distinct areas identified on the approved drawing, this does not constitute a permission for 5 stand alone activities. Condition 7 of the approval specified that the development should be carried out in accordance with the submitted plans. Whilst permission was won at appeal in 1992 for the approval of planning application 91/1489/OUT which sought the variance of condition 7 by removing any mention of the airfield use from Area E, the permission has never been implemented.

- 2.7 'Airfield House' was permitted on a site in Area E when application 87/3043/REM for the erection of a dwelling was approved. The dwelling was approved as it was to be occupied by a person employed by the adjoining earth moving plant/machinery complex.

Waste Recycling Complex

- 2.8 On the 5th June 1991, Somerset County Council granted planning permission for the second most significant development on Henstridge Airfield, a 14-hectare (35 acre) waste recycling complex (902926). The S106 Agreement which included a £100,000 Bond to cover restoration costs should the operation fail, was completed and planning permission was issued on the 19th June 1992.

902926: waste recycling complex



- 2.9 The S106 Agreement contained 23 planning conditions, of which conditions 2, 4, 14, 16 and 21 are particularly relevant, setting a context for future development:

Condition 2, 4	Identified how the site was to be divided into cells using earth bunds which would allow the various materials to be recycled separately.
Condition 14	Stipulated that notwithstanding permitted development rights, no building would be erected without the express consent of the County Planning Authority.
Condition 16	Stipulated that none of the material should be stored at a height greater than 5 metres above the existing ground level.

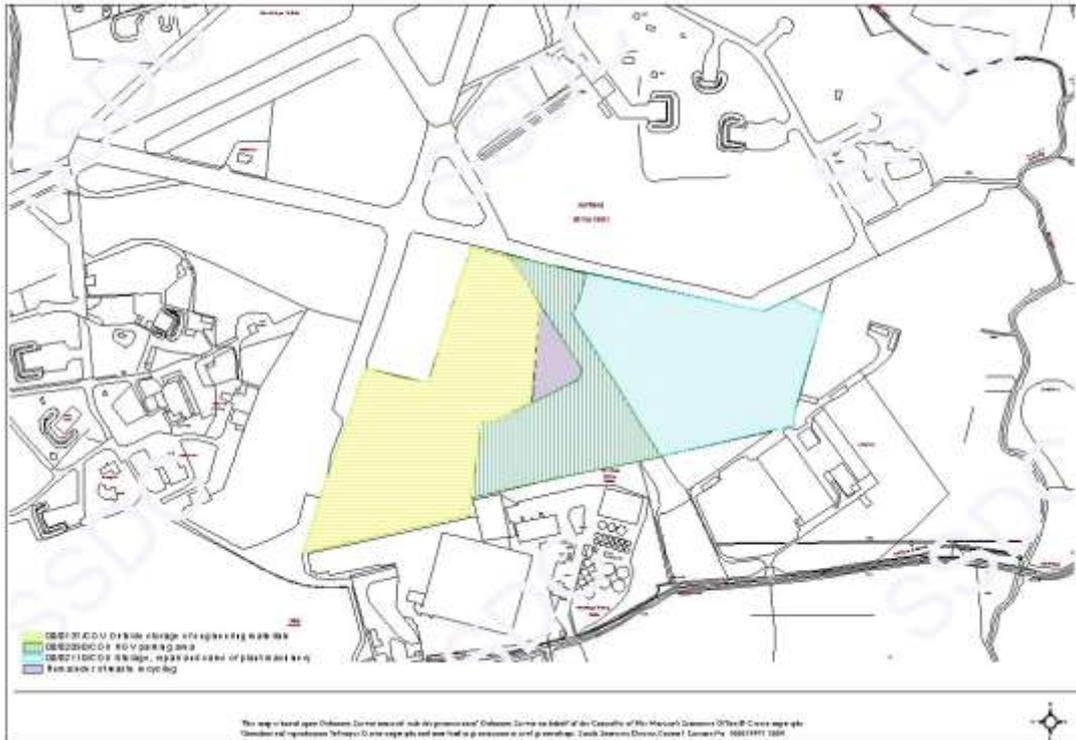
Condition 21	Stated that the site was not to be used for other purposes, including any uses falling within Part B of the Town and Country Planning (Use Classes) Order 1987.
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- 2.10 Planning permission 99/02960/CPO, which was a Section 73 application for non-compliance with conditions of the previous planning permission (902926), attached new conditions to the waste recycling complex. Of relevance are:

Condition 2	Stipulated that the permitted use of the site was for the recycling of waste only, and for no other purpose.
Condition 17	Stated that skips should only be stored in the location approved under condition 13 of permission 90/2926/FUL, and that their stored height should not exceed 3 metres.
Condition 18	Stipulated that notwithstanding permitted development rights, no buildings, structures or erections would be erected without the express consent of the County Planning Authority.
Condition 19	Stated that none of the material should be stored at a height greater than 5 metres above the existing ground level.
Condition 20	Stipulated that there should be no lighting on the site that exceeded 5 metres high.

- 2.11 During its operation of the waste recycling complex, Storehaven Ltd brought far more waste onto the site than it removed through recycling and the site in effect became a substantial storage or landfill operation. When Storehaven Ltd and its associated companies went into administration in early 2000, Dualnet Solutions, which is headed up by a local businessman, Geoff Jarvis, acquired the site's mortgages. Currently the bond stands at £35,000.
- 2.12 Following acquisition of the site, Mr Jarvis submitted a series of planning applications for alternative uses on the waste recycling complex with a view to ending the waste recycling operations and removing the waste.
- 2.13 On 15th August 2000 permission was granted on 6.5 hectares (16.1 acres) of the waste recycling complex for the outside storage of engineering materials (00/01367/COU). The Conditions stipulated the materials (e.g. drainage pipes, sleepers or steels) and stated that no materials should be stored at a height above 5 metres. Planning permission 00/02377/FUL, which was granted on 20th November 2000, amended Condition 1 of this consent to allow the storage of motor vehicles.
- 2.14 Permission was also granted on a further 3 hectares (7.4 acres) of the waste recycling complex (00/02090/COU) on the 29th September 2000, which allowed for the parking of HGV lorries.
- 2.15 On the 20th November 2000 a third permission was granted to change the use of the land which was classed as part of the waste recycling complex. 00/02110/COU enabled 3.5 hectares (8.6 acres) of land to be used for the storage, repair and sales of machinery and plant.

Waste recycling complex: permissions approved in 2000 & 2001



- 2.16 In light of the planning permissions granted by South Somerset District Council, on the 14th September 2001, Somerset County Council revoked the 1992 planning permission and modified the 1999 permission, thereby reducing the consent for a waste recycling complex to an area comprising 1 hectare (2.5 acres). The order took effect from 18th December 2001.
- 2.17 Whilst no waste has been brought onto the site since Storehaven went into administration, as the waste management licence was revoked. Dualnet Solutions have been actively processing the material on site, there still remains between 20,000¹ and 44,000² tonnes of waste to be cleared.
- 2.18 In July 2004, the existing landowner extended the time allowed to clear the site until September 2006, negotiation of this extended time limit revealed that estimated cost of clearing the site is £950,000.

Siting of Portable Buildings

- 2.19 On 4th March 1994 permission was granted to change the use of 1.3 hectares (3.2 acres) of the earthmoving plant/machinery complex for the resiting of portable buildings in connection with Astracom, a portable buildings business (94/0493/FUL).

