

JKL (0) 19/03416/OUT

From: Martin Batchelor [REDACTED]
Sent: 16 January 2020 12:02
To: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: Land At Manor Farm, Combe Hill,19/03416/OUT - Valid From 13/12/2019

Diana and Martin Batchelor 17 East Street Templecombe BA8 0JX

Dear Sirs,

Application Reference:	19/03416/OUT
Address:	Land At Manor Farm Combe Hill Templecombe Somerset
Proposal:	Outline application for the demolition of existing buildings and vehicular access and pedestrian accesses, open space, landscaping
Case Officer:	David Kenyon

I wish to object to the above proposed development and raise some points as below.

- 1) At this time there are three development sites within Templecombe which, if I am correct, involve the building of 40 + 70 +80 new properties which will be a major , about 25%, increase in the number of houses in the village. I therefore believe that this development would be an example of gross overdevelopment.
- 2) At various meetings that I attended whilst a member and later chairman of the Parish Council it was agreed by SSDC that Templecombe would be rated as a rural settlement which it still is. It appears that SSDC are so desperate for building land that developers are taking advantage of the situation and are finding SSDC compliant to their wishes.

3) Whilst accepting that developments will take place, parishioners were not expecting the torrent of applications and the possible increase of 25% of properties within a few years. The village came to terms with the last Slades Hill proposed development which had full planning permission after appeal and looked forward to some village improvements promised by Mead as part of the deal. With SSDC's lack of fortitude it seems likely that the final builders will simply fail to meet their promised site commitments and thus the village will lose out again.

4) The Thales development currently taking place on the Slades Hill site will leave the village with an out of scale industrial building onto which site Thales also wish to build 70 houses. At least Mead were planning to build some, in keeping, small industrial buildings only.

5) Looking at the Masterplan for Manor Farm it shows the new footpath from the new development to join with WN 29/12 at East Street will be within the new development site. As it is currently configured the end of WN 29/12 is actually within the adjoining farmland. Is a rerouting of the footpath planned?

6) Again, within the Masterplan, a substantial amount of tree and shrub planting is planned. Can the village have your assurance that this will actually take place? I suggest that the developers should be forced to plant the tree boundaries before any building work starts since they will all be well away from the current proposed placement of dwellings. This would form a visual and sound barrier during the development work.

Yours faithfully,

Martin Batchelor