

Tessa

Thank you for the attached updated figures which I will upload on to the website and make reference to in the report.

Regards

Dave

From: Tessa Saunders <Tessa.Saunders@SouthSomerset.Gov.Uk>
Sent: 10 August 2020 14:23
To: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: Application 19/03416/OUT Manor House Farm Templecombe

Hi Dave

Please see the figures in the attached word document – these are slightly different to those produced before, this is firstly due to the fact that I've only included completions/commitments that are within/adjacent to the village and not those within the parish in the open countryside. Secondly, there may also be some changes due to the database being updated as a result of the monitoring since the previous figures were provided. I have added a caveat to the table, as one of the key changes was the approval of 70 dwellings at Slades Hill which has superseded the previous permission for 75 dwellings. There should be no double counting with these figures either with regard to Slades Hill, or the Knights Templar Court nursing home applications.

I have also attached the spreadsheet of commitments/completions should you need to refer to this at any stage.

Thanks,
Tess

From: David Kenyon
Sent: 29 July 2020 10:43
To: Jo Wilkins <Jo.Wilkins@SouthSomerset.Gov.Uk>; Tessa Saunders <Tessa.Saunders@SouthSomerset.Gov.Uk>
Subject: Application 19/03416/OUT Manor House Farm Templecombe

Jo/Tessa

I refer to the outline application, originally seeking permission for up to 80 dwellings but now amended to a proposal for up to 60 dwellings. SSDC has received many third party objections and also objections from the Parish Council. The attached letter of rebuttal has been received from the applicant's agent.

Within that letter, reference has been made to the recent West Street application for which outline planning permission has been granted for up to 49 dwellings, in particular various figures set out within the officer report relating to housing land supply within Templecombe. For convenience, that part of the report is set out in full below:

Housing Land Supply

Policy SS5; 'Delivering New Housing Growth' sets housing delivery targets for each of the 14 named settlements in the hierarchy and sets a delivery target for all Rural Settlements collectively (2,242 dwellings). Abbas & Templecombe is not within the top 14 settlements identified within the hierarchy, which means it has no individual housing target. The housing targets for each Rural Centre are listed below:

Bruton – 203 dwellings

Ilchester – 141 dwellings

Martock – 230 dwellings

Milborne Port – 279 dwellings

South Petherton – 229 dwellings

Stoke sub Hamdon – 51 dwellings

References have been made in various representations to the unacceptably large increase in the number of new dwellings in the settlement, both in terms of this proposal and previous decisions; housing land supply; and that rural settlements within South Somerset have met their housing allocation targets.

With that in mind further advice has been sought from the Council's Strategic Planning Team.

Monitoring demonstrates that from the beginning of the adopted Local Plan period (April 2006) to 31st March 2019, 63 dwellings have been delivered within Abbas and Templecombe. There are commitments (extant planning permissions) for a further 88 dwellings within or adjacent to the settlement as at 31st October 2019. As a result, there is potentially a total of 151 dwellings to be delivered within the Plan period (2006 – 2028). This figure would rise to 200 dwellings should this application be granted.

Further planning applications for additional new dwellings within the settlement have also been considered by Committee where decisions to grant planning permissions have been resolved, subject to the prior completion of Section 106 Agreements. Recently, an Agreement relating to residential development at Slades Hill has been completed and a grant of planning permission issued on 20th February 2020. In addition, to date, an Agreement relating to residential development at Throop Road has not been completed and thus no decision notice has been formally issued. Nevertheless such decision and resolution should be taken into account, and these include:

18/02739/OUT. Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure. Land at Slades Hill.

Outline planning permission granted 20.02.2020.

18/00650/OUT. Demolition of the existing buildings and the erection of 19 No. dwellings with associated access and parking (outline application). Knights Templar Court Nursing Home, Throop Road. Committee resolution to approve. Decision pending, awaiting completion of S106 Agreement.

19/00123/OUT. Demolition of the existing buildings and the erection of up to 21 dwellings with associated access and parking (Outline application). Knights Templar Court Nursing Home, Throop Road. Decision pending. Awaiting decision on 18/00650/OUT.

The approved development for up to 70 dwellings at Slades Hill must be added to the total dwellings tally.

Both 18/00650/OUT and 19/00123/OUT relate to the same site. Only one of the developments can be implemented should both applications be approved. The scheme for 19 dwellings at Knights Templar Court Nursing Home in Throop Road, having been resolved to be approved by Committee, should be added to the total dwellings tally.

As stated above, there is potentially a total of 151 dwellings to be delivered within the Plan period (2006-2028). Together with approved 70 dwellings at Slades Hill and the potential for 19 dwellings at Throop Road, this gives a potential of 240 new dwellings in Templecombe. This figure would rise to up to potentially 289 dwellings should this current application at West Street be granted.

The 2011 census statistics show that the built-up area (BUA) for Templecombe comprised 746 dwellings. From April 2011 to March 2019 there have been a further 28 completions that has led to a 4% increase in the number of dwellings in the village. Together with the 88 dwellings committed, the village will potentially increase in size by 15.5% from 2011. Should this application be approved for a further 49 dwellings, this would potentially result in a 22% increase in the number of dwellings in the village since 2011, without accounting for the other applications at Slades Hill and Throop Road where decisions are pending.

Granting permission for this application would result in a level of growth commensurate with the higher tier of Rural Centres and therefore would not be consistent with the Rural Settlements tier. The proposal would result in development that would be contrary with the Local Plan's defined settlement hierarchy in Policy SS1.

However, at present, the Council cannot demonstrate a five year supply of housing sites. The Council's Five Year Housing Supply Statement (October 2019) has concluded that it is only possible to demonstrate a supply equivalent to about 4.5 years based upon the assessment of future housing land supply for the period 2019/2020 to 2023/2024, (this equates to 4,711 dwellings).

The Council accepts that it is unable to demonstrate a five year housing land supply and that a presumption in favour of sustainable development exists. As referred to above, paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development and grant permission when decision taking where the policies which are most important for determining the application are out-of-date (this includes circumstances where there is no five-year supply of deliverable housing sites with the appropriate buffer), and therefore less weight can be afforded to policies that affect the supply of housing. Paragraph 11 is therefore a significant material consideration with regard to the tilted balance in favour presumption of sustainable development.

The agent is disputing these figures and has asserted that the Slades Hill figures have been double counted and the Throop Road development overcounted.

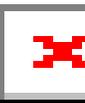
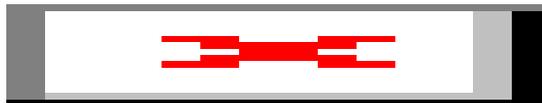
To avoid any ambiguity, are you able please to provide me with an updated consultation response for this amended scheme of up to 60 dwellings at Manor Farm so that the report is accurate in terms of housing supply numbers?

Thank you.
Regards
Dave

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