(see overleaf for map: 94/0493/FUL: resiting of portable buildings (Astracom))

Erection of a Building for Storage, Repair and Sales of Agricultural Machinery

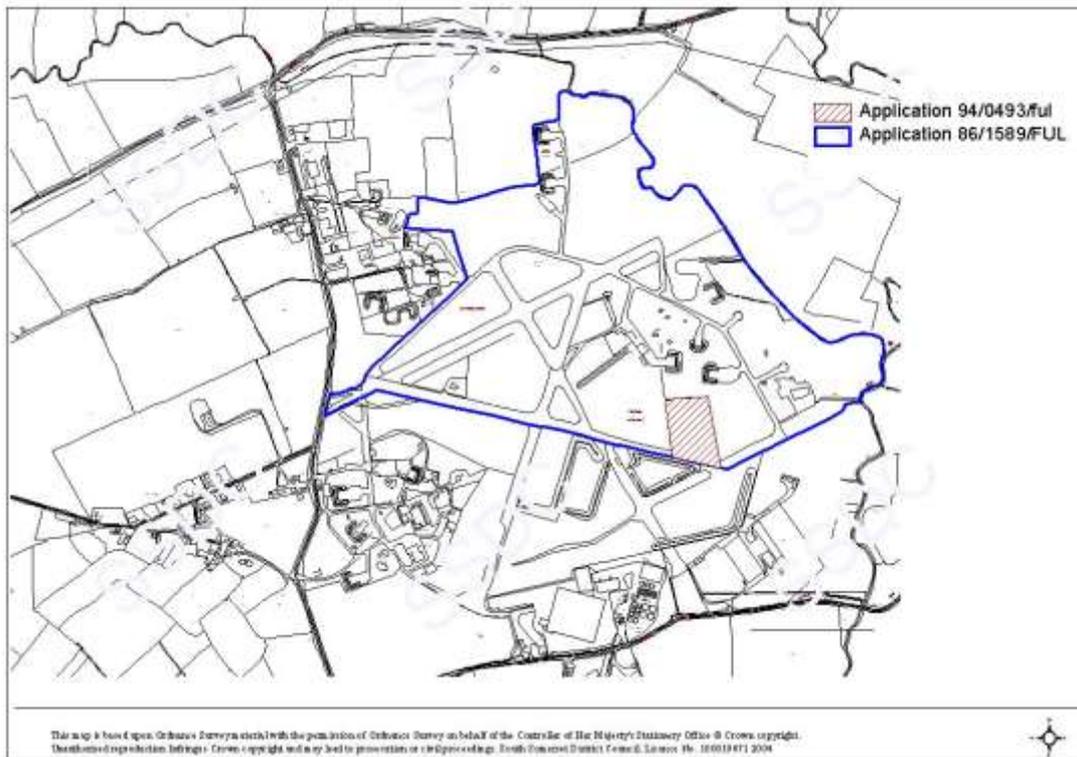
- 2.20 On the 27th May 1999, permission was granted on 1.3 hectares (3.2 acres) of land for the erection of a building for the storage, repair and sales of

¹ Somerset County Council's estimate - Regulation Committee Report 06/07/2004

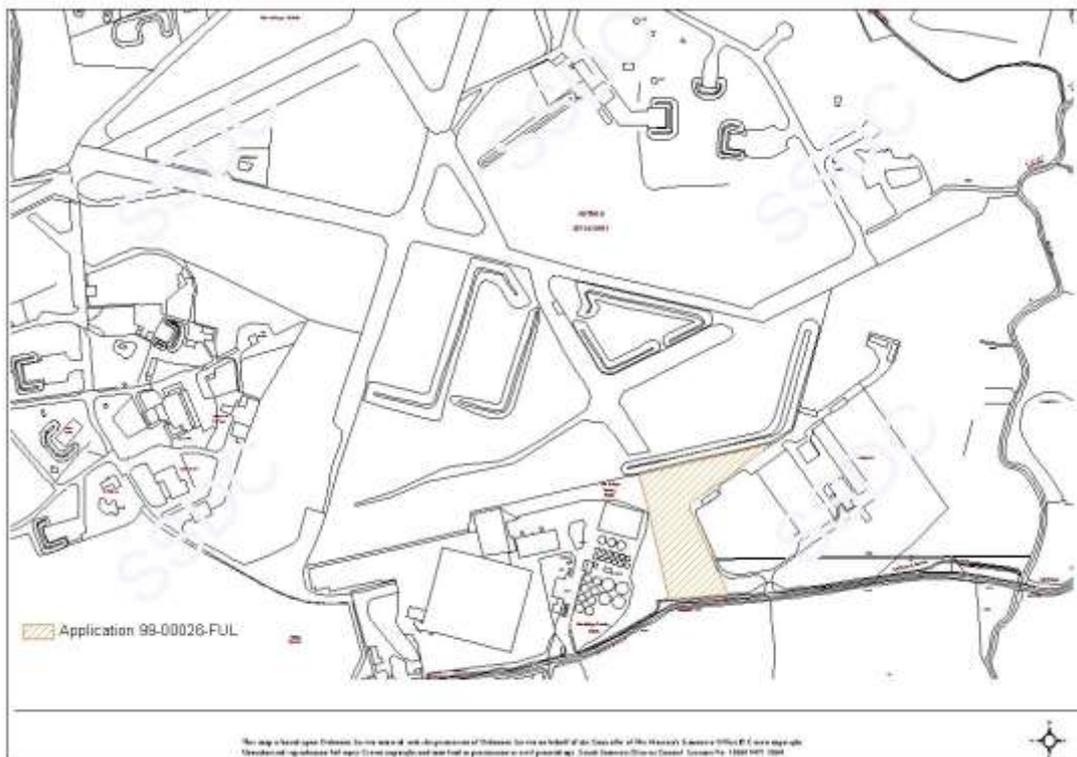
² Land Owner's estimate - Objection to SSDC Proposed Modifications 2004

agricultural plant and the sale of agricultural machinery. The approval would result in the creation of 2,156 m² of floorspace.

94/0493/FUL: resiting of portable buildings (Astracom)



