

Somerset County Council

County Hall, Taunton
Somerset, TA1 4DY



For Roads & Transport Services 0300 123 2224

South Somerset District
Council (East)
Brympton Way
Yeovil
Somerset
BA20 2HT

Please ask for:
Adam Garland

Telephone:
01823 359540

email:
highwaysdevelopmentcontrol@somerset.
gov.uk

my reference:
SSDCe/2020/010207

your reference:
19/03416/OUT

12 February 2020

FAO: David Kenyon

Dear Mr Kenyon,

TOWN AND COUNTRY PLANNING ACT 1990

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). at Land At Manor Farm Combe Hill Templecombe Somerset

Application Reference: 19/03416/OUT

I refer to the above-mentioned planning application received on 13 January 2020 and after carrying out a site visit on 22 January have the following observations on the highway and transportation aspects of this proposal:-

The proposal is for 80 dwellings on land to the east of Combe Hill. As part of the application a Transport Assessment has been submitted which has been audited by this Authority.

The TA has not satisfactorily shown that the proposal will be acceptable in highway terms for the following reasons;



- The applicant should provide a base 2020 (year of planning submission) traffic assessment so that the impact of the development can be compared against the existing highway conditions. The applicant must also provide an assessment for the site five years post submission (2025).
- The increase in traffic and the committed developments in the area will worsen the operation of the signalised shuttle working on A357, and any further development will result in these signals operating near capacity. Mitigation will be required as part of the Manor Farm development
- This assessment also does not account for the private accesses along this section of shuttle working.
- Mitigation is required at the A30/A357 junction as the assessment shows the junction to be currently operating with negative PRC, further development will exacerbate this issue particularly with other committed and live development in the area.

Until the above issues have been resolved, the TA is considered 'Not Acceptable' as it has not robustly demonstrated that the impact of the development will not be severe.

Further, it is noted that an adjacent site has provided an access in close proximity to that proposed for this application. In the interests of highway safety and to reduce the number of conflict points along this section of road, the Highway Authority would suggest the two developers liaise over amalgamating sites and providing just one point of access.

At present this Authority is unable to fully assess the implications for the highway network and its users and therefore is unable to make a formal recommendation. On receipt of additional information further consideration will be given.

Yours faithfully,

Adam Garland

Principal Planning Liaison Officer

Traffic & Transport Development Group

Economic and Community Infrastructure Commissioning

Somerset County Council