



Historic England

Mr David Kenyon
South Somerset District Council - Development
Management
Council Offices
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Yeovil
Somerset
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Direct Dial: 0117 975 0725

Our ref: P01156590

16 July 2020

Dear Mr Kenyon

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT MANOR FARM, COMBE HILL, TEMPLECOMBE, SOMERSET
Application No. 19/03416/OUT**

Thank you for your letter of 2 July 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

The revised masterplan allows the grade II* listed Manor to retain a more meaningful link to its rural setting.

Historic England has provided previous responses in respect of this application (HE letter's dated 19 February and 23 April 2020). Within these letters the significance of the grade II listed Manor House and the contribution made by its setting is covered in more detail.

The current amended plans look to respond to concerns raised in our previous letters regarding the response of the master plan to the site's heritage constraints.

The design and layout of the proposed masterplan, following the reduction in the number of units, has allowed for the creation of a more meaningful green space within the setting of the Manor. Along the proposed boundary, the reduced density and maximum 2 storey height, as well as the greater use of open space assists in creating a more gradual transition between the development and Manor Green.

The level of harm has been substantially reduced by the most recent amendments. The residual harm will need to be considered by the council as part of their wider planning balance set out under Para 196, NPPF.



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If the council are minded to approve the application, then they will need to ensure that careful consideration at the reserved matters stage to the design and materials of the new buildings as well as a comprehensive landscaping scheme.

Recommendation

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.

Yours sincerely

Rhiannon Rhys

Inspector of Historic Buildings and Areas

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cc: Tony Garratt, SSDC