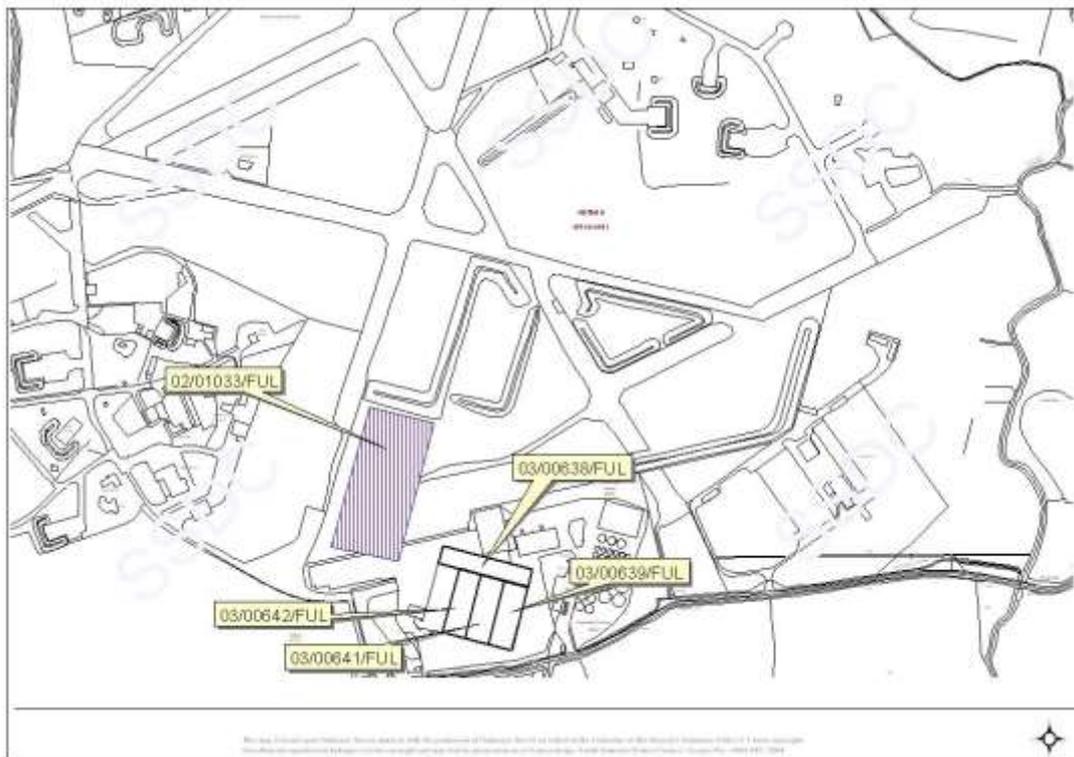
99/00026/FUL: storage, repair & sales of agricultural machinery



Expansion Of Newton Steel Stock

- 2.21 On the 12th June 2002, permission was granted for the erection of a building to cover steel (02/01033/FUL), the storage of which was permitted through the granting of 00/01367/COU. This application sought to replace a building that was approved (but not implemented) in 1994 (94/1490/FUL - approved 11th August 1994) with a larger building (190m x 90m x 10m high) in a slightly different location. The building is an extension of the existing Newton Steel Stock building, and provides additional offices and steel storage facilities.
- 2.22 On 21 May 2003, the following permissions were granted - 03/00638/FUL (removal of Condition 2 of permission 92/1869/FUL), 03/00639/FUL (removal of Condition 5 of permission 91/0096/FUL), 03/00641/FUL (removal of Condition 4 of permission 90/2135/FUL) and 03/00642/FUL (removal of Condition 6 of permission 89/2485/FUL). These permissions remove the restriction imposed upon Newton Steel Stock that the use of buildings should be restricted to the storage of steel, uses falling within Use Classes B1, B2 and B8 are now acceptable.

Expansion of Newton Steel Stock Ltd



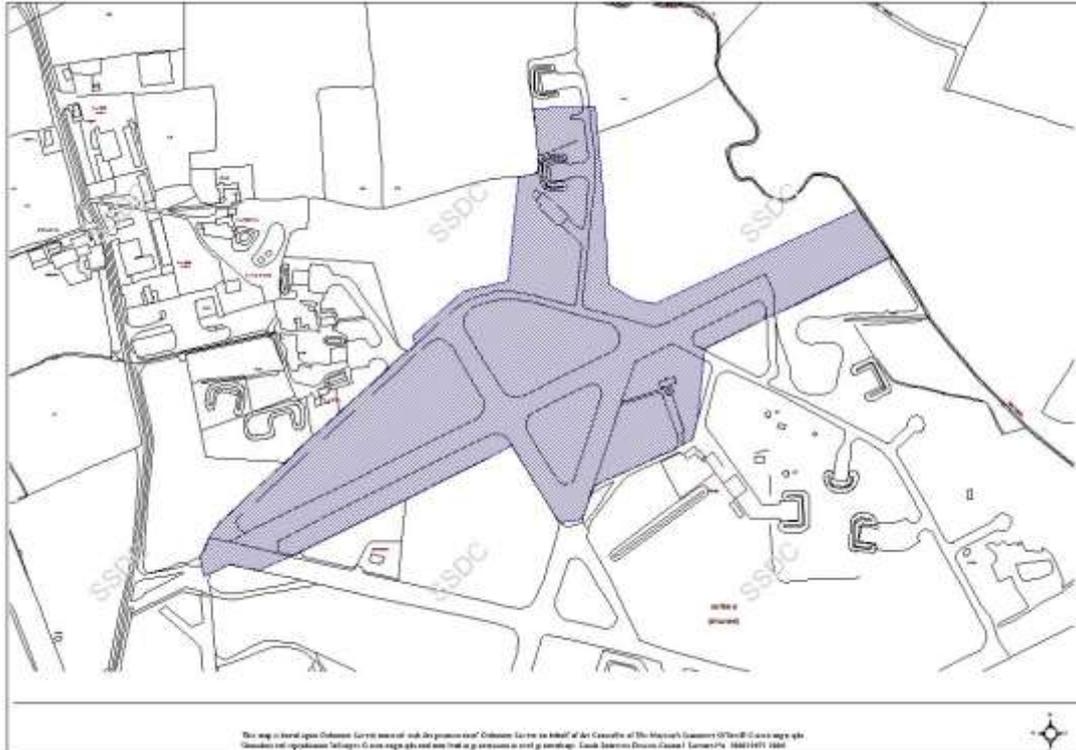
Recreational Airstrip

- 2.23 In the late 1990s, the airfield operated under the threat of enforcement action, so when the existing owner acquired the site in early 2000 he sought to clarify the legal standing and regularise the use of the runway through an application (01/00717/FUL) for the continuation of use as a recreational airstrip. This application was permitted with conditions on the 23rd September 2002. Significant conditions are:

Condition 4	The existing runway will not be extended, nor new runways built, or buildings constructed, or any development without express consent of LPA.
Condition 11	The total number of aircraft based at the airfield shall not exceed 30

	(including gyroplanes/autogyros).
Condition 12	The total air movements shall not exceed annual maximum of 10,000 and a daily maximum of 100 (Air Ambulance excluded).

01/00717/FUL: regularisation of Henstridge Airfield



- 2.24 On the 2nd February 2004 temporary permission was granted for the continuation of the existing use of the airfield by Gyrocopter until 28th February 2009 (03/03310/FUL).
- 2.25 On the 14th April 2004, permission 04/00388/FUL was granted to vary Condition 11 permission 01/00717/FUL, increasing the total number of aircraft based at the airfield from 30 to 45 including gyroplanes and autogyros.

Bio-ethanol Plant

- 2.26 On the 17th October 2002, permission was granted for the change of use of land previously in use for storage (old Waste Recycling Complex) to allow the processing of grain to produce bio-ethanol (02/01477/COU). The application stated that the processing plant would use locally produced agricultural commodities to produce fuel for vehicles. The applicants did not finalise the size or specific design of the buildings/plant as investigations were continuing with regard the technology available. On the 29th September 2005 permission 05/02233/FUL granted conditional consent for the modification of Condition 2 of permission 02/01447/COU, allowing a period of four years from the 17th October 2002 in which to apply for reserved matters on the original permission (02/01447/COU).

