

Core Documents - Version 7

APP/R3325/W/20/3265558



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Document Number	Document Title
Pre-application Documents	
CD 1.01	Pre-application submission - letter
CD 1.02	Pre-application submission – site plan
CD 1.03	Pre-application submission - Illustrative Masterplan
CD 1.04	Pre-application submission – site photographs
CD 1.05	Pre-application submission – summary
CD 1.06	Pre-Application Submission Report from SSDC
CD 1.07	Preliminary Landscape Appraisal (June 2019)
CD 1.08	Transport Statement Scoping Report (July 2019)
CD 1.09	The pre-application email correspondence between the transport consultant and SCC.
Application Documents - 80-unit Scheme	
CD 2.01	Outline planning application form and certificates
CD 2.02	Cover letter
CD 2.03	Planning Statement including Affordable Housing and Community Involvement Statements (Origin3)
CD 2.04	Design and Access Statement (Origin3)
CD 2.05	Site Location Plan (drawing number 19025_200C)
CD 2.06	Illustrative Masterplan 1:1250 (Origin3) (drawing number 19025_406D)
CD 2.07	Parameter Plan for approval (drawing number 19025_600B)
CD 2.08	Arboricultural Impact Assessment and Survey including Tree Plan (Aspect Ecology)
CD 2.09	Heritage Statement (Heritage Collective)
CD 2.10	Agricultural Land Classification Survey (Luscombe May)
CD 2.11	Archaeology Desk Based Assessment (CgMs Heritage)
CD 2.12	Archaeological Written Scheme of Investigation (CgMs Heritage)
CD 2.13	Geophysical Survey (CgMs Heritage)

CD 2.14	Ecological Appraisal including Constraints and Opportunities Plan (Aspect Ecology)
CD 2.15	Energy and Sustainability Statement (Thermal Acoustic Solutions Ltd)
CD 2.16	Landscape and Visual Impact Assessment (David Williams Landscape Consultancy Ltd)
CD 2.17	Flood Risk Assessment and Preliminary Surface & Foul Water Drainage Strategy (Waterman Group)
CD 2.18	Transport Assessment and Traffic Analysis (i-Transport)
CD 2.19	Travel Plan (i-Transport)
CD 2.19A	Travel Plan (i-Transport) (Amended and submitted 18 th May 2020)
CD 2.20	Proposed site access layout from A357 for approval (drawing number ITB14408-GA-019A)
CD 2.21	Visibility Splays at Site Access from A357 for approval (drawing number ITB14408-GA-030A)
CD 2.22	Proposed pedestrian footpath to East Street for approval (drawing number ITB14408-GA-031A)
Consultation Responses - 80-unit Scheme	
Statutory Consultees/Public Bodies/Organisations	
CD 3.01	Natural England
CD 3.02	SSDC Environmental Service (POS)
CD 3.03	Designing Out Crime Officer
CD 3.04	CPRE
CD 3.05	South West Heritage Trust
CD 3.06	SSDC Planning Policy
CD 3.07	Abbas and Templecombe Parish Council
CD 3.08	SCC Education Department
CD 3.09	Historic England (11th February 2020)
CD 3.10	SCC Highways (12th February 2020)
CD 3.10A	SCC Highways (7th April 2020)
CD 3.11	SCC Public Rights of Way
CD 3.12	SSDC Environmental Health
CD 3.13	SSDC Strategic Planning (Outdoor Playing Space, Sport & Recreation) (<i>The Council will provide this as it is not loaded on their website correctly</i>)

CD 3.14	SCC Ecologist
CD 3.15	SSDC Affordable Housing
Members of the Public	
CD 3.16	Richard Brunton
CD 3.17	Martin Batchelor
CD 3.18	Mr & Mrs G Scott
CD 3.19	John Grierson
CD 3.20	Jacqui Roberts
CD 3.21	Jeff Carter
CD 3.22	Mrs M Wilson
CD 3.23	G Wilson
CD 3.24	Mary Cuss
CD 3.25	Michael Hodges
CD 3.26	Mr & Mrs T Lane
CD 3.27	Tim Shepperd
CD 3.28	Julian Kingshott
CD 3.29	Mr & Mrs Bissett
CD 3.30	Liz Emslie
CD 3.31	Mr & Mrs Bissett (V1)
CD 3.32	Alan Kerry
CD 3.33	P. Brown
CD 3.34	G. Wilson (V1)
CD 3.35	V. Singleton
CD 3.36	Dr Lawrence Lewis
CD 3.37	Philip Gilmore
CD 3.38	Judith Lane
CD 3.39	Mr & Mrs Foster
CD 3.40	Paul Hawkins
CD 3.41	J. A. Grierson
CD 3.42	Andrew Denton
Application Documents – 76-unit Scheme	
CD 4.01	Formal Request for an Extension of Time (10 th March 2020)
CD 4.02	Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_406G)

