

Re:AMENDED PLANS / ADDITIONAL INFORMATION

Application No: 19/03416/OUT

Description: 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)

Dear David,

Thank you for consulting Avon and Somerset Constabulary regarding the amended plans for this outline application.

Summary Response	
No Objection or comments	↩️ ⓘ
No Objection – Subject to comments	
Object in principle	
Object – Not acceptable in current format	

Kind Regards

Katy Waterman

Crime Reduction | Designing Out Crime Officer

Neighbourhood Policing Support Team | Avon and Somerset Police
North Somerset Police Centre, Filers Way, Weston-super-Mare, BS24 7JP



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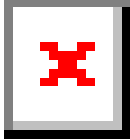
Sent: 07 April 2020 13:12

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Subject: Planning consultation - Amended plans for application 19/03416/OUT Land At Manor Farm
Combe Hill Templecombe Somerset (GR:371041/122070)

South Somerset District Council



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: 7 April 2020

Our Ref: **19/03416/OUT/David Kenyon**

Tel No: **01935 462091**

Email: david.kenyon@southsomerset.gov.uk

PLANNING APPLICATION CONSULTATION AMENDED PLANS / ADDITIONAL INFORMATION

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)**

As a result of negotiations with the agent/applicant amended drawings / additional information have been received for this application. Details of the amendments are:

The Council has received a revised masterplan, a Transport Assessment Addendum and a letter dated 10 March 2020 and subsequent email correspondence, all of which have been uploaded on to the website.

In an email dated 30 March, the agent expresses the opinion that the Revised Masterplan addresses Historic England's concern over the layout of the proposed development and its potential harm on the setting of the listed building. The units to the rear of the listed building have been removed and a substantial buffer is now proposed around the listed building to protect its setting. Historic England have verbally advised they are comfortable with these revisions and they are now awaiting their formal opportunity to comment on the revised layout through the application process. The Transport Assessment Addendum sets out the applicant's response to the comments of

SCC Highways which has been agreed verbally and incorporates the 2025 sensitivity tests which SCC Highways requested. Please note the modelling shows a similar set of results to the 2021 models.

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

If you have any comments on the revisions please let me have them by **28 April 2020**. If you require any further information in the meantime please contact **David Kenyon 01935 462091**.

Yours sincerely,

David Kenyon
Specialist, Development Management

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