



Gravity

Smart Campus

Gravity
Local Development Order
Compliance Form

APPLICATION FOR COMPLIANCE FORM
GRAVITY LOCAL DEVELOPMENT
ORDER

To benefit from the Gravity Local Development Order (LDO) (adopted 23rd February 2022) applicants must demonstrate that proposals are in compliance with the specifications set out within the adopted LDO documents. This LDO is split into two parts which should be read in conjunction with this form:

- The **Local Development Order** document which provides the legal conditions for the implementation of LDO development; and
- The **Design Guide** document which sets the acceptable parameters and requirements for development and incorporates key Design Principles for Compliance.

This form is a checklist tool which allows both the prospective applicant and the Local Planning Authority (LPA) to assess whether a proposal is compliant with the specifications of the LDO. The content of the submission and assessment undertaken will be reasonable and proportionate to the scale and complexity of the proposal. This form includes signposting to key elements within the LDO documents for applicants to cross reference when completing their submissions.

In all circumstances it is recommended that compliance submissions should be co-designed collaboratively with the LPA from the outset. This will ensure submissions deliver outcomes aligned to the vision and objectives of the LDO and that the submission can be dealt with quickly and efficiently by the LPA when formally received.

Application Detail

Please insert your personal details in the boxes below. If you are being represented by a third party or agent, their details may also be inputted, and they will be the delegated primary contact for future correspondence.

<i>Applicant's Name and Address</i>		<i>Agent's Name and Address</i>	
<i>Applicant's Telephone Number</i>		<i>Agent's Telephone Number</i>	
<i>Applicant's Email</i>		<i>Agent's Email</i>	

Compliance Check

This initial compliance check confirms whether your proposal is eligible for further consideration. It is important to note that your proposal cannot be compliant with the LDO if it fails these basic parameters.

Description of the proposal
Relevant part of the site – Site address or grid reference

Confirm Compliance with Parameters

The proposals must align with the Parameters which are presented in the Environmental Statement(Chapter 3.1) and replicated in the Design Guide.

Parameter Plan	Compliance Question	Applicant Compliance Response	LPA Compliance Confirmation Yes / No
Existing Buildings to be Demolished	Does the proposal include any existing buildings to be demolished?		
Building Heights	Do the proposals fit within the heights set out?		
Infrastructure and Utilities	Does the proposal set out infrastructure requirements?		
Land Uses	Does the proposal fit with the Land Uses and broad location of these uses set out in the Land Use Parameter Plan?		
Strategic Landscape	Does the proposal include strategic landscaping?		
Transport and Movement Micro mobility	Does the proposal include accessibility and micro mobility details?		
Transport and Movement Strategic Infrastructure	Does the proposal include strategic transport and movement infrastructure?		

Confirm Compliance with Use Classes and Limitations

Please complete the final column in the table below to provide details of the proposals set against the LDO parameters set out in the LDO (and replicated in the Design Guide).

Use Class	Definition	Limitations	Indicative Use Relating to Gravity	This Proposal
Advanced Manufacturing				
B2 / B8 / E(a – g) / Sui Generis	General Industrial Use	Total GEA of up to 1,000,000m2	Advanced manufacturing (AM)	
Supporting Employment Uses				
B8	Storage or Distribution	Total GEA of up to 65,000m2	Data Centre / AM Supply Chain	
E (a) to (g)	Commercial, Business and Service		Research and development	
Sui Generis	Uses which do not fall within the specified use classes above.		EV charging station	
Supporting Uses				
C1	Hotels, boarding and guest houses where no significant element of care is provided	Total GEA of up to 35,000m2	On site hotel. <i>Temporary workforce accommodation for contractors*</i>	
C2	Residential Institutions		Campus training centre.	
E (a) to (g)	Commercial, Business and Service		Day nursery, sport and leisure indoor facilities, gym, retail, café, health centre.	
F	Local Community and Learning.		Community building - replacement 37 Club.	

Use Class	Definition	Limitations	Indicative Use Relating to Gravity	This Proposal
Dwelling Houses				
C3	Dwelling houses	Up to 750 dwellings	Homes to meet commercial operator requirements.	

Compliance Submission Checklist

The submission checklist allows you to check and confirm you are submitting the correct documents for your compliance application to be considered valid.

Have you included the following information within your application?

