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Manor Farm, Templecombe  
**Addendum to Planning Statement**

On behalf of Gleeson Strategic Land

June 2020

**ORIGIN3**

Planning . Design . Development

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## Executive Summary

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- i. This Planning Statement Addendum has been prepared by Origin3 on behalf of our client Gleeson Strategic Land Ltd ('the applicant'). It has been written in support of an Outline planning Application at Manor Farm, Templecombe (Ref: 19/03416/OUT) ("the Application").
  
- ii. This is an Addendum to the Planning Statement that was submitted in December 2019 in support of the Application at Manor Farm, Templecombe for:

*"Demolition of existing buildings and residential development of up to 80 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)."*

This addendum should be read in together with the Planning Statement.
  
- iii. The scheme has been amended twice following comments and engagement from statutory consultees, third parties and from South Somerset District Council. This final submission reflects amendments that have been made in relation to heritage and landscape matters. The revised scheme now seeks outline planning permission for:

*"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)."*
  
- iv. 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.

# 1 Introduction

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- 1.1** This Planning Statement Addendum has been prepared by Origin3 on behalf of our client Gleeson Strategic Land Ltd ('the applicant'). It has been written in support of an Outline planning Application at Manor Farm, Templecombe (Ref: 19/03416/OUT) ("the Application").

*"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)."*

- 1.2** This addendum also encompasses an update to the Affordable Housing Statement and Statement of Community Involvement and should be read in conjunction with all other submitted information.

- 1.3** 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)

- 1.4** This addendum explains the revisions that have been made to the Application to address mainly heritage and landscape concerns and why the proposed development of the Site is in accordance with both national and local planning policy and presents no adverse impacts that would outweigh the benefits of that proposed development, hence it represents sustainable development and should be approved without delay.

## 2. Evolution of the Proposed Development

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**2.1** The Application for the demolition of existing buildings and residential development of up to 80 dwellings with all matters reserved except access at Manor Farm, Templecombe was submitted to South Somerset District Council on 13th December 2019.

**2.2** As a result of formal consultation, engagement with Council officers, the community and statutory consultees, an extension of time was sought and agreed in March 2020 to enable further work to be undertaken to satisfactorily resolve four outstanding issues before the Application was to be determined by the Council, these issues were:

- Heritage
- Highways,
- Landscape and Visual Impact issues; and
- Scale of growth.

It should be noted that concerns over landscape and visual impact and scale of growth were only ever verbally articulated to the applicant by the Case Officer and no formal objection or justification of the concerns, backed by evidence were provided for the applicant to consider in relation to landscape and visual impact. Scale of growth was articulated as being in relation to landscape and visual impact, but again only verbally and this was not evidenced.

**2.3** Following discussions with the relevant stakeholders, the Application was revised, and further consultation was undertaken on a scheme of up to 76 dwellings during April 2020. Following discussions with Somerset County Council Highways, a Transport Assessment Addendum was also consulted upon, this was necessary to address the highways comments regarding additional testing (Transport Addendum 2 includes full details).

**2.4** Historic England formally responded to the consultation and the Council's Specialist Development Management officers (conservation and case officer) verbally expressed concerns over elements of the revised Application. SCC Highways considered the Application to be acceptable in highways terms subject to conditions (see the Transport Addendum 2 for comprehensive details). The outstanding matters were therefore reduced to scale of growth, heritage, and landscape matters. As stated above these were still expressed as verbal concerns, without technical evidence or reasoned justification.

**2.5** Discussions and a workshop were held with Historic England and the Council officers in an attempt to understand the remaining outstanding issues further and develop a scheme which would be acceptable,

given that the principle of development on the Site was accepted by all. An extension of time was sought and agreed until the 1<sup>st</sup> July 2020 to conclude negotiations and amend the Application.

