

Hi David,

Thanks for your email below and confirming the relevant actions following receipt of the Ground Investigation Report. We've noted the allegation below and will ensure that this particular point is responded to within the report and/or the submission covering email.

Many thanks
Olivia

Olivia Davis

Senior Planner

Boyer

t 02921 670588 m 07546 406 167

From: David Kenyon <david.kenyon@somerset.gov.uk>

Sent: Friday, April 21, 2023 2:54 PM

To: Olivia Davis <OliviaDavis@boyerplanning.co.uk>

Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>

Subject: RE: Planning app no 22/03560/OUT - Land OS 6975 - proposed development of 140 dwellings - Bowden Road Templecombe

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Olivia

Thank you for the update on the ground investigation works. As discussed at our meeting yesterday, upon receipt of the report I will upload it onto the website and will advise the parish Council and third parties of its receipt and invite any comments in the usual manner. In addition I will forward the report to the Council's EHO, the EA and Natural England for consideration and comment.

I mentioned that I had received a couple of emails from local residents drawing my attention to the works being carried out at the site. Those emails have been uploaded onto the website and you will note various concerns raised.

In particular the comment that *"The grid system plotted by GPS should be at the minimum of 10 meter centres. This would then define geological hazards, soft alluvial materials, contamination and groundwater. The applicants are aware of the contaminated areas consequently the large grid system is being used to avoid these areas."*

It would be useful to have the ground investigation team's response to this within the report or in an accompanying letter.

Regards
Dave

From: Olivia Davis <OliviaDavis@boyerplanning.co.uk>
Sent: 12 April 2023 16:44
To: David Kenyon <david.kenyon@southsomerset.gov.uk>
Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>
Subject: RE: Planning app no 22/03560/OUT - Land OS 6975 - proposed development of 140 dwellings - Bowden Road Templecombe

Dear David,

In addition to my email(s) below, we wanted to make you aware of the recent site investigations undertaken at the application site. From review of the public comments received, we understand that many residents have expressed concern that the land south of Bowden Road was formerly used as a burial site during the foot and mouth breakout. Whilst initial site investigation showed no evidence that the site was used as a burial ground, Gleeson Land have instructed further investigations in order to provide absolute clarity on the matter.

We are pleased to inform that following the site investigations, we've received a call from our ground investigations team who were on site last week and they have confirmed that they did not find any evidence of the site being used as a burial site. They are in the process of preparing a full report which should be available in the next 2-3 weeks. We will of course send this onto you as soon as we are in receipt of the final copy.

I hope the above provides of useful update.

Many thanks
Olivia

Olivia Davis
Senior Planner
Boyer
t 02921 670588 m 07546 406 167

From: Olivia Davis <OliviaDavis@boyerplanning.co.uk>
Sent: Thursday, April 6, 2023 5:29 PM
To: David Kenyon <david.kenyon@southsomerset.gov.uk>
Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>
Subject: RE: Planning app no 22/03560/OUT - Land OS 6975 - proposed development of 140 dwellings - Bowden Road Templecombe [Filed 06 Apr 2023 17:29]

Dear David,

Further to our email below, we wanted to update you on the latest correspondence with Milborne Port Surgery. As previously mentioned, and as set out within our Planning Statement, we have been in positive dialogue with practitioner, Dr I. Wyer for the proposed development for Templecombe GP

Surgery within the designated 'community use' area within the site. We wish to share with you the following statement that has been provided Milborne Porte Surgery in support of the application:

"Milborne Port Surgery has a branch surgery in a converted cottage in Templecombe. The GP partners are excited by the possibility of new premises that will be easier to access, offer the potential to provide more services in this location in the future, and continue to meet the needs of the expanding local population. We are asking the NHS whether supporting this development will fit with their wider plans for developing primary care in Somerset."

We hope and trust the above provides a useful update and we will keep you updated as discussions continue to progress.

In terms of the latest position of the application, as it's been several weeks since your email regarding the principle of development (8th March), and our subsequent response (13th March), please can you now advise on your further assessment of the application? As the determination date is next week (14th April), we have reached a point whereby it is crucial that the Council's recommendation for the application is now shared with us. Please can we schedule a meeting at your earliest convenience next week to discuss the proposal in advance of the determination date. We have availability on the following dates:

- Tuesday 11th – morning until 12am;
- Thursday 13th – all day; and
- Friday 14th – all day.

Hopefully you have availability on one of the above dates/times do let me know if not and we can revisit/rearrange our diary to suit a time most convenient for you.

We look forward to hearing from you next week.

Have a lovely Easter.

Many thanks,
Olivia

Olivia Davis

Senior Planner

Boyer

t 02921 670588 **m** 07546 406 167

From: Olivia Davis <OliviaDavis@boyerplanning.co.uk>

Sent: Thursday, March 30, 2023 10:58 AM

To: David Kenyon <david.kenyon@southsomerset.gov.uk>

Cc: Jemma Shorrocks <JemmaShorrocks@boyerplanning.co.uk>

Subject: RE: Planning app no 22/03560/OUT - Land OS 6975 - proposed development of 140 dwellings - Bowden Road Templecombe [Filed 05 Apr 2023 09:16]

Hi David,

Thank you for sharing the Abbas and Templecombe Parish Council response. We will review internally with our transport consultants and respond in full ASAP.

In terms of the other outstanding matters, for ease of reference, I attach the emails which are deemed most pressing and require your feedback:

1. EDP Landscaping query;
2. Technical note prepared by EAD in response to SES; and
3. Boyer comments in relation to Policy SS2.

I trust the attached are of use and we look forward to your response to the above matters in due course.

Many thanks
Olivia

Olivia Davis
Senior Planner

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From: David Kenyon <david.kenyon@southsomerset.gov.uk>

Sent: Thursday, March 30, 2023 10:19 AM

To: Olivia Davis <OliviaDavis@boyerplanning.co.uk>

Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>

Subject: FW: Planning app no 22/03560/OUT - Land OS 6975 - proposed development of 140 dwellings - Bowden Road Templecombe

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Olivia

I am currently trawling through the plethora of emails in my inbox that have been sent whilst I have been away and which are awaiting my attention. I am acutely aware there are emails you have sent which remain unanswered and I will try to attend to these as soon as possible.

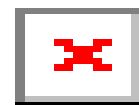
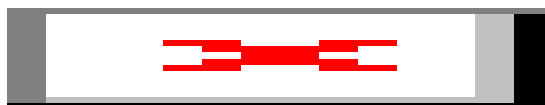
Meanwhile I have received the email below from Abbas and Templecombe Parish Council and the attached highways related comments which will be uploaded onto the website shortly. I have forwarded these comments to the Highway Authority requesting a response within the next 14 days. Likewise your client's highway consultant is invited to submit any responses to the Parish Council's comments that may be considered to be appropriate.

Regards
Dave

David Kenyon
Development Management Specialist
Service Delivery
South Somerset District Council

✘ +441935462462 ✘

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From: Tina Chapman - Parish Clerk <clerk@abbasandtemplecombe.org.uk>

Sent: 21 March 2023 15:15

To: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>

Subject: Planning app no 22/03560/OUT - Land OS 6975 - proposed development of 140 dwellings - Bowden Road Templecombe

Hi David

Hope all good with you.

Please find attached response from the Members of Abbas and Templecombe Parish Council in connection with the Highways/Travel Plan in respect of application no 22/03560/OUT - Bowden Road, for the planning portal.

Thanks

Regards

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Tina Chapman - Parish Clerk

[Abbas & Templecombe Parish Council](#)

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