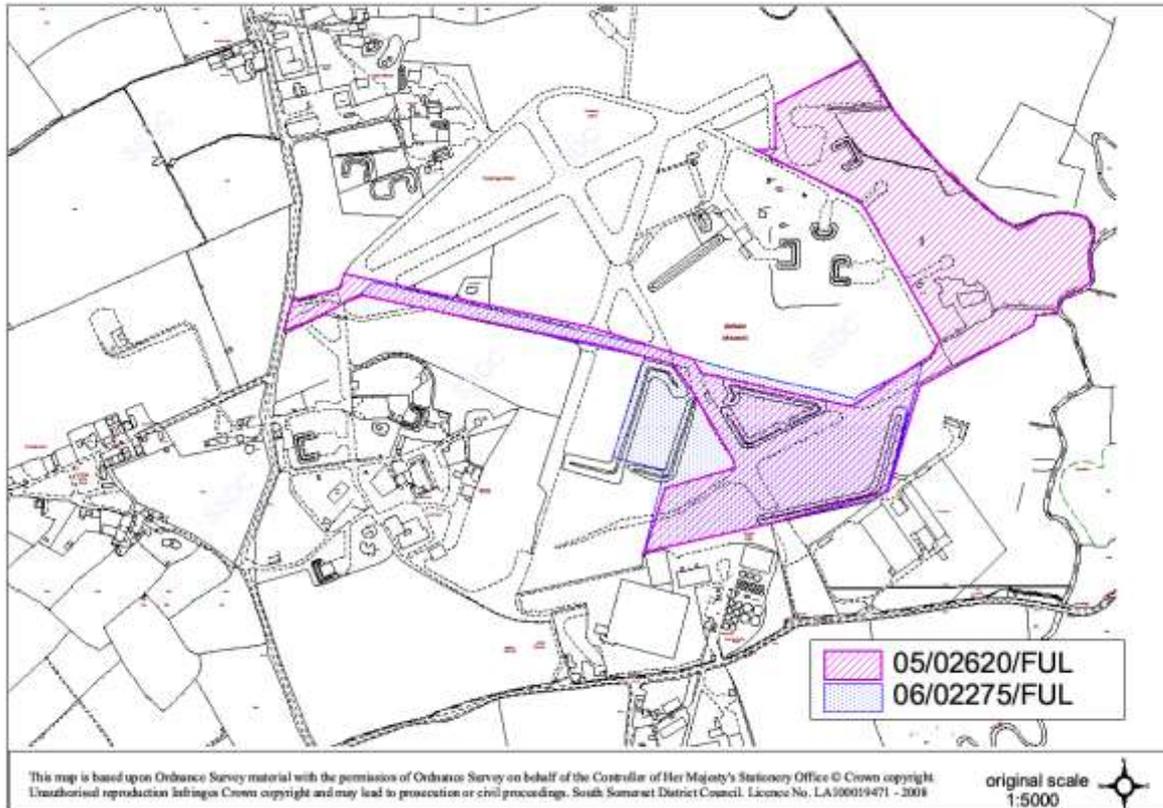
(see overleaf for map: 02/01447/COU: bio-ethanol plant, remainder of waste recycling complex and various permissions also shown for information)

02/01447/COU: bio-ethanol plant



2.27 Subsequently planning application 05/02620/FUL was submitted seeking permission for the erection of a bio-refinery with combined heat and power plant, water storage lagoons and associated plant, pipes and service connections, alteration and creation of new earth bund together with access, parking and landscaping, this proposal was approved by Area East Committee on 11th January 2006 (05/03193/COU saw temporary approval granted for the storage of excavated material resulting from the construction of the storage lagoon proposed under 05/02620/FUL).. Subsequent to permission no. 05/02620/FUL on 29th June 2006 a further revised application for a biorefinery was submitted - application no. 06/02275/FUL. The applicants decided to change design engineer and further detailed design work resulted in changes to the bio-refinery. These changes related primarily to the provision of water to the facility. Detailed investigation determined that water demand now required could be met by Wessex Water and the approved water storage lagoon was therefore no longer required. The former water storage lagoon was removed from the application but would still be landscaped, and is included within the blue line on the application. Further detailed design work resulted in amendments to the design and layout of the processing area. These were sufficiently different from that approved to need a revised application. Conditional planning approval of this revised application was granted on 3rd October 2006. The plan overleaf shows the site boundaries of both bio-refinery applications.

05/02620/FUL and 06/02275/FUL: Bio-Refinery



Applications in October 2002 for the Change of Use of Earthmoving Plant/Machinery Complex

2.28 On the 17th October 2002 a series of applications were approved on the land previously used for the earthmoving plant/machinery complex.

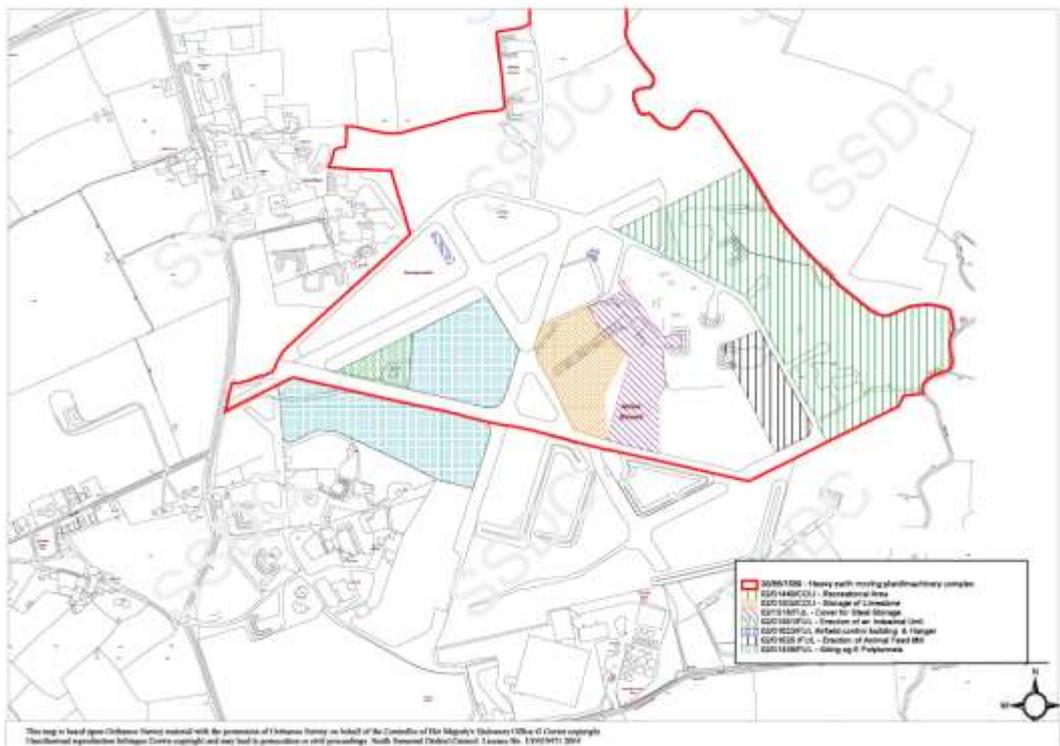
- Recreational Area (02/01440/COU) - permission was granted for a multitude of recreational uses including fishing in the existing attenuation lake, clay pigeon shooting, archery and paintballing. The existing building on the site would be converted to a toilet. The application changes the use of 11 hectares (27.2 acres) of Area B (driver training and vehicle testing area) and E (agricultural) of the 1987 permission. On 15th November 2005 conditional permission (05/02222/FUL) was granted for the siting of two temporary buildings to be used as office accommodation and toilet facilities in connection with the recreational use of the land (buildings to be sited in the north west of the site). Work on these buildings must not begin until work has lawfully commenced in accordance with 02/01440/COU and the permitted buildings must be removed and land restored to its former condition on or before the 30th November 2007.