Plans	Provided (tick)	Reference (please insert)
Proposed Site Plan (1:200)		
Proposed Building Plan (1:50/ 1:100)		
Proposed Elevations and Roofscape (1:50/ 1:100)		
Landscaping Plans and External Details Plan		
Layout of access for pedestrian, cycle, vehicular and other modes of transport		
Surface Water and Foul Drainage Plan		
Proposed Materials		
Supporting Information	Provided (tick)	Reference (please insert)
Compliance Statement (setting out the proposals and compliance with the LDO and Design Guide)		
If any B8 Uses Proposed – Supporting Statement to detail the requirements including transport impact (scope to be agreed with the LPA)		
If any C3 Dwelling Houses Proposed – Supporting Statement setting out occupier requirements including type and tenure and management of properties in perpetuity (scope to be agreed with the LPA)		
Occupier Environmental and Social Governance Policy		
If any retail use proposed exceeds 2,500m ² gross floor space they must be supported by an impact assessment that meets the requirements of paragraph 90 the National Planning Policy Framework		
Sustainability Checklist – Setting out project sustainability characteristics considering, for example, energy provision, water management, building fabric etc.		
Landscape Strategy – Setting out approach to proposal specific or site wide landscape delivery and ongoing management and maintenance.		
Statement of Community Engagement – Confirming any engagement with Parish Councils (Puriton & Woolavington) and any other community groups or		

stakeholders.		
Heritage Impact Assessment – Linked to relevant heritage related Mitigation Checklist Item below.		

Mitigation Checklist

The Mitigation Checklist in the table below is derived from mitigation identified within the Gravity LDO Environmental Statement and responses received during the statutory consultation. Compliance Applications must confirm:

- each item of mitigation has been considered in preparing the application;
- (where applicable) by when each item of mitigation proposed will be provided and at what point such mitigation will cease to be necessary or to be provided; and
- how, for each item of mitigation proposed, it is intended that such item will be delivered.

