

From: tina <abbasandtemplecombepc@hotmail.co.uk>
Sent: 22 July 2020 16:18
To: David Kenyon
Cc: Parish Consultee
Subject: Planning application no 19/03416/OUT - Outline application for demolition of existing buildings and residential development of 60 units - Land at Manor Farm Combe Hill Templecombe

Dear David

Please see below Abbas and Templecombe's response to the above application in relation to the amended plans:-

Manor Farm

Application No: 19/03416/OUT Date Valid: 13 December 2019

Outline application for the 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).

Update:

Following further concerns particularly regarding the setting of the development within the proximity of the Manor House the proposed application has been reduced from 80 to 79 and is now reduced to 60 hence the re-consultation.

Following a site meeting on 3rd March with Origins 3 the planning department identified the following issues with Origin 3 with regards to the above planning application;

1. Heritage
2. Highways
3. Scale of growth
4. Landscape & Visual Impact

The agents believe the outstanding matters relating to highways were addressed and heritage has now been further addressed leaving issues relating to scale of growth and

landscape as outstanding.

Further meetings with Heritage England led to the latest planning submission.

Observations

1. Heritage.

The amended master plan shows the removal of construction to the rear of the

Manor House and has replaced them with a proposal for an even larger community area 'Manor green'. There still appears to be no indication who will

be responsible for the maintenance of this area which is now quite substantial.

The Parish Council would certainly be unable to consider taking responsibility for

this significant public area but it is not indicated who would take responsibility.

Without a maintenance plan in place the area would be extremely vulnerable to

neglect and therefore develop into a totally inappropriate setting for the historic

building.

With such a large community area the question of allowing creeping development going forward would certainly be a concern.

2. Highways

The report from Highways indicates that at the junction of the A357 and A30

(Virginia Ash), this scheme on its own will not create capacity issues and 'when

considering purely the development proposal as submitted it is considered that

the predicted worsening of the operation of the junction as a result of the

proposed development is unlikely to be classified as 'severe' in terms of the

NPPF

However the Parish Council has already requested that the cumulative impacts

of all the other development sites in and around Templecombe must also be taken into account.

The transport assessment has shown that cumulatively the developments in the

area will mean this junction has 'practically no spare capacity' given this was

prior to the successful application for West Street with a further 49 houses both

applications would add a further 100 houses with related traffic movement.

Highways state 'it would be considered unreasonable to request that this

applicant addresses the capacity issues generated by other developments and background growth'. As a Parish Council we must continue to ask who is responsible as it appears Highways is unable to look at any strategic planning and ask who should 'addresses the capacity issues generated by other developments and background growth'.

The Parish Council remains hugely concerned at the safety of the proposed location to the site which has not been addressed and note that the Farm entrance is also in close proximity to the exit to the site which generates a further hazard. It should be noted that in the last 2 months a serious RTA occurred less than 110 meters from the proposed entrance and the resulting serious vehicle fires closed the road for a number of hours.

The updated changes still do not address the remaining issues of scale of growth and landscape & visual impact.

3. Scale of Growth

SSDC has now recognised that "The rate of expansion in some of the smaller settlements to the possible detriment of the main centres does raise policy-related issues that the Local Plan Review is going to need to address"

Following on from the application from West Street there is a potential total of 349 dwellings to be delivered within the Plan period (2006-2028) should this application be approved

The 2011 census statistics show that the built-up area (BUA) for Templecombe comprised 746 dwellings. Should this application be approved for a further 60 dwellings, this would potentially result in a 47% increase in the number of dwellings in the village since 2011 and a potential total of 1095 dwellings. Therefore granting permission for this application would result in a level of growth in excess of the target or 279 for Milborne Port which has the highest target of growth of the higher tier of Rural Centres and therefore would be hugely inconsistent with the Rural Settlements tier. The proposal would therefore result in development that would be contrary with the Local Plan's defined settlement hierarchy in Policy SS1.

Because Templecombe is currently defined as a rural settlement and, as such, Policy SS2 of the South Somerset Local Plan (2006-2028) is a material consideration in the determination of this proposed development. It is

considered that the numbers of dwellings proposed, taken cumulatively with other dwellings in Templecombe completed or with permissions within the Plan period (2006-2028), would result in a level of growth in excess of the higher tier of Rural Centres. This would be also be inconsistent with the distribution of development asset out within the Rural Settlements tier in Policy SS5 of the Local Plan.

Abbas and Templecombe Parish Council is clear that the adverse impacts that would result from the granting of permission for this proposed development would significantly and demonstrably outweigh the benefits of the proposal.

4. Visual Impact

This remains a concern not addresses and we await an independent report requested by SSDC

In addition

The Parish Council would like to make it clear that the inclusion of this area of land in the HELAA not only does not guarantee a planning permission, but does not indicate that the principle of development on 2.6 hectares of the Site is accepted by the Council contrary to the assumption made in the Addendum planning statement.

The Parish Council would like a condition included that the 35% affordable housing be maintained with the smaller development. There is a concern that in order to ensure the profitability of the development there will be either a reduction to the commitment or the remaining market houses will have to be more expensive putting them out of reach of the average Somerset wage earner. Another option would be to offer housing at a market discount to local people.

SCC Highways have indicated that they are against 'shared highways' as a principle - they do not want pedestrians to feel comfortable on the A357 mixing with traffic and cyclists. It is felt the main vehicular/pedestrian and cycle access point will not be used by pedestrians because of the number of road crossings and distance entailed to reach village amenities. The East Street access leaves pedestrians at the Yew Tree corner with no safe way of reaching village amenities. Both these facts will lead to more car movements and parking

congestion within Templecombe, as the residents of Manor Farm will use their cars as they will not consider it safe to walk/cycle.

Suggested Conclusion:

In summary this proposal does not provide employment opportunities and certainly meets no identified housing need in Templecombe. In addition, it does not create community facilities and services in terms of such on-site provision.

With this application we see no assurance that a policy compliant level of on-site

affordable housing is absolutely viable and can be secured without risk.

It brings

no benefit to the village.

The local infrastructure including employment opportunities health service,

education and highway infrastructure are totally inadequate to support the further additional growth that this application brings to Templecombe and the

Parish Council considers the application to be in conflict with numerous planning

policies at both local and national level.

As a Parish Council we continue to be unable to support this development for the reasons above.

Regards Tina Chapman Clerk to Abbas and Templecombe Parish Council

Regards Tina