- 2.6** As a result, a revised masterplan and associated drawings for the demolition of existing buildings and residential development of 60 dwellings with all matters reserved except access, is now submitted for further consultation. A further extension of time for determining the Application has been agreed to 14<sup>th</sup> August 2020.
- 2.7** Vehicular and pedestrian access to the Site remains as was proposed in the December 2019 submission (80 units) and is covered in detail in the Transport Assessment and Addendum.
- 2.8** A Design and Access Statement (DAS) supports this Application. The indicative masterplan sets out how the Site can accommodate the quantum of development proposed whilst delivering a high-quality development which promotes local distinctiveness and enhances the character of the area, with a layout that responds to the Site's constraints and maximises its opportunities and is reflective of the landscape and character of Templecombe.

### 3. Principle of Development

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- 3.1** The principle of the potential for residential development on the Site is a long-established fact. The Site has been identified as having potential to be developed to varying degrees, for many years.
- 3.2** The Site has a planning history of being promoted through the Local Plan and this includes the Council itself seeking to allocate part of the Site for residential development in a previous Local Plan (1991-2011).
- 3.3** The entire Site (apart from a small element proposed to serve the public footpath to East St) was included on Part 1 of the South Somerset Brownfield Register in 2018 and identified as a deliverable residential Site for between 70 and 78 units. Following our attendance at the Abbas and Templecombe Parish Council meeting in August 2019 where we proposed a presentation on the proposed Application, the inclusion of the Site on the Brownfield Register was raised by a resident and the Council reassessed the Site and removed it from the register. It was removed because it was considered to be a 'greenfield' site and did not accord with the definition of previously developed land in the NPPF. This "desk-top" review did not reconsider the principle of developing between 70-78 units on the Site, merely the definition of whether it was a brownfield or greenfield Site for inclusion on the register.
- 3.4** The Site is considered suitable, available, achievable and developable in the latest iteration of the South Somerset Housing and Economic Land Availability Assessment (HELAA, 2018). The developable area being identified as 2.6 hectares and a yield of 78 residential units based on 35 dph. This figure was reduced to 35 units due to "conservation issues", the Conservation Officer recommending limited potential due to potential impact upon the setting of a grade II\* listed building and archaeological interest of former Templar preceptory. There is no record of the technical evidence base that supports these comments or the recommended dph and resultant yield. It is accepted that inclusion in the HELAA does not guarantee a planning permission, but it does indicate that the principle of development on 2.6 hectares of the Site is accepted by the Council.
- 3.5** The Planning Statement details how planning permission for residential development on part of the Site has been previously sought and refused. It identifies that the main reason for refusal has been that the Site is outside development limits, however conservation issues including archaeology and presence of the Grade II\* listed building were not considered as reasons for refusal.
- 3.6** This history coupled with the fact that there are no local or national environmental designations on the Site that prevent its development, led the applicant to begin working on a planning Application for the Site. Mindful of the presence of a Grade II\* listed building adjacent to the Site and the initial on ongoing

feedback from officers, statutory consultees and the community, a series of technical evidenced based assessments to inform the Application were undertaken and established that the proposed development represents a high quality development which promotes local distinctiveness and enhances the character of the area, with a layout that responds to the Site's constraints and maximises its opportunities and is reflective of the landscape and character of Templecombe.

- 3.7** As set out in detail in the Planning Statement, Templecombe is a sustainable settlement, where new development should be supported. There is sufficient infrastructure to support the level of development proposed.

## 4 Heritage

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### Pre-application Submission Report

- 4.1 Concern was raised over the level of potential harm that might arise to the Grade II\* Listed Building as a result of development. The applicant was advised to evidence that the proposal would not have a detrimental impact/adverse effect on the setting of the listed building. The applicant was also advised to integrate a landscape corridor across the Site to the rear of the listed building and encouraged to undertake further work and submit revisions for consideration.
- 4.2 A revised layout was submitted to the Council on 13<sup>th</sup> November 2019 for informal views but it is not clear whether the layout was shared with Historic England.
- 4.3 Input was also sought from the Council's Conservation Specialist directly ahead of submission but no feedback was received.