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
Demolition and Construction				
MC1	Each Compliance Application must include a Demolition and Construction Environmental Management (DCEMP) to meet the requirements of the Framework Demolition and Construction Environmental Management Plan (FDCEMP).	ES Appendix 4.1: FDCEMP		
MC2	Each Compliance Application must demonstrate how it complies with the Site Waste Management Plan (SWMP) during demolition and construction.	ES Appendix 3.3: Site Waste Management Plan.		
Operation				
MC3	Each Compliance Application must be supported by a statement setting out proposed shift patterns, to include provision of flexible working patterns linked to employment and skills planning.	ES Appendix 9.1: Transport Assessment ES Appendix 9.2: Framework Travel Plan		
MC4	Any Compliance Application where supporting uses (e.g., retail, leisure, health) are proposed must set out details of proposed access to those uses in line with existing arrangements.	ES Appendix 9.1: Transport Assessment ES Appendix 9.2: Framework Travel Plan		
MC5	Each Compliance Application must be supported by details of on-site pedestrian and cycle links and facilities, Micro Mobility connections, mobility hubs and vehicle share schemes.	ES Appendix 9.1: Transport Assessment ES Appendix 9.2: Framework Travel Plan		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
MC6	Each Compliance Application submitted shall include a Car Parking Management Note detailing parking arrangements, type of parking (e.g., car share, disabled access, EV charging and visitor provision) location of parking, access to parking and any potential parking charges for use of parking on Site. This Note, linked to the Framework Travel Plan and occupier specific Travel Plans, must set out how the application submitted will support use of sustainable modes and Travel Plan initiatives and measures, reduce reliance on the private car and detail the overall quantum of parking proposed.	ES Appendix 9.1: Transport Assessment ES Appendix 9.2: Framework Travel Plan		
MC7	Each Compliance Application must include the preparation and implementation of an occupier specific Travel Plan, building upon the site wide Framework Travel Plan, with a monitoring regime to achieve preliminary modal shift targets and supporting mechanisms for securing additional sustainable transport measures.	ES Appendix 9.1: Transport Assessment ES Appendix 9.2: Framework Travel Plan		
MC8	Each Compliance Application submitted shall detail the need, if any, of bus service(s) (dedicated or enhancements to existing) to the Site to be supported through the Locality Investment Plan process, incorporating enhanced main A38 corridor bus services and/or dedicated Demand Responsive Transit (DRT) minibus / e-bus services for employees to align with shift patterns. The Compliance Form shall set out the proposed management and provision of bus services to the Site and bus routing shall be considered to maximise potential revenue from other users in order to support	ES Appendix 9.1: Transport Assessment		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
	service viability which may include operating slightly different routes at various times of day.			
MC9	Each Compliance Application must consider the need to support delivery of SCC/SDC led off-site pedestrian/cycle improvements deliverable within SCC, National Highways (NH) and/or SDC land improving access to/from the Gravity site to Bridgwater Town Centre and/or Bridgwater Train Station.	ES Appendix 9.1: Transport Assessment		
MC10	Each Compliance Application must consider the need to support delivery of SCC/SDC led off-site highway capacity and/or safety improvements deliverable within SCC, NH and/or SDC land improving access to/from the Gravity site and commensurate with the scale of peak period development impacts.	ES Appendix 9.1: Transport Assessment		
MC 11	Each Compliance Application submitted must be supported by an appropriate transport statement or assessment and, where necessary as identified in the transport assessment, transport modelling utilising day long flow profiles to develop peak and interpeak models agreed with the Local Highway Authority and Strategic Highway Authority to assess alignment with the LDO Transport Assessment. The transport assessments submitted in support of Compliance Applications must include full details of proposed shift patterns and where necessary operational	ES Appendix 9.1: Transport Assessment National Highways Consultation Response		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
	assessment of the impacts at Junction 23 of the M5 and on the A39 between the Site and Junction 23 using the agreed model(s) at agreed peak and off-peak times.			
MC 12	<p>Where transport modelling has been required, the cumulative residual impacts of one or more Compliance Application will be tested, and if this is shown to exceed the safe operating capacity of M5 junction 23 and exceed the Gravity Smart Campus pcu traffic level of:</p> <ul style="list-style-type: none"> • AM Peak: 925 trips 2-way subject to a maximum of 575 trips in main direction of travel Eastbound (arrivals). • PM Peak: 750 trips 2-way subject to a maximum of 550 trips in main direction of travel Westbound (departures). • Other Peaks: 925 trips 2-way subject to a maximum of 575 trips in main direction of travel (arrivals or departures) <p>a scheme to accommodate the number of trips generated they shall be progressed through the S106 governance for the TIMG and EZ Board if the transport modelling identifies this is necessary. A scheme will need to be delivered through the use of retained business rates and the Locality Investment Plan process for funding to provide additional highway capacity to at least mitigate the additional impacts of the Gravity development, should the transport</p>	<p>ES Appendix 9.1: Transport Assessment</p> <p>National Highways Consultation Response</p>		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
	modelling identify a scheme at M5 junction 23 is required. At present the pcu traffic level is not known, therefore a scheme shall be identified, and agreed by the TIMG and EZ Board, and shall be complete prior to an agreed Gravity pcu traffic level which is currently unknown, and this shall be agreed and monitored as part of the Gravity Monitor and Manage approach to transport.			
MC13	An Ecological Mitigation and Management Strategy (EMMS) must be prepared for the Site prior to the approval of the first Compliance Application. The EMMS must include consideration of the maintenance / management measures associated with onsite ecological networks and features that are to be retained, enhanced and created within the Proposed Development.	ES Appendices 12.1 – 12.9: Ecology Baseline Reports		
MC14	Each Compliance Application must confirm (in accordance with the NPPF) that all built development is located in a compatible flood zone (as defined by the site-specific flood modelling) defined by flood risk vulnerability and include setting of finished floor and ground levels.	ES Appendix 13.1: Flood Risk Assessment EA/LLFA Consultation Responses		
MC15	Each Compliance Application must confirm that it meets the requirements of the Surface Water Drainage Strategy to control outflows to receiving systems and manage surface water sustainably within the Site and manage offsite 'exceedance' flows, as appropriate, in agreement with the LLFA (Lead Local Flood Authority) and LPA.	ES Appendix 13.2: Surface Water Drainage Strategy National Highways Consultation Response		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
MC16	An Environmental Colour Assessment (ECA) must be undertaken in consideration of the whole Site in accordance with Landscape Institute Guidance Note: Environmental Colour Assessment 04/18 by the first occupier. Each subsequent Compliance Application must reference and consider the original ECA.	ES Chapter 14: Landscape and Visual		
MC17	Each Compliance Application must consider archaeological mitigation set out within the Written Scheme of Investigation (WSI) and confirm how the requirements have been satisfied or will be satisfied in the context of the proposal. Any further work / mitigation required by the WSI shall be set out within the compliance application, including how any post-excavation analysis, results reporting, and archiving will be secured.	ES Chapter 16: Cultural Heritage Appendix 16.1: Geophysical Survey Written Scheme of Investigation South West Heritage Trust Consultation Response		
MC18	Each compliance application must consider impacts upon the significance of designated heritage assets based on a change in their setting by way of a proportionate assessment which identifies the level of harm in accordance with the NPPF. This should include an assessment of the following designated heritage assets and in particular, views to and from the asset and their landscape setting, itemised as follows: Item 1) views to and from the asset, including the Grade I listed Church of St Michael and All Angels (NHLE 1344664), Grade I listed Church of St Mary (NHLE 1060144) and Grade II listed Manor Farmhouse (NHLE 1060137).	ES Chapter 16: Cultural Heritage ES Appendix 3.1a: Land Use Parameter Plan Historic England Consultation Response Heritage Technical Note		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
	<p>Item 2) landscape settings, including from Brent Knoll Scheduled Monument (NHLE 1008248) and from Glastonbury Tor Scheduled Monument and Grade I Listed Building (NHLE 1019390, 1345475).</p> <p>Any mitigation should seek to ensure there is no or minimal conflict between the heritage asset's conservation or any aspect of the proposal. Proposed mitigation should be set out in the form of design measures to accommodate the built structures in a way that will positively respond to the setting of the designated heritage assets.</p>			
MC19	Each Compliance Application must demonstrate how it complies with the Operational Waste Management Strategy (OWMS) during operation.	ES Appendix 3.2 Operational Waste Management Strategy.		
MC20	Where publicly accessible facilities are proposed, the management procedures for those facilities should be specified to ensure that facilities are maintained appropriately.	ES Health, Social and Wellbeing Chapter		
MC21	Where a compliance application involves the loss of sports facilities, consideration shall be given to the relocation or retention of that provision on or off site.	Sport England Consultation Response		
MC22	If, during development of any approved compliance scheme, contamination not previously identified is found to be present a remediation strategy detailing how this contamination will be dealt shall be submitted to and approved in writing by the Local Planning Authority prior to further works taking	EA Consultation Response		

