



Historic England

Mr David Kenyon
South Somerset District Council
Brympton Way
Yeovil
BA20 2HT

Telephone 0117 975 0725

Our ref: P001156590

22 April 2020

Dear Mr Kenyon

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990
LAND AT MANOR FARM, TEMPLECOMBE
Application No 19/03416/OUT**

Thank you for your letter of 7th April 2020 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England's previous concerns related to the impact of the proposed development on the significance the grade II* listed Manor House derived from its association to its rural setting. The master plan has looked to remove the immediate development adjacent to the Manor House. This allows for a greater buffer to be created in views from the house and immediately from within its surroundings. In our view, this is the minimum necessary to preserve the significance to the Manor through its setting.

In terms of the longer range views back towards the site from the east, the Manor is visible along the skyline. The creation of a more significant green swathe through the centre of the development has allowed for the Manor to be viewed without the introduction of modern development within its immediate foreground. Consideration will need to be given to the treatment of the development along the edge of the green swathe to ensure that a sufficient splay is presented allowing views to and from the Manor. This is with particular reference to the slight bottle neck created by the proposed layout. This is formed by the units including the landmark building closest to the farm on the southern boundary of the green strip and to the north, the limited height building. Furthermore, any development along this edge will need to consider scale, massing, architectural design, layout including the use of gardens to offer a greater buffer, choice of materials and boundary treatments to the plots in order to minimise the impact on the view to the Manor. These steps will need to ensure that



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the development along the splay edge remains recessive and does not appear conspicuous. Photomontages could assist in ascertaining whether and where further steps would be required in order to minimise the impact of the development on the significance of the Manor from within the longer range views (Para 190, NPPF).

In terms of the potential archaeological impact, which is likely to also contribute to the significance of the asset as derived from the setting of the Grade II* listed Manor, your authority is guided by the advice of your specialist archaeological adviser at South West Heritage Trust in this regard and in all other matters pertaining to the investigation and treatment of archaeological remains on the site.

Recommendation

Historic England has concerns regarding the applications on heritage grounds.

We appreciate the steps that the applicant has taken to create a greater green buffer within the immediate setting of the grade II* listed house. We have identified that further consideration will need to be given to the layout and design of any development that fronts the green swathe in order to retain the conspicuous nature of grade II* listed Manor through an open foreground. As this is an outline application, the council need to be confident that through the supporting documentation sufficient steps have been taken to avoid and minimise the identified harm. Advice should be sought from their conservation specialist. You, the council, need to ensure that any harm identified is clear and convincingly justified (Para 194, NPPF). Only justified harm can be considered within the planning balance set out in Para 196, NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Your authority should take these representations into account and seek amendments,

Yours sincerely



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Inspector of Historic Buildings and Areas
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Cc.
Tony Garratt, SSDC



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