### Issues raised by Historic England and Council's Conservation Specialist.

- 4.4 Historic England submitted a formal consultation response to the 80-unit scheme on 11th February 2020. In their response, concerns were raised over the submitted masterplan.
- 4.5 In Historic England's response, the north-west corner of the Application Site is identified as significant because it is the last link held by the property to the rural landscape. Whilst there is a substantial hedge along the boundary of the Site, Historic England still believe that the landscape forms a clear element of the experience and appreciation of the asset, the last vestiges of its rural setting and is therefore of significance to the asset.
- 4.6 The response explains that Historic England are of the opinion that the proposed scheme results in the encroachment of modern development into the green setting of the Grade II\* listed Manor House building, eroding the relationship between the building and the countryside.
- 4.7 Historic England recommend that a less harmful layout could allow for a more meaningful buffer to be created, thereby avoiding development in the north-west section of the Site and retaining views to the wider countryside which would significantly minimise the impact on the listed building. In their recommendation, Historic England set out that they are convinced that a less harmful layout could be designed.
- 4.8 No comments were submitted to the formal consultation from the Council's Conservation Specialist.

- 4.9** In response to comments, including telephone conversations with the officer at Historic England, a number of amendments were made to the proposed masterplan, these included pulling back any development in proximity of the grade II\* listed Manor House setting and widening of the “Manor Green Corridor” thereby opening up views from the wider countryside.
- 4.10** A revised Application was submitted for 76 units and this was formally consulted upon by the Council. Historic England formally responded to this on the 22nd April 2020. The response welcomed the creation of a more significant green swathe through the centre of the development, allowing the Manor House to be viewed without the introduction of modern development within its immediate foreground. There were still concerns on heritage grounds, but Historic England appreciated the steps taken by the applicant to address their concerns. They recommended that further consideration should be given to the layout and design on any development fronting the green swathe, with particular reference to a slight bottleneck created by the proposed development. The case officer was advised to consult the Council’s conservation specialist. No comments were submitted to the formal consultation from Council’s Conservation Specialist.
- 4.11** In order to understand in more detail Historic England’s concerns a meeting was held with them and the Council’s Conservation Specialist and Case Officer (12th May 2020). At the meeting there was an acknowledgment of reduction of harmful development within the immediate context of the listed building, however further concern was articulated over pinch points in the proposal which compromise the setting from nearby public viewpoints. Two outstanding issues were identified:
- Issue 1: Buffer/Green Swathe – as proposed, pinch points occur in the proposed layout which affect the way in which Manor House is experienced from nearby public viewpoints.
  - Issue 2: Long Range Views – there was concern regarding the view corridor to the skyline between the Manor House and the receptor points to the north east of the Site.
- 4.12** There was a request for a visualisation and massing study to be carried out to assess the impact on the grade II\* listed asset and further identify steps to minimise the potential harm from development on the rural setting of the Manor House. This was in addition to the heritage impact assessment work and landscape and visual impact work already undertaken in support of the Application, including a visual receptor study to identify key visual receptors, photographs of key views from those receptors and distance bands to establish sensitive locations and landscape visual impact.
- 4.13** Historic England and SSDC in consultation, provided an annotated plan of the views and key receptors of concern after the meeting. The views submitted related to short range views, as opposed to long range views, these were used to create a series of 3D modelling testing perspectives set out at key public viewpoint locations, assisting in the identification of measures to be taken to reduce the visual

impact and harm on the setting. Adjustments explored include the omission of further units, massing, strategic planting and location of gardens.

**4.14** On 9<sup>th</sup> June 2020, the applicant held a Design Workshop with South Somerset Council's officers. The specialist conservation officer and case officer were presented with viewpoint model perspectives based on the key views and receptors identified by Historic England and the Conservation Specialist. The conservation officer made a number of observations on the hierarchy of these viewpoints, along with the layout and design of the scheme particularly within the context of the listed building and those areas fronting the Manor Green Corridor.

