

Planning Service
South Somerset District Council
The Council Offices
Brympton Way
Yeovil
BA20 2HT

12th December 2019

Dear Sir/Madam,

Ref: Land at Manor Farm, Templecombe – Submission of Outline Planning Application

On behalf of the applicant, Gleeson Strategic Land, Origin3 planning consultants have been preparing a Outline planning application in respects of land at Manor House Farm, Templecombe. The application seeks permission for:

Demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular and pedestrian access to Combe Hill (A357), open space, landscape planting and surface water attenuation (all matters reserved except access).

The following documentation is submitted in support of this planning application:

- Outline planning application form and certificates
- Cover letter
- Planning Statement including Affordable Housing and Community Involvement Statements (Origin3)
- Design and Access Statement (Origin3)
- Indicative masterplan (Origin3)
- Site Location Plan
- Illustrative Masterplan 1:1250 (Origin3)
- Parameter Plan
- Arboricultural Impact Assessment and Survey including Tree Plan (Aspect Ecology)
- Heritage Statement (heritage Collective)
- Agricultural Land Classification Survey (Luscombe May)
- Archaeology Desk Based Assessment (CgMs Heritage)
- Archaeological Written Scheme of Investigation (CgMs Heritage)
- Geophysical Survey (CgMs Heritage)
- Ecological Appraisal including Constraints and Opportunities Plan (Aspect Ecology)
- Energy and Sustainability Statement (Thermal Acoustic Solutions Ltd)

- Landscape and Visual Impact Assessment (David Williams Landscape Consultancy Ltd)
- Flood Risk Assessment and Preliminary Surface & Foul Water Drainage Strategy (Waterman Group)
- Transport Assessment and Traffic Analysis (i-Transport)
- Travel Plan (i-Transport)
- Details of Access, including:
 - Proposed site access layout from A357 (drawing number ITB14082-GA-019A)
 - Proposed pedestrian footpath to East Street (drawing number ITB14408-GA-031A)

As the application is less than 5 hectares and not likely to have significant environmental effects, the District Council have confirmed that there is no need to screen under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017

I trust that this submission contains all the necessary information that you require for validation and subsequent determination. If you have any further questions, please do not hesitate to contact me.

Yours Sincerely,

J. Manley

Joanna Manley BSc(Hons) MSc MRTPI
Associate Planner