



South Somerset District Council

Development Management
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Gleeson Strategic Land Ltd
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Origin3 Ltd
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Clifton
Bristol
BS8 1PB

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)
DETERMINATION OF APPLICATION FOR OUTLINE PLANNING PERMISSION**

APPLICATION NO **19/03416/OUT**

APPLICANT **Gleeson Strategic Land Ltd** PARISH: **Abbas/Templecombe**

DESCRIPTION: 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).

LOCATION: Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)

In pursuance of powers under the above Acts and Orders the South Somerset District Council gives you notice that its decision upon your application described above and in the plan(s) which accompanied that application is to:

REFUSE PERMISSION FOR THE FOLLOWING REASONS:

01. This is an outline application which seeks to establish the principle of development and access. All other matters of appearance, landscaping, layout and scale are reserved for future submission, consideration and determination. An illustrative Masterplan no 19-025 406 Rev J has been submitted indicating where and how the quantum of 60 dwellings could be accommodated on the application site. The Council is of the opinion that, whilst some residential development can be provided on parts of the site without causing unacceptable detriment to landscape character and harm to visual amenity, there are other parts of the site, particularly on the eastern and southern outer slopes where residential development is indicated on the Masterplan and which the Council considers would cause an unacceptable level of harm to the rural character of that part of the site and the wider landscape. Development in these areas would also cause an unacceptable level of harm to the visual amenity of those receptors adjacent to the site as well as those in the wider landscape. With that concern in mind, it is considered that the illustrative Masterplan has not

demonstrated that the proposed quantum of residential development can be accommodated on the site without resultant unacceptable levels of harms to the landscape and for which an overriding essential need has not been justified. The Council is of the opinion therefore that the presumption in favour of sustainable development does not apply in this case.

As such, the proposal is contrary to Policies SD1 and EQ2 of the South Somerset Local Plan 2006-2028. The adverse impacts are considered to significantly and demonstrably outweigh the acknowledged benefits towards meeting the Local Planning Authority's housing supply (including affordable housing provision), and other social and economic benefits, having due regard to paragraphs 11.d ii. and 12 of the National Planning Policy Framework (2019).

02. This is an outline application which seeks to establish the principle of development and access. All other matters of appearance, landscaping, layout and scale are reserved for future submission, consideration and determination. Nevertheless, an illustrative Masterplan no 19-025 406 Rev J has been submitted indicating where and how the quantum of 60 dwellings could be accommodated on the application site. The Council is of the opinion that part of the site identified for provision of residential development would extend too far north into the strategic views that are the setting of the nearby Grade II* Listed Building (Manor Farm) and the erosion of its rural historic character, resulting in 'less than substantial' harm being caused to the designated heritage asset as described in paragraph 196 of the National Planning Policy Framework. It is considered that the illustrative Masterplan has not demonstrated that the proposed quantum of residential development can be accommodated on the site without causing unacceptable detriment to the character and setting of the designated heritage asset.

As such, the proposal conflicts with the Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and, in the absence of any public benefits that would outweigh such harm, is contrary to Policy EQ3 of the South Somerset Local Plan 2006-2028 and Section 16 of the National Planning Policy Framework (2019), in particular paragraphs 192, 193 and 196.

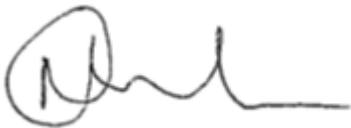
NOTES (if any)

01. This decision has been taken having regard to the following submitted drawings and documents:
 - o Drawing no. 19-025 200 Rev C, dated 24/10/2019. Site Location Plan. Prepared by Origin 3,
 - o Drawing no. 19-025 406 Rev J (60 units), dated 25/06/2020. Illustrative Masterplan. Prepared by Origin 3,
 - o Drawing no. 19-025 600 Rev C, dated 25/06/2020. Parameter Plan. Prepared by Origin 3,
 - o Drawing no. ITB14408-GA-019 Rev A, dated 27/11/2019. Proposed Site Access Arrangement From A357. Prepared by i-Transport,
 - o Drawing no. ITB14408-GA-030 Rev A, dated 30/10/2019. Visibility Splays at site Access. Prepared by i-Transport,
 - o Drawing no. ITB14408-GA-031 Rev A, dated 06/11/2019. Proposed Pedestrian Access to East Street. Prepared by i-Transport,
 - o Drawing no. ITB14408-GA-039, dated 03/12/2019. Proposed Traffic Calming Scheme on A357, Templecombe. Prepared by i-Transport,
 - o Drawing no. ITB14408-GA-040, dated 03/12/2019. Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 1 of 3. Prepared by i-Transport,
 - o Drawing no. ITB14408-GA-041, dated 03/12/2019. Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 2 of 3. Prepared by i-Transport,
 - o Drawing no. ITB14408-GA-042, dated 03/12/2019. Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 3 of 3. Prepared by i-Transport,
 - o Planning Statement (December 2019) prepared by Origin 3,
 - o Addendum to Planning Statement (June 2020) prepared by Origin 3,
 - o Design and Access Statement (December 2019) prepared by Origin 3,
 - o Design and Access Statement Addendum (June 2020) prepared by Origin 3,
 - o Heritage Statement (June 2020) prepared by Heritage Collective,
 - o Magnetometer Survey Report (July 2019) prepared by Archaeological Surveys,
 - o Archaeological Written Scheme of Investigation for Archaeological Mitigation (November 2019) prepared by RPS,
 - o Archaeological Desk Based Assessment (June 2019, updated November 2019) prepared by CgMs Ltd,
 - o Ecological Appraisal (November 2019) prepared by Aspect Ecology,
 - o Ecological Appraisal Addendum. Technical Briefing Note (June 2020) prepared by Aspect Ecology,
 - o Arboricultural Impact Assessment (December 2019) prepared by Aspect Arboriculture,
 - o Addendum to Arboricultural Impact Assessment (June 2020) prepared by Aspect Arboriculture,
 - o Report on Landscape and Visual Matters (December 2019), together with drawing no. 0360 L2, Site Appraisal Plan, prepared by David Williams Landscape Consultancy,
 - o Updated Report on Landscape and Visual Matters (June 2020) prepared by David Williams Landscape Consultancy,
 - o Transport Assessment (11 December 2019) prepared by i-Transport,
 - o Transport Assessment Addendum 2 (25 June 2020) prepared by i-Transport,

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- o Framework Travel Plan (25 June 2020) prepared by i-Transport,
- o Flood Risk Assessment and Preliminary Surface and Foul Drainage Strategy (December 2019) prepared by Waterman Infrastructure & Environment Ltd,
- o Flood Risk and Drainage Addendum (25/06/20) prepared by Waterman Infrastructure & Environment Ltd,
- o Agricultural Land Classification Report (October 2019) prepared by Luscombe Maye, and
- o Energy and Sustainability Statement prepared by Thermal & Acoustic Solutions Ltd.

02. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- In this case there were no minor or obvious solutions to overcome the significant concerns caused by the proposal.



Netta Meadows
Director - Service Delivery

Date: 14 August 2020

PLEASE NOTE - The applicant has a right of appeal against this decision, which, amongst other things, is explained in the attached notes. That right of appeal is only available to the applicant; it is not available to those who made representations on the application.