- Storage of Limestone (02/01505/COU) - the permission allowed the outside storage of dimensional limestone, the erection of a 2.5 m high post and rail chain link fence and the siting of a temporary building. Condition 2 of the permission requires the temporary building to be removed by the 31st October 2007, whilst Condition 3 states that no material should be stored at a height greater than 2.5 m. This permission which changes the use of 1.8 hectares (4.4 acres) of land is situated in Area A (display, sale and repair of heavy earth moving machinery and plant) and Area C (heavy plant storage and car park) of the 1987 permission.
- Cover for Steel Storage (02/01518/FUL) - permission was approved to provide a cover for an existing three walled building for the dismantling of earth moving machinery in compliance with Environment Agency requirements. Basically, the application allowed roofing over an existing structure. The building is situated in Area A (display, sale and repair of heavy earth moving machinery and plant) of the 1987 permission.
- Erection of an Industrial Unit (02/01591/FUL) - the permission allowed the erection of an industrial unit and change of occupancy agreement (of dwelling permitted in 1987 - 87/3043/REM). Following the departure of the former airfield owner from 'Airfield House' the property was leased via long term tenancy, however, the tenant was not employed by the adjoining earth moving plant/machinery complex, and therefore was in breach of planning permission. Consequently the applicant (the long term tenant) sought to erect an industrial unit on land adjoining 'Airfield House' and vary Condition 3 of the previous application to tie the occupation of this building to the business use. The approval relates to 1 hectare (2.5 acres) of land in Area E (agricultural use) of the 1987 permission.
- Erection of a Permanent Airfield Control Building and a T Shape hanger for Aircraft Storage (02/01623/FUL) - permission was granted for the erection of a permanent airfield control building (to replace the portakabin permitted in 1998 - 98/00649/FUL) and a T Shape hanger for aircraft storage (02/01623/FUL). These buildings were viewed as acceptable on this site because they were associated with the adjoining runway. This permission has been implemented and takes place in parts of Area A (display, sale and repair of heavy earth moving machinery and plant) and Area E (agricultural) of the 1987 permission.
- Erection of an Animal Feed Mill (02/01626/FUL) - the application for the erection of an animal feed mill was approved because complaints about the operation of existing feed mills in close proximity to residential areas, meant a remote location was required. Additionally, the siting of Wessex Grain and the approval of the application for a bio-ethanol plant on the airfield, made this a sensible location for a feed mill as the by-products from those activities are used in the animal feed industry. This permission if implemented would change the use of 2.4 hectares (5.9 acres) of Area B (driver training and vehicle testing area) and Area D (museum) of the 1987 permission.
- Siting of 6 Polytunnels (02/01438/FUL) - a temporary permission was granted for 6 hectares (14.9 acres) of land to be used for the siting of 6 polytunnels. Five of the polytunnels are to be used for plant propagation

and one for the storage of cultivation equipment. The site, which falls into Area E of the 1987 heavy earth moving machinery permission, is divided by the airfield approach road, the 6 polytunnels being located on the Northern area, adjacent to Airfield House. Condition 4 of the permission states that no retail sales shall be carried out from the site. This temporary permission expires on the 31st October 2007.

(Map below shows : Permissions granted in October 2002 on site of existing heavy earthmoving plant/machinery complex, extent of heavy earthmoving plant/machinery complex (30/86/1589 shown for information)

Permissions granted in October 2002 on site of existing heavy earthmoving plant/machinery complex



Storage, Sale and Depollution of Vehicles

2.29 Permission was granted on the 14th April 2004 for the change of use of 12.15 hectares (30 acres) of land previously part of Areas A, B, C and D of the earth moving plant/machinery complex, to land for the storage, sale and depollution of vehicles (04/00370/COU). Existing buildings are to be retained, but no new buildings are to be constructed. A further consent for the sale storage and depollution of motor vehicles was approved on 24th January 2007 (06/03949/FUL), this consent includes buildings with a floorspace amounting to 1558m² however vehicle movements are to be limited to 250 per day.

Siting of a Mobile Home

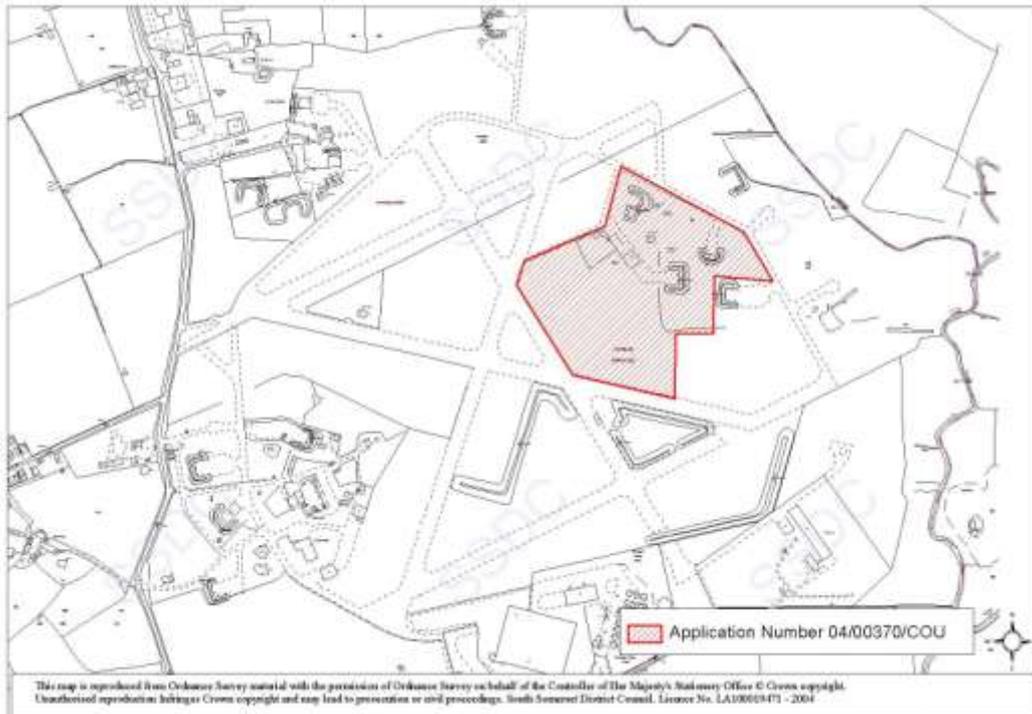
2.30 On the 14th September 2004 permission was approved in principle for the temporary siting of a mobile home on land adjacent to the airfield control room (04/01382/FUL). The security of the site was regarded as a sufficient

reason for the mobile home to be erected on site. The application was deferred and delegated to negotiate the completion of a Section 106 agreement and Conditions, one of which will give permission for a period of three years.

