

Dear David

Thank you for the extension of time given in respect of the above application, please see below the comments from the Members of Abbas and Templecombe Parish Council from their meeting held on the 14th February 2023.

Ref: 22/03560/OUT. Outline planning permission with all matters reserved except for access, for up to 140 dwellings (use class C3), public open space, landscape planting and biodiversity enhancements, vehicular access from Bowden Road, community use (flexible use class E, F1, and/or F2, and associated infrastructure works. Land OS 6975 South of Bowden Road, Templecombe, Somerset.

Sirs,

Abbas & Templecombe Parish Council strongly object to this planning application on the grounds,

1. With consideration to our understanding of local planning policy concept SS2 development in rural settlements, which Templecombe is, should be strictly controlled limited to that which: Provides employment opportunities appropriate to the scale of the settlement, creates or enhances community facilities and services to serve the settlement, Meets identified housing need. Development will be permitted when it is commensurate with the scale and character of the settlement.

Abbas & Templecombe Parish Council would like acknowledged that Templecombe has far exceeded the number of permitted applications and that therefore this application is not commensurate with the cumulative scale and character of the Rural Settlement. The volume and scale of applications in the Settlement has not followed the SS2 policy and this application for 140 houses is not demonstrative of the protection of the distinctive historic and rural environment of Templecombe.

We have lived with the myth of Templecombe having a relatively strong employment function which is simply not the case. Thales is included as the key contributor to employment but their own statement on completion of their extended site only offered 30 new jobs split across the Templecombe & Stockport sites over the fifteen-year contract with the majority of these being highly skilled engineering and design posts. Surely not sufficient to warrant the building of another 140 homes.

This application would add a disproportionate increase of houses in the Rural Settlement. South Somerset District Council recognises that if granted this application would bring total expansion of the Settlement to more than 44% (SSDC Planning Policy Consultation Response 22/03560/OUT dated 24 January 2023). This seems grossly disproportionate when compared with other conurbations (Martock, pop. Circa 4100, 360 new builds and Templecombe pop. Circa 1700, 325 new builds).

In South Somerset HELAA 2018E/0004 this land had a limited scope for development – Bowden Road not adequate for significant numbers of dwellings – suggest 10 dwellings close to Bowden Road – remainder of site too much of an encroachment into open countryside.

As always the planning application is keen to emphasis the range of services available – significantly it does not allow for the pressure on those services. The Parish Council has repeatedly highlighted the cumulative effect of successive planning applications putting unacceptable levels of pressure on capacity of services including the primary school and GP surgery, as well as local road networks. Any current capacity does not allow for the increased pressure generated by those applications already in development such as Knights Meadows where building is in progress but no residents have yet moved in.

Given the growth of the village already it's difficult to justify that the application therefore meets any justifiable need. We would further like to highlight that no bungalows have been included within the application which again further highlights that need has not been identified.

the argument that the 5-year land supply not being met and therefore Local Policies are deemed out of date and the decision reverts to the planning balance as per the NPPF. Does not equate with the number of houses either being built, approved and under consideration. The cumulative impact on the village and community infrastructure has a larger negative impact than any perceived benefits which may arise.

2. The land on which the proposal is planned is the site of the burial of between 100 and 150 burials of slaughtered livestock infected by foot & mouth disease in the last outbreak. The recent pandemic has shown how dangerous virus infections can be. Disturbing this land could not only affect the local area but by contaminating nearby watercourses spread far wider.

Residents overlooking the site report sightings of protected wildlife in the form of badgers, otters, and great crested newts.

The boundary of the site is marked along Bowden Road beyond the existing dwellings by an ancient hedge which in itself is habitat for indigenous plants and wildlife and should be preserved. It has already been desecrated by the unnecessary widening of the gate access to the site.

Abbas & Templecombe Parish Council strongly urge that a full ecological study be carried on the site to determine the wildlife claims and the health & safety consideration of disturbing the burials.

3. At present all the traffic to and from Bowden Road, Overcombe, Collingham Crescent, West Street, Vine Street and Westcombe has to join the main A 357 at the junction opposite the Manor House (a listed building already suffering from vibration due to the amount of heavy traffic) With another 40+ dwellings on West Street already in the planning system it is impossible to imagine what traffic hold ups a further 140 dwellings will make not only to this junction but also through the village

and to the south where the crossroads at Virginia Ash have already been described as having very limited further capacity.

Should the unthinkable happen and the Planners approve this application then Abbas & Templecombe Parish Council ask that the following restrictions be included within the CEMP:

Also, that system be put in place to monitor these restrictions and take action if they are abused.

- No construction or deliveries at the weekend
- No deliveries before 8.00 am and after 5pm
- No commencement of work before 8am or after 5pm
- No use of night floodlighting which is disruptive to both wildlife and residents.
- Maximum measures to limit sound and vibration with mitigation measure in place and no dependent on complaints. No parking off site at any time.
- Deliveries and workers to enter the site only from the South of the village on the A357 to minimise extra traffic through the village.
- Mud and dust mitigation measures in place at all times. Regular window cleaning offered to residents as a minimum.

--Regards

Tina Chapman - Parish Clerk

[Abbas & Templecombe Parish Council](#)

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