CD 4.03	Transport Assessment Addendum (23 rd March 2020)
CD 4.04	ATC Data (November 2018)
CD 4.05	Confirmation of Extension of time to 1 st July 2020.
CD 4.06	Email to SCC Highways (15 th June 2020).
CD 4.07	Confirmation of Extension of time to 14 th August 2020.
Consultation Responses - 76-unit Scheme	
Statutory Consultees/Public Bodies/Organisations	
CD 5.01	Natural England
CD 5.02	Designing Out Crime Officer
CD 5.03	Historic England (22 th April 2020)
CD 5.04	South West Heritage Trust
CD 5.05	Abbas and Templecombe Parish Council
CD 5.06	SCC Highways
CD 5.07	LLFA
CD 5.08	SSDC Environmental Health
CD 5.09	SCC Education Authority
CD 5.10	SCC Education Authority (2)
CD 5.11	Abbas and Templecombe Parish Council (2)
Members of the Public	
CD 5.12	J. A. Grierson
CD 5.13	Jube Lane
CD 5.14	V. Singleton
CD 5.15	TJ Lane
CD 5.16	Sarah Webb
CD 5.17	T Shepperd
CD 5.18	Julian Kingshott
CD 5.19	S A Harwood
CD 5.20	Lisa Coles
CD 5.21	Jason Coles
CD 5.22	Geoffrey Wilson
CD 5.23	Mr & Mrs Bissett
CD 5.24	E J Emslie
Application Documents - 60-unit Scheme	

CD 6.01	Cover letter
CD 6.02	Planning Statement Addendum including Affordable Housing Statement update (Origin3)
CD 6.03	Addendum to Design and Access Statement (Origin3)
CD 6.04	Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_406J)
CD 6.05	Revised Parameter Plan (19025 600C) (Origin 3)
CD 6.06	Arboricultural Impact Assessment Addendum and Revised Tree Protection Plan (Aspect Ecology)
CD 6.07	Heritage Statement Addendum (June 2020) (Heritage Collective)
CD 6.08	Ecological Appraisal Addendum (Aspect Ecology)
CD 6.09	Landscape and Visual Impact Assessment Addendum (June 2020) (David Williams Landscape Consultancy Ltd)
CD 6.10	Flood Risk and Drainage Addendum (Waterman Group)
CD 6.11	Transport Assessment Addendum (i-Transport)
CD 6.12	Travel Plan Addendum (i-Transport)
CD 6.13	Proposed Traffic Calming Scheme on A357 for approval (drawing number ITB14408-GA-039)
CD 6.14	Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 1 of 3 for approval (drawing number ITB14408-GA-040)
CD 6.15	Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 2 of 3. For approval (drawing number ITB14408-GA-041)
CD 6.16	Proposed Traffic Calming Scheme on A357, Templecombe - Sheet 3 of 3 for approval (drawing number ITB14408-GA-042)
Consultation Responses - 60-unit Scheme	
Statutory Consultees/Public Bodies/Organisations	
CD 7.01	SCC Highways (16th July 2020)
CD 7.02	SCC Education Authority
CD 7.03	Historic England (16th July 2020)
CD 7.04	Historic England (16th July 2020) V2
CD 7.05	Abbas and Templecombe Parish Council
CD7.06	Abbas and Templecombe Parish Council (V2)
CD 7.07	SSDC Landscape Consultant

CD 7.08	SSDC Conservation Specialist Antony Garratt (3rd August 2020)
CD 7.09	SSDC Affordable Housing Officer
CD 7.10	SSDC Spatial Planning
CD 7.11	LLFA (<i>The Council will provide this as it is not loaded on their website correctly</i>)
CD 7.12	SSDC Environmental Service (POS)
CD 7.13	SSDC Strategic Planning (Outdoor Playing Space, Sport & Recreation)
CD 7.14	SSDC Landscape Consultant (12 th August 2020)
Members of the Public	
CD 7.15	V. Singleton
CD 7.16	Mr & Mrs Grierson
CD 7.17	A Matthews & G Hamblet
CD 7.18	A Matthews & G Hamblet (V2)
CD 7.19	Julian Kingshott
CD 7.20	Mr & Mrs Bissett
CD 7.21	Richard Brunton
Rebuttals	
CD 8.01	Rebuttal of Consultee Response from Charles Potterton (SSDC Appointed Landscape Consultant) (July 2020) (David Williams Landscape Consultancy Ltd)
CD 8.02	Cover Letter with Landscape Rebuttal (July 2020)
CD 8.03	Rebuttal to objections to 60-unit scheme (24th July 2020)
Delegated Officer Report and Decision Notice	
CD 9.01	Officer's Delegated Report
CD 9.02	SSDC Decision Notice
CD 9.03	Pre Application Response (22 nd October 2019)
Appeal Documents (not previously seen by the LPA)	
CD 10.01	Illustrative Masterplan 1:1250 (Origin3) (drawing number19025_SK01 RevH)
CD 10.02	Levels Parameter Plan (drawing number 610)
CD 10.03	Landscape Strategy Plan ((drawing number 0360 L4 Rev1)
CD 10.04	Proposed drop kerb tactile paving crossing for approval (drawing number ITB14408-GA-045A)
CD 10.05	ITB14408-GA-031C proposed pedestrian footpath to East Street

