

Planning Service
South Somerset District Council
The Council Offices
Brympton Way
Yeovil
BA20 2HT

26th June 2020

Dear David,

Ref: Application 19/03416/OUT - Land at Manor Farm, Templecombe – Submission of Revised Masterplan and Supporting Information

As discussed, and agreed with you recently, on behalf of Gleeson Strategic Land, Origin3 Ltd are submitting a revised masterplan and supporting information for consideration of planning application 19/03416/OUT.

The revisions reduce the scale of the proposed development and the description of the development should be amended to:

“Demolition of existing buildings and residential development of 60 units including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access).”

The scheme, whilst reduced, represents a considered, well-designed, high quality scheme that will deliver much needed housing in Templecombe and South Somerset, will comply with local policy requirements and will provide a number of community benefits including, but not exclusively, the provision of 35% affordable housing, improved pedestrian and cyclist permeability and public open space. It is therefore considered that the Application constitutes sustainable development in line with the National Planning Policy Framework and given the Council’s lack of a five-year housing land supply, should be approved by the Council without delay.

The following updates and addendums are also submitted in support of this planning Application:

- Cover letter
- Planning Statement Addendum including Affordable Housing Statement update (Origin3)
- Addendum to Design and Access Statement (Origin3)
- Revised Illustrative Masterplan (19025 406J) (Origin3)
- Revised Parameter Plan (19025 600C) (Origin 3)
- Arboricultural Impact Assessment Addendum and Revised Tree Protection Plan (Aspect Ecology)
- Heritage Statement Addendum (June 2020) (Heritage Collective)
- Ecological Appraisal Addendum (Aspect Ecology)

- Landscape and Visual Impact Assessment Addendum (June 2020) (David Williams Landscape Consultancy Ltd)
- Flood Risk and Drainage Addendum (Waterman Group)
- Transport Assessment Addendum (i-Transport)
- Travel Plan Addendum (i-Transport)

You will see from the submission that a number of amendments have been made since the application was lodged in December 2019 and have been done in an attempt to reach a negotiated position, all of which are very much evidenced based involving substantial, additional work and liaison with key stakeholders.

It appears from recent discussions however, that based on the landscape advice only very recently commissioned by yourselves, some 6 months into the Application process, our further amendments submitted today, are unlikely to satisfy your landscape concerns. Whilst the matter of landscape impact is often a subjective one, it is disappointing that you have sought to obtain specific input from a landscape consultant so late in the day particularly since landscape was not raised as a concern in pre-application discussions.

My client is understandably frustrated that this has happened at a late stage in the application process, particularly when the issue of landscape impact was raised by yourself verbally at the start of March and whilst there have been other matters to resolve such as highways and heritage, these have now been considered in more detail, progressed and as far as we understand resolved. I trust this late appointment will not impact timescales to determine the application.

I trust that this submission contains all the necessary information that you require to now determine the application without delay and that you will consult on the revisions Monday 29th June 2020 as previously agreed. If you have any further questions, please do not hesitate to contact me.

Yours Sincerely,

Joanna Manley

Joanna Manley

Associate Director - Planning

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