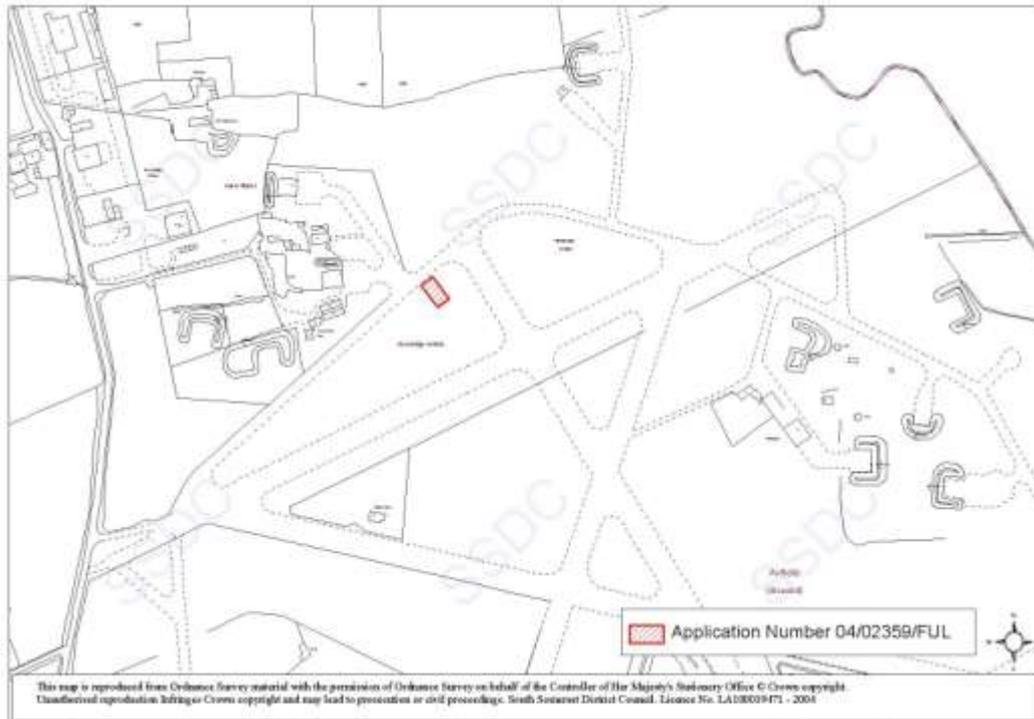
Erection of an Aircraft Hanger

2.31 Permission was granted for the erection of an aircraft hanger on the 4th October 2004 (04/02359/FUL). The permission for a 900m² hanger was granted on the grounds that there was a proven need for the storage of aircraft and it's size and scale represented an appropriate development.

04/00370/COU: storage, sale and depollution of vehicles



04/02359/FUL: erection of an aircraft hanger



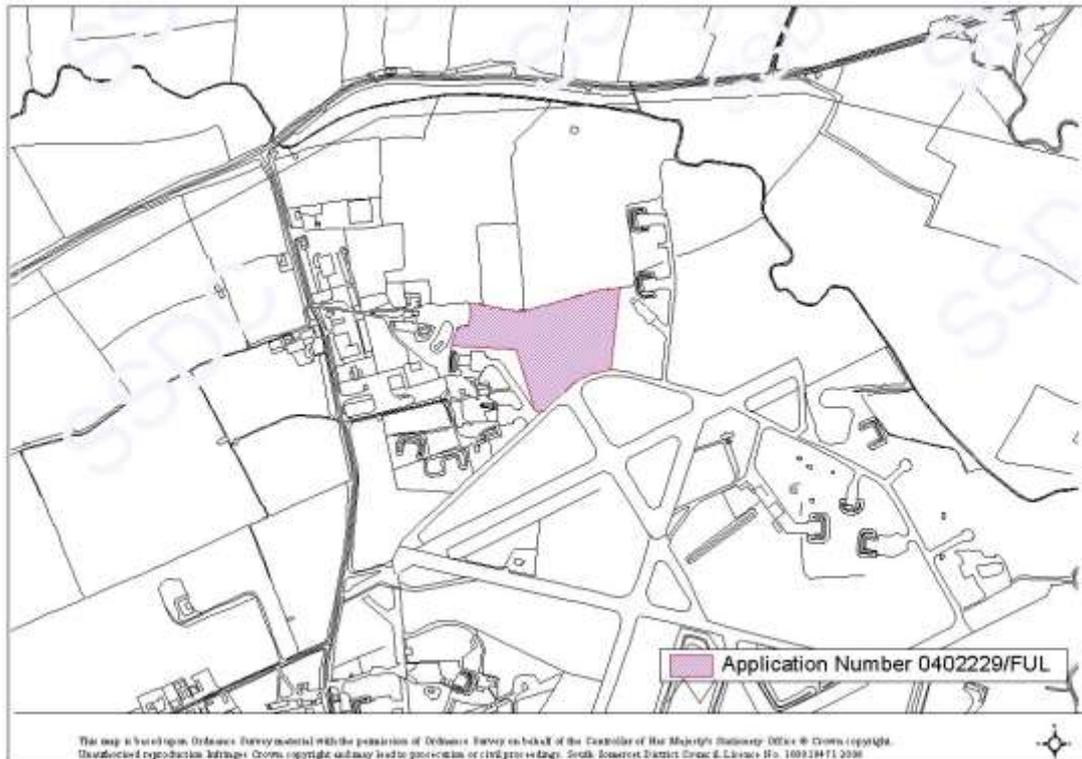
Erection of an aircraft production facility

2.32 On 12th October 2005 Area East Committee resolved to grant conditional approval for the erection of an aircraft production facility (04/02229/FUL), the proposal includes a range of buildings:

- Assembly and storage building 30m by 90m and 9m high
- Flight shed and office building with overall footprint of 55.2m by 30m and 8.4m high
- Paint shop 17m by 20m and 6m high
- Storage building 17m by 20m and 6m high.

This application is currently awaiting completion of the S.106 agreement. Part (4) of the committee's resolution states that, if in the event of negotiations on the S.106 not being completed to the satisfaction of all parties then the Development Control Manager refuse the application under the scheme of delegation.

