

Magna Introduction

Magna Housing are a community based Housing Association working primarily in Dorset and Somerset.



Rollalong Bramble House Type



Magna Housing Visualisation



Magna and Rollalong Visualisation

Site Ownership

Magna Housing are owners of the site that was granted outline planning consent (Proposal 19/01604/OUT) for the scheme prepared by Greenslade Taylor Hunt for the development of part of land to the north of West Street in Templecombe

The appearance, landscaping, layout and scale of the proposed development in the original application are for illustrative purposes and are subject to further approval of 'Reserved Matters'

MMC

Magna have pioneered a partnership with local MMC (Modern Methods of Construction) home manufacturing supplier Rollalong, to progress a more sustainable manufacturing solution for the provision of new homes on their development sites. This is a direct response to the Government's agenda to increase the delivery of MMC homes in the UK.

It is expected that this construction method will be used for the affordable housing on this development.



We are starting work on our Reserved Matters planning application and would like to talk to you about the site, your thoughts and our plans.



August 2021

- Outline Application - Approval granted
- Section 106 Agreement agreed and signed

August - December 2021

- Additional bat surveys carried out
- Design team site visits
- Drainage discussions

January 2022

- Public Consultation

February 2022

- Consideration of consultation comments
- Pre-app submission to South Somerset District Council

March - April 2022

- Second public consultation event in March 2022
- Pre Application feedback due from case officer
- Preparation of Reserved Matters Planning Application
- Submission of Reserved Matters Planning Application

Late 2022 / Early 2023

- Planning determination period
- Anticipated Planning Application decision - Autumn 2022
- Development of detailed design - November onwards
- Pre commencement - Planning condition discharge
- Anticipated start on site - late 2022 / early 2023





Site photos of immediate context





Outline consent has been granted for a residential development of up to 49 homes with vehicular access from West Street with layout, appearance and landscape to be determined.



Landscaping and lighting to conform with Ecology report to ensure the protection of multiple bat species on site



Surface water attenuation pond (calculated to be 250m<sup>2</sup> at the base, plus sloped sides



Specified entrance location from West Street fixed



Up to 49 new residential homes

To be designed following consultation

Fixed by outline consent



We understand that concerns have been raised by local residents about the outline application proposals.

We set out below what we are doing to respond to these concerns.

