

Joel 8 19/03416/OUT

S.SOM.DC
17 JAN 2020
POSTROOM

John Grierson
Manor Barn
Coombe Hill
Templecombe
Somerset BA8 0LJ
14 January 2020

Mr David Kenyon
SSDC
Development Management
The Council Offices
Brympton Way
Yeovil
Somerset BA20 2HT

Dear Mr David Kenyon,

Reference: Your letter, 19/03416/OUT/David Kenyon dated 9 January 2020

Abbas and Templecombe already has several outstanding planning applications for housing, to name some of the major developments: Slades Hill – circa 70 houses; West Street circa 40 houses; Coombe Farm circa 4 houses, Throop Road various probably totalling about 30. None of these developments appear to be in build and should they come to fruition will add about 115 - 130 more house to the existing stock. If the Manor Farm development were to go ahead with a proposed additional 80 odd houses this would increase the size of Abbas and Templecombe by 220 houses. This represents an increase of 30% of houses and ipso facto a potential population increase of 30% to over 2000 people. An increase of such proportions may well be unique within the SSDC area and certainly justifies careful consideration

While the Government policy for housing stock and identifying housing land supply is well understood, it must be questioned as to whether there really is a need for additional housing in the village. It is a moot point as to whether there really is a commercial need and market for this additional housing. The impact of the project on the infrastructure of the village from an amenity, services and facilities perspectives need to be examined and justified to the existing residents. It is worth noting that the SSDC HELAA 2018 review suggested that the Manor Farm project should be of the order 35 dwellings.

The access off the A357 on the southern extremity of the village opens at a point where traffic often struggles with conditions on the hill, from, and to, the traffic lights in the valley to the south. When considering the huge additional load on this road during holiday periods and the addition of construction traffic, it has to be questioned whether the current farm entrance to Manor Farm is an appropriate access to the development site. While it is understood that traffic monitoring of the A357 has been carried out it must be recognised that this did **not** occur during summer holiday periods. It cannot consider, the current **size** of HGVs, large farm vehicles, buses, milk tankers and existing concrete lorries that already use the A357 as a significant North South road. The additional loads on this road generated by the development of this site by construction traffic will be very significant.

It is appreciated that until a detailed application is submitted it is difficult to give constructive comment. However the unresolved issues are: whether a realistic requirement really does exist for

80+ more houses and, indeed, whether Abbas and Templecombe infra structure can support them. Access to the site gives significant cause for concern and really should be resolved before outline permission is granted.

Yours Sincerely

JOHN GRIERSON

Attached:
South Somerset HELAA 2018
Abbas and Templecombe

Copied:

Abbas and Templecombe Parish Council
Cllr Wallace
Cllr Burt

Afternote:

At the time of writing I was unable to access the online planning application documentation, I am now able to see the documents online and will raise comments accordingly. As this original letter was sent to councillors and the Parish Council it seemed only right to release the original to you. Please call me if you are unclear.

Best wishes

JOHN GRIERSON

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POST ROOM



HELAA 2018 - Implementation of development to the south would link the site to the main settlement, but still unsuitable at present. Could not discount in the future.

18/02738/FUL - Permission for the erection of manufacturing building (Use Class B2) and associated development

18/02739/OUT - Outline application for residential development comprising up to 70 dwellings - pending decision

19/00123/OUT - Knights Templar Court - outline application for demolition and erection of 21 dwellings currently pending decision

HELAA 2018: Site appears to have access issues, also covered with mature trees which potentially act as a buffer because of the proximity to railway. Wooded area - not suitable for development

HELAA 2018: Too remote from village centre. Narrow lane access not suitable for HGVs or significant numbers of cars

19/01604/OUT Outline application with all matters reserved save for access for residential development for up to 49 dwellings - pending decision

HELAA 2018 - suggest about 30 dwellings encroaching no further to the north west than Hillcrest Road at a similar density.

LOCAL PLAN REVIEW: Villages are settlements which are considered to be sustainable locations for small scale growth, after having undertaken assessment of the larger Rural Settlements. The Villages do not identified development areas but growth is expected to take place adjacent to the existing built settlement.

Abbas and Templecombe is the fourth largest Rural Settlement with a good level of local service provision, although the Templar's Retreat public house closed in early 2017, it is now being converted to a Co-op.






It is located in the far east of the District, close to the border with Dorset.

The number of existing jobs relative to the size of the economically active population is high and a comparatively large amount of new employment floorspace has been completed. The settlement includes a train station on the London Waterloo to Exeter line. It is relatively remote from other large urban centres. There are few environmental constraints.

Population: 1560
Dwellings: 746
Services: primary school, convenience shop, village hall, children's play area, café, sports club
Potential housing numbers from the HELAA: 75 dwellings (across 3 sites)
1077 economically active people, and 1000 jobs = job density 0.93 - one of the highest for the Rural Settlements
Accessibility is good by rail and a regular bus service between Wincanton and Yeovil.

Under the adopted Local Plan - since 2006 (to 31 March 2018) there has been 58 dwelling completions and 93 commitments = total 151 dwellings.
Employment = 264sqm completed and 1,363sqm commitments.

**South Somerset HELAA 2018
Abbas and Templecombe**

-  Suitable, Available and Achievable
-  Housing
-  Employment
-  Mixed Use
-  Parish Boundary

HELAA 2018 - limited scope for development only - Bowden Road not adequate for significant numbers of dwellings - suggest 10 dwellings close to Bowden Road - remainder of site too much of an encroachment into open countryside