Policy Documents	
CD 11.01	The National Planning Policy Framework (<i>not submitted online - https://www.gov.uk/government/publications/national-planning-policy-framework--2)</i>
CD 11.02	National Planning Practice Guidance (<i>not submitted online - https://www.gov.uk/government/collections/planning-practice-guidance)</i>
CD 11.03	South Somerset Local Plan 2006-2028 (adopted March 2015)
CD 11.04	South Somerset Local Plan Review (Preferred Options Regulation 18) (June 2019)
CD 11.05	South Somerset District Council Local Plan Review – The Potential for Rural Settlements to be Designated “Villages” (November 2018)
CD 11.06	South Somerset District Council Statement of Community Involvement (September 2018)
CD 11.07	South Somerset District Council Five Year Housing Land Supply Paper (November 2020)
CD 11.07A	South Somerset District Council Five Year Housing Land Supply Paper Addendum (January 2021)
CD 11.07B	South Somerset District Council Five Year Housing Land Supply Paper Addendum (March 2021)
CD 11.08	Planning (Listed Building & Conservation Areas) Act 1990 (<i>not submitted online -https://www.legislation.gov.uk/ukpga/1990/9/contents)</i>
CD 11.09	Conservation Principles, Policies and Guidance (English Heritage, April 2008)
CD 11.10	Good Practice Advice Notes 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, March 2015)
CD 11.11	Good Practice Advice Note 3 (GPA3): The Setting of Heritage Assets (Historic England, Second Edition; December 2017) (<i>document not submitted</i>)
CD 11.12	Guideline for Landscape and Visual Impact Assessments 3rd Edition published by the LI / IEMA in 2013 (GLVIA3)
CD 11.13	Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19 (September 2019)
CD 11.14	National Character Profile Area No: 133 Blackmore Vale and Vale of Wardour taken from the National Character Map of England published by Natural England in April 2014

CD 11.15	Landscape of South Somerset – A Landscape Assessment of the Scenery of South Somerset (October 1993)
CD 11.16	South Somerset District Council Accelerating Delivery of Housing in South Somerset (Three Dragons & Bespoke Property Consultants) (June 2020)
CD 11.17	Landscape Institute Advice Note 01/11 on Photography (March 2011)
CD 11.18	South Somerset Council also published in 1996 (updated in 2006) <i>“Landscape Design – A Guide to Good Practice”</i> .
CD 11.19	South Somerset ‘Peripheral Landscape Studies’ – Templecombe (October 2008)
Relevant Planning Applications, Appeal Decisions and High Court Judgements	
CD 12.01	Appeal Decision APP/R3325/A/13/2196919 Land at Slades Hill, Templecombe
CD 12.02	Decision Notice 18/02738/FUL
CD 12.03	Decision Notice 18/02739/OUT
CD 12.04	SSDC Officer Report on planning application 17/00582/FUL
CD 12.05	Decision Notice 18/03222/OUT
CD 12.06	Decision Notice 19/03409/REM
CD 12.07	Judgement – Barnwell Manor Wind Energy Limited and East Northamptonshire District Council, English Heritage, National Trust, The Secretary of State for Communities and Local Government [2014] EWCA Civ 137 (18 February 2014)
CD 12.08	Judgement – Palmer and Herefordshire Council & ANR [2016] EWCA Civ 1061 (04 November 2016)
CD 12.09	Judgement – Forest of Dean District Council [2016] EWHC 421 (Admin) (04 March 2016)
CD 12.10	City & Country Bramshill Ltd v Secretary of State HCLG & Hart DC & Historic England [2021] EWCA Civ 320
Other Relevant Information	
CD 13.01	Natural England email regarding Ramsar Site
CD 13.02	Map of Somerset Levels and Moors Catchment Area
CD 13.03	Email from SCC Minerals and Waste Officer
CD 13.04	CPRE Dark Skies Mapping for Templecombe Area (CPRE website)
CD 13.05	Agreed Transport SOGC
CD 13.06	HLS SOCG
CD 13.07	HEELA Plans/Form