

From: Sarah Webb
Sent: 18 April 2020 12:56
To: David Kenyon
Subject: Comments for Planning Application 19/03416/OUT

Application Summary

Address: Land At Manor Farm Combe Hill Templecombe
Somerset

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).

Case Officer: David Kenyon

Thank you for informing me of the amendments to this application. I note that the applicants feel that there are only 4 outstanding issues to address with this planning application .

1. Heritage
2. Highways
3. Scale of growth
4. Landscape & Visual Impact

Firstly, the amended plans and correspondence regarding highways is only an attempt to address 2 of the issues. The updated changes still do not address the remaining issues of scale of growth and landscape & visual impact.

Secondly those 4 issues still completely ignore many of the key points highlighted by neighbours, residents, the Parish Council and experts who responded during the initial consultation process.

With regards to the issue of Heritage

- The amended master plan shows the removal of construction to the rear and has replaced them with a proposal for a community area . As the listed building would then share a boundary with the community area there appears no thought as to how the property boundary can be made secure by fencing that would also still be in keeping with the historical setting.
- There is no indication who will be responsible for the maintenance of all community areas within the proposed development including 'Manor Green'. Management companies set up by developers have an extremely poor reputation and such an area would be extremely vulnerable to neglect and therefore develop into a totally inappropriate setting for the historic building. The cost of maintaining the area would leave residents having to pay both a precept for the village but an additional tax for living in such a development long after any developers have departed.
- The amended plan still does not address the unacceptable proximity of proposed construction to other properties in Templars Barton.

With regards to the issue of Highways

- The location of the exit to the development has still not been addressed nor has safe access to the rest of the village.
- The transport assessment has shown that cumulatively the developments in the area will mean this junction has 'practically no spare capacity' Highways state 'it would be considered unreasonable to request that this applicant addresses the capacity issues generated by other developments and background growth'. Please can you tell me what strategic plans are in place that addresses the capacity issues generated by other developments in the village of Templecombe and its neighbours ?

Given the predicted downturn in the economy over the coming months due to Covid 19 the viability of any development of this scale must be questioned. The village has already over a decade of planning blight caused by the Slades Hill development - the residential element is still not even close to being started and currently remains as outline planning permission and this must indicate the lack of any identified demand for and further development. I would also like to remind your department that a planning breach for non commencement on a building plot in the village was first reported to your department over 18 months ago. Surely it would be better to ensure that progression is made with all existing planning consent before granting any more?

I therefore still wish to object to this development in the strongest possible terms.

Sarah Webb