**4.15** The following suggestions and scheme improvements were discussed:

- Focus on the hierarchy of viewpoints and softening of the scheme predominantly from View 2 at East Street.
- Reducing the dense and homogenous appearance of the roofscape and built area through careful use of typologies, design, further unit reduction and/or introducing areas of permeability and softening.
- Consideration is to be given to the quality of design and streetscape in key frontage locations on the periphery of the Green Corridor.
- Potential for the vehicular access approach to be relocated to the rear of dwellings along the northern edge as a Mews Lane solution.

**4.16** The Application has been amended to reflect the above and is now formally resubmitted for further consideration by the Council.

### **Heritage Statement Addendum**

**4.17** A Heritage Statement Addendum has been produced and is submitted alongside the revised masterplan, it assists with the determination of the Application by identifying the effects of the proposed development of 60 units on the historic built environment.

**4.18** The Heritage Statement Addendum concludes that the proposed development would have a slight effect on the significance of the Manor House as a result of a change to its setting. Although the Application is outline, mitigation measures have been included in the proposed layout to minimise any potential effect on the setting and significance of the listed building. This has included leaving an area of undeveloped land to the rear of the Manor House to ensure an appreciation of its former rural setting is maintained and there is no view toward built form when looking at the listed building from Combe Hill.

**4.19** To summarise, the resultant level of harm would be a low level of harm that does not seriously affect the significance of the designated heritage asset.

## 5 Landscape and Visual Impact

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### **Pre-application Submission Report**

- 5.1** The pre-application submission report provided by the Council in October 2019 did not raise concerns over the potential landscape and visual impact of the proposed development. Under that section of the report, the development pattern was considered broadly acceptable. No further comments were made with regards to landscape and visual impact.

### **Landscape and Visual Impact Issues raised by Statutory Consultees**

- 5.2** No formal comments were submitted from any statutory consultees or any South Somerset Council officer with regards landscape in response to the 80-unit scheme.
- 5.3** CPRE Somerset submitted a response where they refer to the South Somerset Peripheral Landscape Study (2008) and the development potential of the Site. The applicant's specialist landscape consultant has assessed the landscape sensitivities and capacity of the Site to accommodate residential development and considers that a larger portion of the land at Manor Farm could be developed than identified in the Peripheral Landscape Study (see Landscape and Visual Impact Study and the Landscape and Visual Impact Addendum).
- 5.4** No formal comments were submitted from any statutory consultees or any South Somerset Council officer with regards landscape in response to the 76-unit scheme. Landscape and visual impact was raised verbally as a concern from a heritage perspective at the design workshop and has been addressed through the proposed design changes and mitigation measures.
- 5.5** Verbally the case officer has expressed concerns over the landscape impact of the Application, but this has not been evidenced or formally articulated to the applicant. On the 11<sup>th</sup> June 2020, over 6 months into the Application, the Case Officer informed the applicant that specialist landscape advice had been sought by the Council to provide a detailed landscape assessment of the Application.
- 5.6** A meeting was held on the 18<sup>th</sup> June 2020 with the Case Officer where informal feedback was received to the 76-unit scheme. The landscape information provided was identified as being for discussion only and intended as a starting point. At time of writing (26<sup>th</sup> June 2020) the Landscape Assessment undertaken on behalf of the Council has not been formally submitted or uploaded to the Council's planning Application page. The applicant is of the opinion that there is a lack of technical evidence to support the Council's

position and that this additional work has been taken very late in the process. We reserve the right to make further representations once the Council's Landscape Assessment becomes available.

### **Landscape and Visual Impact Addendum**

- 5.7** A Landscape and Visual Impact (LVI) Addendum has been produced and is submitted alongside the revised masterplan, it assists with the determination of the Application by assessing the landscape and visual characteristics of the Site and surrounding area and considering the suitability of the Site for development of 60 units, including identifying appropriate landscape mitigation measures to minimise the landscape and visual effects on the surrounding area.
- 5.8** The LVI Addendum concludes that from the landscape and visual assessment of the Site and its surroundings, that development of the Site, as proposed, would not have a significant adverse impact on wider surrounding area but would result in a few, very localised visual effects. Overall, the proposed development will therefore have some local landscape and visual impacts / harm but the effects of the development on character and visual appearance of the wider countryside, and this part of the River Cale valley, will not be significant as the proposed development would not erode or harm the special qualities or key landscape characteristics of the area.
- 5.9** The development, which has been informed by technical evidence and modelling (see DAS Addendum for full details), will be designed to preserve the character and appearance of Templecombe, landscape features will be retained, and the boundaries of the Site will be reinforced to retain a suitable landscape edge and setting. The proposal complies with Policy EQ1 and the NPPF in respect of the environmental objective of enhancing and protecting the natural, historic and built environment.