Item	Mitigation Requirement	Reference	Proposed Mitigation <i>(developer to demonstrate how proposed mitigation meets the requirements)</i>	Proposed Trigger Point for Mitigation <i>(commencement / occupation / other)</i>
	place (unless agreed in writing with the LPA). The remediation strategy shall be implemented as approved.			
C3 Dwelling Houses				
MC23	Any Compliance Application which includes Dwelling Houses must include a report setting out how the recommendations outlined in the Phase 1 Land Condition Report (including further assessment and agreeing building radon protection with Building Control) will be implemented.	Phase 1 Land Condition Report		
MC24	Any Compliance Application which includes Dwelling Houses must include details of the provision of play space, open space, physical recreation, and local food growing and any impacts upon, and mitigation to, local healthcare and education provision in accordance with locally adopted standards.	ES Health, Social and Wellbeing Chapter SCC Consultation Response		
MC25	Any Compliance Application which includes Dwelling Houses must comply with Building Regulations (M4), wheelchair accessibility and energy efficiency standards.	ES Health, Social and Wellbeing Chapter		
MC26	Any Compliance Application which includes Dwelling Houses must include a Noise Strategy that seeks to deliver the optimum acoustic outcome for the Site, in accordance with locally adopted standards.	ES Chapter 10: Noise and Vibration		

Design Principles

The Design Principles are set out in the Design Guide. The proposals must identify how these principles and the further considerations have been met. Set out the response to each Design Principle in the table below.

Parameter	Design Principle Reference from the Design Guide	Applicant Response
Land Use	LU1 – Locate the largest scale uses to the northern and central parts of the site.	
	LU2 – Locate the smaller scale and lower uses in the southern part of the site.	
	LU3 – Make efficient use of land.	
	LU4 – Locate plant, storage yards and servicing out of sight from the main entrances, streets, spaces, and amenity areas.	
	LU5 – Plan the layout of the site to put people first creating a campus to attract and retain a workforce.	
	LU6 – Ensure uses at the south-west and south-east corners of the site create a positive relationship with Woolavington and Puriton.	
Transport – Strategic Infrastructure	ST1 – Manage HGV’s to operate safely with pedestrians, cyclists, and micro mobility.	
	ST2 – Prioritise pedestrian / cycle / micro mobility users.	
	ST3 – Adopt a strategic approach to parking provision.	
	ST4 – Provide accessible mobility hubs.	
	ST5 – Accommodate high levels of public transport provision.	
Transport – Micro Mobility	TM1 – Micro mobility should be designed as an integral part of site layout.	
	TM2 – Streets must be designed for everyone.	
	TM3 – Design to create safe micro mobility routes and connections.	
Building Heights	BH1 – Locate taller buildings towards the middle and northern part of the site.	
	BH2 – Design to mitigate, where possible, the landscape, visual and heritage impacts identified in the ES and supporting documentation.	
	BH3 – Use building heights to increase the legibility of the development.	
	BH4 – Locate lowest buildings along Woolavington Road and adjacent to Puriton / Woolavington.	
	BH5 – An innovative approach to design and materials which considers the landscape, visual and heritage impact of the building(s).	