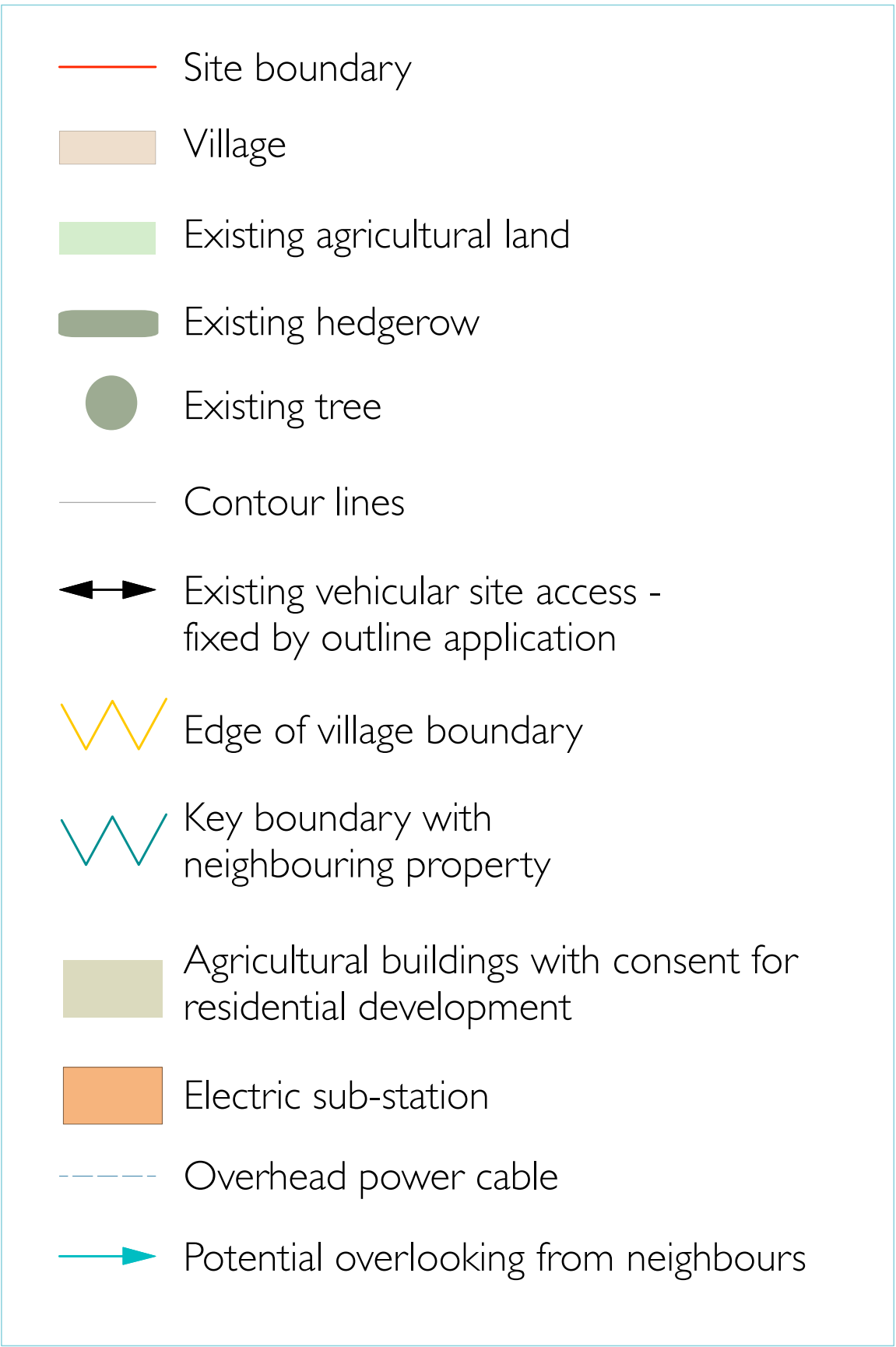
Issues Raised	What We are Doing
<div><div>Traffic Concerns</div><div><ul style="list-style-type: none"><li>• Lack of pavements</li><li>• Blind bends</li><li>• One way street nearby</li><li>• Narrow due to parking</li></ul></div></div>	<div><ul style="list-style-type: none"><li>- These matters have been considered as part of the outline and we state that Travel Plan will address a number of matters.</li><li>- Section 106 Agreement requires a Travel Plan, as well as new access from the site onto West Street, pedestrian access in eastern corner of the site to West Street, and the provision of pedestrian / cycle access from the western corner of the site onto West Street.</li></ul></div>
<div><div>Construction Phase Traffic</div></div>	<div><ul style="list-style-type: none"><li>- The benefit of MMC volumetric construction is that the construction phase time will be significantly reduced in comparison to traditional methods of construction.</li><li>- Planning condition 9 requires that a Construction Environmental Management Plan is agreed with the local authority. It will include:<ul style="list-style-type: none"><li>- The expected temporary routes and vehicle numbers</li><li>- Measures that will be put in place to avoid congestion</li><li>- The areas to be used for parking</li><li>- Timings of deliveries and working hours agreed with the local authority.</li></ul></li></ul></div>
<div><div>Too much housing in Templecombe (not enough demand)</div></div>	<div><ul style="list-style-type: none"><li>- Local agents report strong demand for all new build house types due to the popularity of the village.</li><li>- Shared ownership (part-rent, part-buy) will increase the number of potential buyers who can afford to purchase new homes on this scheme.</li><li>- There are 32 applicants on the housing waiting list who have listed Abbas &amp; Templecombe as an area they are interested in living in, and Magna regularly has high numbers of bids for its rented properties in the village when they become vacant.</li></ul></div>
<div><div>Insufficient local amenities</div><div><ul style="list-style-type: none"><li>• School places</li><li>• GP surgery</li></ul></div></div>	<div><ul style="list-style-type: none"><li>- Section 106 Agreement requires £50,000 contribution for local play area / youth facilities.</li><li>- Section 106 Agreement also requires £325,000 education contribution towards improvement and/ or expansion of early years and primary education for children resident in Templecombe and Abbas, including Templecombe CofE Primary School.</li><li>- Section 106 Agreement requires the provision of open space on site.</li></ul></div>

Please speak to members of the team about any other concerns that you might have.





## Key Site Constraints







## Possible Site Strategy





# Templecombe

Public Consultation for 49 new homes

## Local material palette

Within the local rural vernacular, cottage style buildings are prevalent. Steeply pitched roofs use primarily clay tiles and slate, whilst walls are often stone and red or buff coloured brick, with the occasional use of render. Boundary walls are often built in stone flush with the houses. Towards the site, there are more late twentieth century developments, but the new proposals will endeavour to reflect the original character of the village.



# How it Could Look

Below are some examples of other projects. We would like your feedback about what might be appropriate on this site.



Uplands, Nailsea



Planning Application for Neighbouring Land



North Wingfield Road, Grassmoor



Hanham Hall, Bristol