## 6 Planning Balance and Conclusions

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- 6.1** The Planning Statement submitted in December 2019, demonstrates that the proposed residential development on land at Manor Farm, taking into account the 5YHLS shortfall and tilted balance, is in accordance with the Development Plan and there are no adverse impacts of approving the Application which would significantly and demonstrably outweigh the benefits of the scheme and no policies in the NPPF which indicate that the Application should be refused.
- 6.2** As the Council cannot demonstrate a five-year land supply of deliverable housing sites as required by the NPPF, local planning policies concerning housing development can be regarded as out-of-date in accordance with paragraph 11(d) of the NPPF and the presumption in favour of sustainable development is relevant:
- d) 'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.*
- 6.3** The Local Plan policies which are of relevance to housing delivery in South Somerset are SS1, SS2 and SS5, together they set out the strategy for housing delivery the District. These policies, which are discussed in Section 5 below are out of date given the Council's inability to demonstrate a five year housing land supply.
- 6.4** The Site is suitable, achievable and deliverable and is in a sustainable location for housing, being contiguous with the existing built form of Templecombe. The proposal offers the opportunity to deliver economic, social and environmental benefits, including:
- local and district-wide economic benefits;
  - provision of market and affordable housing to meet a local and an acute district-wide and national need;
  - environmental benefits through biodiversity net gain and development which addresses climate change; and
  - other community benefits such as highway improvements.

### Impacts of the Proposed Development

- 6.5** The supporting technical reports and addendums to those reports demonstrate that there are no residual adverse technical, environmental or design impacts arising from this Application that cannot be satisfactorily avoided or mitigated.
- 6.6** The Site is technically a greenfield site, albeit with substantial agricultural barns, and with any greenfield site, the development will introduce changes to the area such as some urbanising effects and the loss of low-grade agricultural land. This is to be expected and the LVIA confirms the Site is acceptable for development with minimal landscape and visual effects.
- 6.7** The Heritage Statement concludes that there would be a slight change to the setting of the listed Manor House through the inclusion of new housing in an area that is currently in agricultural use, but it has been demonstrated that this can be mitigated by the proposed layout and inclusion of a green swathe/buffer area to the rear of the house and its curtilage. This mitigation would result in some harm, but this is considered to be a low level, of less than substantial harm and does not seriously affect the significance of the designated heritage asset.
- 6.8** As per paragraph 196 of the NPPF the less than substantial harm to the Grade II\* Listed Building should be weighed against the benefits of the proposal. The benefits of the Application, which are summarised below, are substantial and cover all three dimensions of sustainable development.

#### **Benefits of the Proposed Development**

- 6.9** The benefits of the Application are considerable and are clearly set out in the Planning Statement submitted in December 2019. The Application will bring forward several contributions towards education provision, community, sport and leisure provision through S106 obligations and CIL. Whilst these are designed to alleviate the impacts of the Application, they also serve to increase the sustainability of the settlement as a whole and, as such, should be afforded at least moderate weight as a benefit of the Application.
- 6.10** The Application provides a series of pedestrian improvements including a footway link to the east of the A357 from the Site to Manor House where there is no footway currently for existing residents. A pedestrian link to East Street and a proposed contribution to the A357 High Street traffic calming scheme. Combined these provide betterment of highway efficiency and pedestrian safety and experience, another benefit of substantial weight, particularly given the Community's desire to address issues associated with the A357 High Street traffic calming scheme.

