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19th March 2024

Dear David,

20/01761/FUL - Erection of 9 new dwellinghouses including 4 discounted local needs dwellings and the formation of vehicular access. Land at The Old Forge, Limington Road, Limington, Yeovil, Somerset, BA22 8EH

It has been some time since our last official correspondence, but in the intervening months, we have been striving to find a viable solution to phosphate mitigation. We are now pleased to say that we have agreed, in principle, to a deal with 'Natural Cap' for the provision of credits to ensure the proposed development can provide suitable mitigation measures. This solution will come at the staggeringly high cost of £349,140 and has had to be met despite no fault of our own. The sudden nature of the change in regulations, during a live application, meant no reasonable contingency plan could ever be expected to cover such a significant expenditure.

Furthermore, it has become apparent that Wessex Water does not have any commitments to upgrade the Hornsey Bridge Wastewater Recycling Centre to which our application site connects. While this is hugely disappointing, it means that credit allocation, as per our agreement mentioned above, is the only viable way to progress.

Therefore, this we are keen to push forward and commission 'Natural Cap' to undertake works on our behalf, including producing an sHRA, which in turn would allow you to progress our application towards a positive determination. However, before instructing this work we would first like to seek further engagement with Leisa Kelly, the Housing Officer, regarding the proposed level of discount on the 4 dwellings for local people.

A scheme for 8 new dwellings in Horsington (19/01069/OUT) was granted approval on 2nd March 2020, having been recommended by the Area East Committee. This approval included 3 dwellings (37.5% of the housing provided) to be sold to local people at a discount of 20% below market value. It is also noted that there is currently a new application under consideration on the same site for full planning permission. This new application is for 9 dwellings but retains only 3 dwellings (33.3% of the total housing) to be sold to local people at a 20% discount, with no objection raised from the Housing Officer.

While we acknowledge Leisa Kelly's comments of 17th march 2022, regarding our application, we feel the discount should remain at the 20% originally proposed, in line with the precedent set by the above approval. It is worth noting that our proposal offers discounted dwellings at 44.4% of the total housing

on site, which is above the requirements of affordable housing and far superior to the precedent set in the above approval.

The average first time property value across the UK is £244,100 (Zoopla, 2024) and as it can be seen from the table below, at 20% discount the house price values would be substantially lower than the UK average. It must also be noted that for this substantially reduced value, the local homeowner will be purchasing a 3-bedroom property – the country's most in demand property type. (Zoopla, 2024)

Plot	Open Market value (£)	20% Discount (£)
4	279,552	223,642
5	268,800	215,040
6	268,800	215,040
7	290,304	232,243

By continuing to try and progress this application, we have remained committed to helping Limington Parish Council achieve their goal of providing homes in their village for local people. We still wish to see this development come to fruition and believe it is a strong, positive scheme for the area. We also believe that the 20% discount originally proposed was a fair discount for what will be very high-quality homes built to open market standards. We hope that the Housing Officer can understand our situation and will agree that the original discount is a fair compromise for all parties, given Somerset Council and Limington Parish will be securing 9 much-needed homes for their 5-year housing supply.

We would also like to take this opportunity to officially acknowledge the comments made by Ms. Sally Pasmore of Honeysuckle Cottage, regarding the thatched roof of her property. We understand that Ms. Pasmore would like to secure restrictions of certain activities in the gardens of the proposed dwellings. We also understand that this is not a planning matter and cannot be achieved through planning law. We wrote directly to Ms. Pasmore on 21st August 2023 to confirm we are aware of her concerns and may enter further consultations if required once the application has been determined.

We will now await the response from the housing officer and look forward to hearing from you in due course.

Kind regards,



Ray Pearce & Morgan Pearce

References

Zoopla. (2024, March 4). *Property-news*. Retrieved from [zoopla.co.uk: https://www.zoopla.co.uk/discover/property-news/should-i-buy-my-first-home-in-2024/](https://www.zoopla.co.uk/discover/property-news/should-i-buy-my-first-home-in-2024/)