

Origin3 Ref – 21-036

Application ref 24/01257/OUT

Gwilym Jones
Somerset Planning - South Team
The Council Offices
Brympton Way
Yeovil
BA20 2HT

Sent by email

12 June 2025

Dear Gwilym

RE: Land at West Wincanton: Application for Outline Planning Permission – post submission amendments

On behalf of the Applicant Hook Valley LVA LLP, please find enclosed post submission amendments to application 24/01257/OUT.

Following submission and subsequent validation of the application 2/7/24, no objection OR no objection subject to conditions / S106 requirements have been received from the following technical consultees:

- Somerset Council Planning Policy;
- Somerset Council Education;
- Somerset Council Strategic Housing;
- Somerset Council Environmental Services;
- Somerset Council Highways;
- South West Heritage Trust;
- National Highways;
- Natural England;
- Environment Agency;
- NHS;
- Ministry of Defence;

- Devon and Somerset Fire and Rescue Service; and
- Avon and Somerset Constabulary.

Amendments / clarifications / concerns were raised by:

- Somerset Council Ecology;
- Somerset Council Lead Local Flood Authority (LLFA);
- Somerset Council Landscape Consultant;
- Active Travel England (ATE);
- Cranborne Chase National Landscape; and
- Somerset Wildlife Trust.

Post application meetings and discussions were held with yourself as the planning case officer, the LLFA, Somerset Council Highways, Somerset Council Ecology, Somerset Council Landscape Consultant and Active Travel England to discuss comments and potential amendments.

This has culminated in the amendments to the Proposed Development, as presented in the amended application package:

Original submission	To be substituted by
<i>Drawings submitted for approval</i>	
Site Location Plan (21036_ 205 Rev B)	Site Location Plan (21036_ 205 Rev C)
Demolition Plan (21036_ 206 Rev B)	Demolition Plan (21036_ 206 Rev C)
Parameter Plan – Land Use (21036_ 504 Rev D)	Parameter Plan – Land Use (21036_ 504 Rev E)
Parameter Plan – Access and Movement (21036_ 505 Rev D)	Parameter Plan – Access and Movement (21036_ 505 Rev E)
Parameter Plan – Building Heights (21036_ 506 Rev D)	Parameter Plan – Building Heights (21036_ 506 Rev E)
Parameter Plan – Landscape and Open Space (21036_ 508 Rev D)	Parameter Plan – Landscape and Open Space (21036_ 508 Rev E)

Site Access Layout – A371 Lawrence Hill (19535-PHL-301 Rev E)	Site Access Layout – A371 Lawrence Hill (19535-PHL-301 Rev G)
Site Access Layout - West Hill (east) (23073-PHL-02 Rev A)	Site Access Layout - West Hill (east) (23073-PHL-02 Rev D)
Site Access Layout - West Hill (west) (19535-PHL-303 Rev H)	Site Access Layout - West Hill (west) (19535-PHL-303 Rev J)
Site Access Layout - A371 Anchor Hill (19535-PHL-304 Rev E)	Site Access Layout - A371 Anchor Hill (19535-PHL-304 Rev G)
Site Access Layout - A371 Lawrence Hill Active Travel Link (19535-PHL-306 Rev E)	Site Access Layout - A371 Lawrence Hill Active Travel Link (19535-PHL-306 Rev G)
<i>Drawings submitted for illustrative purposes</i>	
Illustrative Masterplan (21036_ 403 12)	Illustrative Masterplan (21036_ 403 Rev 14)
Illustrative Landscape Strategy Plan (21-43-PL206 Rev E Figure 4.5)	Illustrative Landscape Strategy Plan (21-43-PL206 Rev F Figure 4.5)
19535-PHL-400 Rev E Onsite Highway Layout Onsite Highway Profiles Sheet 1 of 3 (19535-PHL-401 Rev C) Onsite Highway Profiles Sheet 2 of 3 (19535-PHL-402 Rev D) Onsite Highway Profiles Sheet 3 of 3 (19535-PHL-403 Rev D)	<i>Unchanged</i>
<i>Reports, assessments and other supporting information</i>	
Topographical survey	<i>Unchanged</i>
DAS (April 2024)	DAS Addendum (June 2025) to be read alongside the original DAS (April 2024)
Environmental Statement (May 2024)	Environmental Statement Addendum (June 2025)
Planning Statement (May 2024)	Planning Statement Addendum (June 2025)
SCI (April 2024)	<i>Unchanged</i>
Affordable Housing Statement (April 2024)	<i>Unchanged</i>
Energy and Sustainability Strategy Rev C (May 2024)	<i>Unchanged</i>

Outline Construction Environmental Management Plan (appendix 4.1 of ES)	Outline Construction Environmental Management Plan (appendix A4.1 of ES)
Outline Ecology and Landscape Management Plan (appendix 4.2 of ES)	Outline Ecology and Landscape Management Plan (appendix A4.2 of ES)

The key technical consultee responses including how they have been addressed are presented in Appendix A1.1 of the Environmental Statement and appendix 4 of the Planning Statement Addendum.

Design evolution along with addressing the consultation responses have resulted in the following modifications and improvements to the Proposed Development:

- To the south of A371 Lawrence Hill, the employment area has been removed and consequently, the length of cycle path reduced. A short section of active travel route is still required south of A371 Lawrence Hill to tie in with the proposed toucan crossing. These changes have led to the removal of this parcel of land from the Application Site as amended. This change was sought by the landscape officer to reduce visual impacts in this location. As a consequence, a greater section of cycle path is now located within the site, reducing the extent of tree loss south of A371 Lawrence Hill;
- To improve pedestrian safety and identify where bus stops will be located, a pedestrian crossing and bus stops have been added at West Hill east, with a consequent minor modification to the West Hill Quarter road junction;
- The layout and development extent has been modified in the Brook Quarter to increase the net developable area, increase efficiency in land use and optimise the active travel route;
- There is a minor change in development extent and allotments in the far northwest corner of the Application Site as amended to ensure no residential development is shown on land covered by a restrictive covenant;
- The Anchor Hill junction and access has been re-designed to avoid the oak tree T281 as sought by the landscape and planning officers. This has led to a slight amendment to the western employment parcel (and reduction in floorspace) to accommodate this road realignment;
- To improve active travel connections, an additional section of cycle path has been added to connect into the Public Right of Way WN 30/54 adjacent to New Barns Farm in the northeast extent of the Application Site as amended;

- The number of footpaths north of Valley Park has been rationalised to reduce the number of breaks in the hedgerow as sought by the ecology officer; and
- Reductions to the employment floor area and care home floor area as a result of the changes described above, and following more detailed assessment of care home capacity.

The Application Site as amended is now approximately 64.70 ha and the revised development description is as follows:

'Outline application (with all matters reserved except for access) for the demolition of agricultural buildings and the development of up to 650 dwellings; up to 2.28 ha of mixed use comprising employment use class B2/B8/E(g), local centre use class E/class F, and care home; provision of primary school; pre-school/nursery; accesses from West Hill and Lawrence Hill; mobility infrastructure; new pedestrian/cycle route to the south of Lawrence Hill; open space and all associated infrastructure'.

The plans and reports accompanying the planning application have been updated in line with the modifications described above.

In addition, a Design Principles document has been prepared and forms part of the amended submission to ensure that the quality standards established at the outline stage are adhered to in subsequent Reserved Matters Applications.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Lauren Taljaard

Planning Associate

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