- 6.11** Further economic benefits of the Application include the contribution which will be made to the local and economy in terms of job creation and the household expenditure of the new residents who would support local services and facilities on an annual basis. This is a substantial benefit.
- 6.12** The Application provides environmental benefits through proposed green infrastructure and planting. There is potential for Site wide biodiversity gains through new hedgerow, tree planting and habitat creation. This is significant as currently the Site is of low ecological value.
- 6.13** It is well recognised that tree cover is currently low in South Somerset, having only 5% coverage compared to 9% County-wide. The Application can incorporate landscaping and planting of new trees to increase tree cover.
- 6.14** The Site has no landscape designation and it is not a valued landscape in terms of paragraph 109 of the NPPF. The removal of the existing agricultural buildings which comprise corrugated metal and are a blight on the landscape provide the opportunity to improve the village edge, softening and landscaping it. The end result will be a more coherent, better assimilated and much improved village edge with enhanced landscaping which would be a positive benefit of the Application and improve the landscape character and appearance of the area.
- 6.15** A further benefit which should be afforded significant weight is the contribution of the proposed development to the supply of affordable housing, of which there is a district wide shortage. It is well documented that there is an acute need for affordable housing at a District-wide level and since 2006, only 10 net affordable units have been delivered in Templecombe. This is less than 1 a year. Although there is no Housing Needs Survey for the Parish, information from the Council obtained in October 2019 highlights that there are 11 families requiring affordable housing in Templecombe. The proposal would provide 35% affordable housing, with the tenures split between 80% social rented housing and 20% intermediate housing.
- 6.16** Finally, the Application would contribute significantly to the shortfall of housing land supply in South Somerset, which is benefit that must be afforded significant weight.

## **Conclusions**

- 6.17** The principle of development in Templecombe is accepted. The scale of that growth is being reviewed through the Local Plan Review, and given its mainline railway station, major employer and services and facilities that are present, it is considered to be a highly sustainable lower order settlement, which could take a level of growth which is reflective of its role and function.

- 6.18** The Site is suitable, achievable and deliverable and is in a sustainable location for housing, and the Application is in accordance with the Development Plan.
- 6.19** The Application has been amended twice following comments and engagement from statutory consultees, third parties and from South Somerset District Council. This final submission reflects amendments that have been made in relation to heritage and landscape matters. The above demonstrates the considerable effort to work with stakeholders to satisfy and mitigate their concerns.
- 6.20** South Somerset District Council is currently unable to demonstrate a 5-year housing land supply and when reaching planning decisions, the Council should apply a presumption in favour of sustainable development where benefits must be weighed against any harm. Weighed against the benefits, the scheme will also cause some harm to the Grade II\* Listed Building, but this is considered to be less than substantial harm and on balance, the considerable benefits of the Application which include making a significant contribution to the housing requirement for South Somerset, including 35% affordable housing and highways infrastructure improvement, outweighed the harm to the listed Manor House.
- 6.21** The Application will meet the three overarching objectives set out in the NPPF, which are:
- economic
  - social; and
  - environmental
- 6.22** It is therefore considered that the Application constitutes sustainable development in line with the NPPF and as such should be approved by the Council without delay.

## Appendix 1 Addendum to Affordable Housing Statement

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### Proposed Housing Mix

The Application seeks outline planning permission for 60 dwellings, 35% will be affordable. The tenure of the affordable dwellings will be a mixture of shared ownership and social rented. The proposed housing mix is detailed in Table 1 below and has been informed by the latest Strategic Housing Market Assessment and comprises 1, 2, 3 and 4 bedroom houses.

**Table 1: Mix of Proposed Development**

	1-bed	2-bed	3-bed	4-bed +	Total
Market Housing	2	13	18	6	<b>39</b>
Social/Affordable Rented (80% of AH)	6	7	3	1	<b>17</b>
Intermediate/Starter Homes (20% of AH)	1	2	1	0	<b>4</b>
<b>Total</b>	<b>9</b>	<b>22</b>	<b>22</b>	<b>7</b>	<b>60</b>



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