

Dear David Kenyon

Application ref: 19/03416/OUT

Our ref: 305574

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Dominic Rogers
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

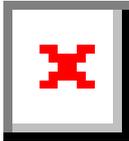
In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: PlanningTechnicalAdmin [<mailto:PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>]
Sent: 09 January 2020 15:38
To: 'SBreeze@somerset.gov.uk' <SBreeze@somerset.gov.uk>; enhPollution <enhpollution@SouthSomerset.Gov.Uk>; Stephen Fox <Stephen.Fox@SouthSomerset.Gov.Uk>; Ceri Owen <Ceri.Owen@SouthSomerset.Gov.Uk>; StrategicPlanning <StrategicPlanning@SouthSomerset.Gov.Uk>; 'rightsofway@somerset.gov.uk' <rightsofway@somerset.gov.uk>; Jo Calvert <Jo.Calvert@SouthSomerset.Gov.Uk>; 'llfa@somerset.gov.uk' <llfa@somerset.gov.uk>; 'Historicenvironment@swheritage.org.uk' <Historicenvironment@swheritage.org.uk>; 'CWField@somerset.gov.uk' <CWField@somerset.gov.uk>; 'FCGully@somerset.gov.uk' <FCGully@somerset.gov.uk>; 'Estates@somerset.gov.uk' <Estates@somerset.gov.uk>; Mineralsandwaste@somerset.gov.uk; 'Docosomerseteast@avonandsomerset.police.uk' <Docosomerseteast@avonandsomerset.police.uk>; Sustainable Places, NWX <nwx.sp@environment-agency.gov.uk>; E-swest@HistoricEngland.org.uk; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; 'ianlongden@nhs.net' <ianlongden@nhs.net>; 'adam.hann2@nhs.net' <adam.hann2@nhs.net>; 'suzanne.naylor@somersetwaste.gov.uk' <suzanne.naylor@somersetwaste.gov.uk>; 'liz.jones@somersetwaste.gov.uk' <liz.jones@somersetwaste.gov.uk>; 'brett.carter@somersetwaste.gov.uk' <brett.carter@somersetwaste.gov.uk>; Planning.liaison@wessexwater.co.uk
Subject: Standard consultation Application No: 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)



South Somerset Distr

Development Management
The Council Offices,
Brympton Way, Yeovil,
Somerset, BA20 2HT
Telephone: (01935) 462462
Website:
www.southsomerset.gov.uk

Simon Fox – Lead
Specialist – Planning

Date: 9 January 2020
Our Ref: **19/03416/OUT/David Kenyon**
Tel No: **01935 462091**
Email: david.kenyon@southsomerset.gov.uk

PLANNING APPLICATION CONSULTATION

Dear Sir/Madam,

Application No: **19/03416/OUT**
Proposal: **Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access).**
Location: **Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)**

The above application has been received. Enquiries about the application should be made to **David Kenyon 01935 462091**. If you have any representations they should reach this office as soon as possible but no later than **30 January 2020**. If no communication is received it will be assumed you have no comments to make.

Documents relating to this application can be viewed on our website www.southsomerset.gov.uk .

Yours sincerely,

David Kenyon
Specialist, Development Management

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.