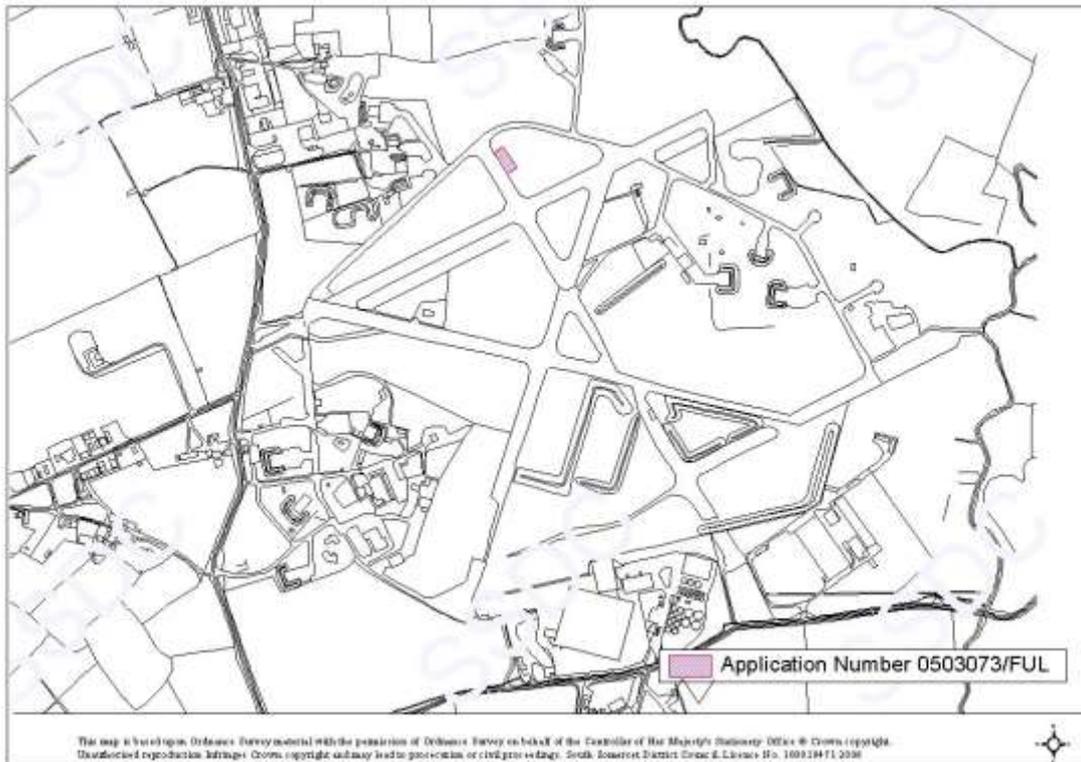
04/02229/FUL: erection of an aircraft production facility



Erection of an Aircraft Hangar

2.33 Permission was granted for the erection of another aircraft hangar on the 5th February 2006 (05/03073/FUL). The permission for a 900m² hangar was granted on the grounds that there was a proven need for the storage of aircraft and it's size and scale represented an appropriate development (please see map overleaf).

05/03073/FUL: erection of an aircraft hangar



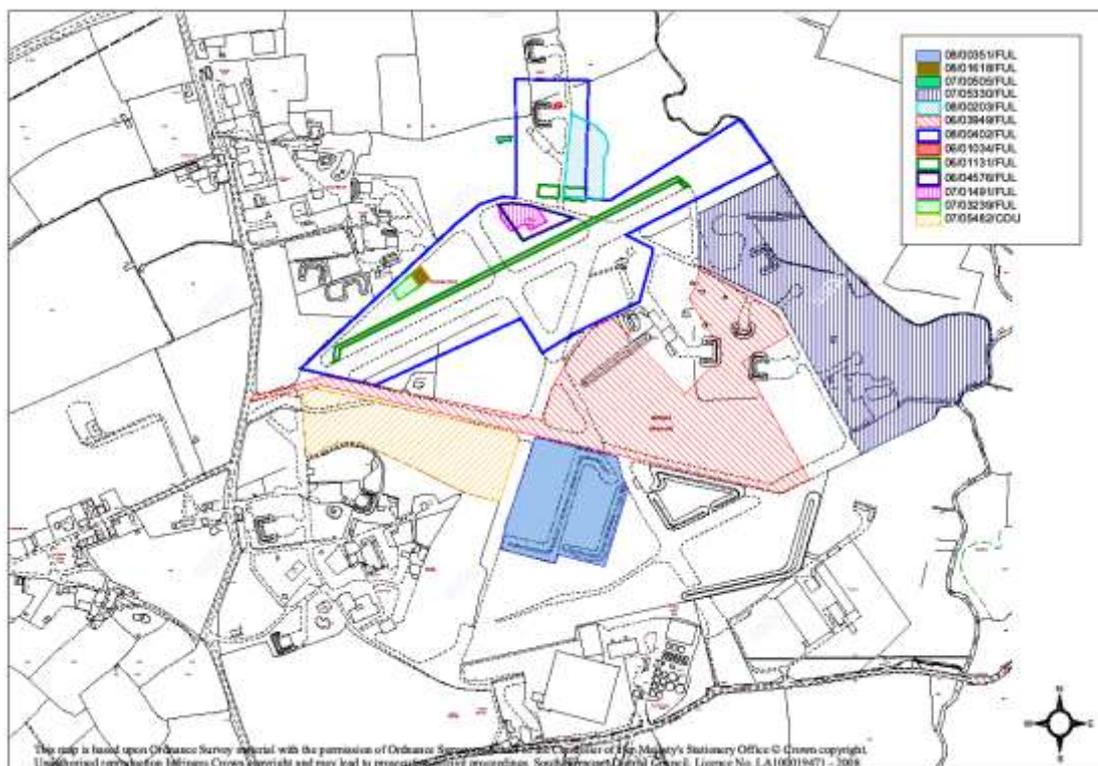
2.34 In addition to those planning applications already referred to in this document the following planning consents have been granted within the Masterplan area since the 1st April 2006:

- 06/01034/FUL – continued siting of a 138m² aircraft shelter - conditionally approved on 7th August 2006.
- 06/01131/FUL - reinforcing mesh to grass surface to form a taxi way and formation of 2 refuelling hard standings - conditionally approved on 7th August 2006.
- 06/03949/FUL – the sale, storage and depollution of motor vehicles – conditionally approved on 24th January 2007
- 06/04576/FUL – the erection of a 670m² permanent airfield control building - conditionally approved on 22nd January 2007
- 07/00505/FUL – the erection of a bungalow to replace existing mobile home – conditionally approved on 9th January 2008
- 07/01491/FUL – formation of a car park adjacent to the permitted airfield control building - conditionally approved on 3rd July 2007.
- 07/03239/FUL – the erection of a 900 m² aircraft hangar with airfield maintenance equipment storage bay - conditionally approved on 26th November 2007

- 07/05482/COU – change of use to land to allow the siting of warm breeding tanks for the breeding of worms for composting and fish bait – conditionally approved on 9th April, 2008
- 07/05330/FUL – the continued use of land as siting of 2 temporary buildings as office accommodation and toilet facilities (renewal of 05/02222/FUL) – conditionally approved on 4th March 2008.
- 08/00203/FUL – the erection of a facility for the air ambulance – approved subject to S.106 agreement, 13th February 2008
- 08/00378/COU – change of use of land to former use as part of an operational airfield – conditionally approved 27th March 2008
- 08/00402/COL – continued use of airfield by gyrocopters without a time limit – conditionally approved 10th April 2008
- 08/00351/FUL – use of land for the siting of anaerobic digester units for production of electricity from biomass to serve biorefinery and the repositioning of landscape bund – conditionally approved 20th May 2008.
- 08/01618/FUL – the erection of an extension to permitted aircraft hangar – conditionally approved 27th May 2008

The plan below shows the site location of each of the planning applications listed above.