Parameter	Design Principle Reference from the Design Guide	Applicant Response
Strategic Landscape	SL1 – Create a strong strategic landscape mitigation at the edges of the site to mitigate, landscape visual and heritage impacts identified in the ES and supporting documentation.	
	SL2 – Create edges to Puriton, Woolavington and Woolavington Road that integrate the Smart Campus with its surrounding community through the use of planting and open space provision.	
	SL3 – Ensure that internal streets and spaces have a landscape structure which makes them attractive to occupiers and their workforce.	
	SL4 – Consider opportunities to integrate the biodiversity potential of the site with its operational requirements.	
	SL5 – Ensure drainage features and waterbodies are integrated into the Smart Campus.	
	SL6 – Recognise key arrival points within the site and areas where routes come together as “placemaking nodes”.	
Infrastructure and Utilities	IU1 – Leverage the value of national infrastructure.	
	IU2 – Infrastructure and utilities designed to support the clean growth and smart campus vision for the site.	
	IU3 – Integration of Multi-Use Service Trenches within streets.	

LDO Conditions

The following Conditions set out within the LDO need to be satisfied. Please provide details in the table below.

Condition	Item	Applicant Response
Condition 1	<p>The LDO and the terms within it will be active for a period of 15 years following the day of its adoption and will expire following this period. The Local Planning Authority (LPA) will review progress with the LDO on the 5th anniversary of its adoption to be able to fully reflect on the continued suitability of the LDO in the light of any changes to planning policy. The review will be completed with 28 days of the 5th anniversary and at the end of the review the LPA will determine whether to:</p> <p>a) Retain the LDO as it stands for the remaining 10 years of its life; b) Retain but revise some elements; or c) Revoke and cancel the LDO</p> <p>Development which has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked or revised or expires. This is subject to the LPA's confirmation of compliance issued under the Pre-Development process.</p>	N/A
Condition 2	No development shall commence in relation to a particular part of the site until an Application for Compliance Form for that part of the site has been completed, submitted to and approved by the LPA.	
Condition 3	The development permitted by this Order shall not be carried out other than in complete accordance with the criteria and conditions set out within this LDO and the accompanying Design Guide, with the exception of material amendments submitted to and approved in writing by the LPA.	
Condition 4	No development shall commence on any part of the site until a Notice of Compliance for that part of the site has been issued by the LPA.	N/A
Condition 5	Development shall be carried out in accordance with the information provided and to which the Notice of Compliance has been granted, and to any additional conditions imposed by the LPA forming part of the Notice of Compliance.	
Condition 6	Not less than 14 days prior to the commencement of development on that part of the site an LDO Commencement Notice shall be submitted to the LPA.	

Section 106 Agreement

Planning Obligations set out within the Gravity LDO Section 106 Agreement must be satisfied by the developer as part of the compliance process. Details of compliance with the Section 106 Agreement will need to be submitted in support of your application.

Fees and Submission

Please submit your application electronically to:

development.management@sedgemoor.gov.uk

All applications are charged at an equivalent of 50% discounted from the outline fee levels as set out in the national planning fee regulations. This equates to the following charges for compliance applications under the Gravity LDO:

- Less than 2.5ha – £231 for each 0.1ha
- More than 2.5 hectares £5,716 +£69 for each additional 0.1 hectare
- Maximum fee £150,000

Confirmation

The information I have given in this form and accompanying plans is correct and complete to the best my knowledge and belief.	
Name:	Position (agent/applicant):
Signature:	Date:
LPA Confirmation of Compliance	
Name:	Position
Signature:	Date:

Post Submission Information and Amendments

Upon receipt of this form, accompanying material and the correct payment your application documents will be duly considered within the prescribed 4 - 8-week determination period. Following this period, you will be issued a Certificate of Compliance if your application is determined to be compliant with the parameters of the LDO. Otherwise, you will receive written advice on how to proceed. If you wish to make minor amendments to your proposal, either during the determination period for your compliance application, or following a successful compliance application, please resubmit all of your documents including a re-completed copy of this form with a cover note explaining the extent of such alterations; including clear direction to where such changes are demonstrated within your submission. A fee will not be charged for amendments on such applications; however, this may affect the length of the determination period.



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