Other planning consents granted since 1st April 2006



3. Buildings Or Structures Permitted By Applications Post October 1987

Description of Development:	Approved Buildings:
<p>Heavy Earthmoving Plant/Machinery Complex (86/1589/FUL)</p> <p>61.5 hectares of which:</p> <ul style="list-style-type: none"> • 4.9ha for display, sale and repair of heavy earth moving machinery, • 11.3ha for driver instruction and heavy vehicle testing, • 6.1ha for heavy plant storage and car park, • 3.6ha for museum and visitor centre; and • 35.5ha for agricultural purposes <p>FOR INFORMATION ONLY - With reference to permission 86/1589/FUL (Heavy Earthmoving Plant/Machinery Complex) South Somerset District Council have made a non-statutory, informal legal interpretation of this permission and conclude that this is a permission for a change of use not including any operational development. This change of use has occurred and therefore this planning permission is spent. As there have been intervening uses over the same site, it is no longer possible to revert to the use permitted by permission 86/1589/FUL. This is therefore not an option for the scenarios.</p>	<p>Approved Buildings:</p> <p>Reference is made to buildings in Area A and Area D although no details of siting or size are submitted. South Somerset District Council have made a non-statutory, informal legal interpretation of this permission and conclude that it is a change of use permission only, not including permission for operational development, therefore no buildings are approved as part of this permission.</p>
<p>Kedgeworth 2000</p> <p>Residual element of Heavy Earthmoving Plant/Machinery Complex, comprising 2 hectares.</p> <p>Includes 02/01518/FUL - cover for steel storage.</p>	<p>No additional buildings, permission relates to roofing for an existing building.</p>
<p>Dwelling (known as 'Airfield House') (87/3043/REM)</p>	<p>One dwelling. This has been built.</p>
<p>Waste Recycling Complex (902926)</p> <p>A revocation order in December 2001 reduced the site from 14 hectares to 1 hectare. There remains between 20,000 and 44,000</p>	<p>No permitted buildings or structures.</p>

tonnes of waste to be cleared. No licence exists to accept further waste onto the site and the existing waste is to be removed by September 2006.	
Astracom (94/0493/FUL) 1.34 hectare site	No permitted buildings or structures.
Erection of a Building for Storage, Repair and Sale of Agricultural Machinery (99/00026/FUL) 1.3 hectare site.	One building providing 2, 156 square metres of floorspace.
Outside Storage of Engineering Materials (00/01367/COU) 6.5 hectare site.	No permitted buildings or structures.
HGV Parking Area (00/02090/COU) 3 hectare site.	No permitted buildings or structures.
Storage, Repair and Sales of Machinery and Plant (00/02110/COU) 3.5 hectare site.	No permitted buildings or structures.
Expansion of Newton Stock Steel Ltd 02/01033/FUL relates to permission for a new building on 3.5 hectare site and 03/00638/FUL, 03/00639/FUL, 03/00641/FUL, 03/00642/FUL relate to the removal of conditions on existing buildings.	One building providing 6,049 square metres of floorspace.
Recreational Airstrip (including control building and hangers)	Three buildings. An aircraft control building (220 square metres of floorspace), a T shaped hanger (750 square metres of floorspace) and a hanger (900 square metres of floorspace). In total 1,870 square metres of floorspace.
Bio-ethanol Plant (02/01447/COU) 8.1 hectare site.	Planning application mentions buildings, however, no details of the buildings or floorspace are provided. South Somerset District Council have made a non-statutory, informal legal interpretation of this

<p>Variation of condition 2 (05/02233/FUL)</p>	<p>permission and conclude that it is a change of use permission only, not including permission for operational development, therefore no buildings are approved as part of this permission. This is an acceptance of the principle of a bio-ethanol plant only.</p>
<p>Siting of 2 temporary buildings as office accommodation and toilet facilities (05/02222/FUL)</p>	<p>Variation of condition no. 2 of application no. 02/01447/COU (Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of four years from the date of this permission).</p>
<p>Bio-refinery with combined heat and power plant, water storage lagoons, pipes and service connections, new earth bund with access, parking and landscaping (05/02620/FUL)</p>	<p>2 temporary buildings – shall not be erected until work lawfully commenced in accordance with 02/01440/COU (temporary permission - expires 30/11/07)</p>
<p>Storage of excavated material resulting from the construction of the water storage facility (05/03193/COU)</p>	<p>Application awaiting signing of S106 agreement - includes: Boiler building – 37m x 24m, 14m high with one 30m chimney stack 2 ethanol storage tanks 17m diameter, 14m high 2 ethanol storage tanks 11m diameter, 14m high Beer well 18m diameter, 17m high Administrative building 20m x 15m DDGS building Process building 55m x42m, 17m high</p>
<p>Bio-refinery with combined heat and power plant and associated plant, pipes and service connections, alteration and creation of new earth bund with access, parking and landscaping (amended scheme/re-submission) (06/02275/FUL)</p>	<p>No permitted buildings (temporary permission - expires 31/01/10)</p>
<p>Use of land for the siting of anaerobic digester units for the production</p>	<p>Changes relate primarily to the provision of water to the facility. The former water storage lagoon has been removed from the application but would still be landscaped. Approx 8802m² of floorspace approved.</p> <p>Plant only, no additional buildings.</p>

of electricity from biomass to serve the bio-refinery (08/00351/FUL)	
Recreational Area (02/01440/COU) 11 hectares for a multitude of recreational uses including fishing, clay pigeon shooting, archery and paintballing.	No additional buildings.
Storage of Limestone (02/01505/COU) 1.8 hectare site.	No permitted buildings or structures.
Industrial Unit (02/01591/FUL) 1 hectare site.	One building providing 400 square metres of floorspace.
Animal Feed Mill (02/01626/FUL) 8,400 square metres of floorspace on a 2.4 hectare site.	Assumption is one building as it is not clear from the planning application and committee report. Provision of 8,400 square metres of floorspace.
Six Polytunnels (02/01438/FUL) Temporary permission on a 6 hectare site.	Six polytunnels, so six structures.
Storage, Sale and Depollution of Vehicles (04/00370/COU) 12.5 hectare site. (Certificates of lawful use to establish use of land 05/00195/COL & 05/03135/COL)	No permitted buildings or structures.
The Sale Storage and Depollution of Motor Vehicles (06/03949/FUL)	Condition 7 states that no work will be undertaken unless the applicant has entered into a legal agreement with the LPA to extinguish permission 04/00370/COU. Application includes buildings totalling 1558m ² .
Mobile Home (04/01382/FUL) Temporary permission.	One mobile home.

Aircraft Hanger (04/02359/FUL)	900m ² hanger.
British Light Aircraft Company (04/02229/FUL)	5,000m ² of buildings in connection with aircraft production facility
Aircraft Hangar (05/03073/FUL)	900m ² hangar
Reinforcing mesh to grass surface to form a taxi way and formation of 2 refuelling hard standings (06/01131/FUL)	Includes 2 concrete pads 5m x 10m either side of the access road to the north of the runway
Aircraft shelter (06/01034/FUL)	138m ² shelter
Erection of a permanent airfield control building (06/04576/FUL)	670m ² control building. No work to be undertaken unless applicant has entered into a legal agreement that prevents the construction of both permanent control buildings approved i.e that approved by 02/01623/FUL
The erection of an aircraft hangar with airfield maintenance equipment storage bay (07/03239/FUL)	900m ² hangar
Change of use of land to allow the siting of worm breeding tanks (07/05482/COU)	Allows the siting of 6x2m worm breeding tanks.
The erection of a facility for the air ambulance (08/00203/FUL)	Buildings totalling 660m ²
The erection of an extension to existing aircraft hangar (08/01618/FUL)	900m ² hangar