



Land south of B3153 and west of Keinton Mandeville

Proposals for up to 120no. homes (35% affordable), community space, public open space and habitat creation



Who LVA are

LVA are a south-west based land investor and planning project management company operating nationwide but focused primarily across the counties of Somerset, Dorset and Devon.

LVA have decades of experience in combining our local knowledge across the west country with expert advice and engagement with local communities to deliver development.



The Site



Consultation



Proposed development at land south of B3153 at Keinton Mandeville

Keinton Mandeville LVA LLP are proposing to submit an outline planning application to South Somerset District Council for a proposed residential and community use development of up to 120 homes (including up to 42 affordable homes), alongside public open space and habitat creation.

This leaflet and associated online consultation portal form part of the community consultation process.

Why Develop Here?

The current South Somerset Local Plan was due to be reviewed by March 2020. Progress on this is uncertain due to delays caused by the coronavirus pandemic and regional ecology matters relating to phosphate discharge into the Somerset Moors and Levels, as well as the programmed merger of the Somerset authorities that will supersede this.

In the meantime South Somerset is not delivering enough homes to meet its defined needs and the emerging Local Plan Review identified Keinton Mandeville as a sustainable rural settlement where growth could occur.

Proposed Development

- Provision of up to **120 homes** including **42 affordable homes**;
- Dedicated area for **new/expanded community use(s)** adjacent to the existing village hall, including a car park for the village hall, play facilities and school drop-off/pick-up;
- Provision of **public greenspaces** – including creation of orchard areas;
- Retention of key wildlife habitats and expansion of habitats for **increased biodiversity**;
- Retention and integration of existing public rights of way with **improved access**;
- New and **improved pedestrian and cycle connections**; and
- **Vehicle access** from B3153 only with emergency access from Chistles Lane.

November 2021 | JCM / FS | P21-0507

PRE-APPLICATION ENQUIRY STATEMENT

LAND SOUTH OF B3153, KEINTON MANDEVILLE

ON BEHALF OF KEINTON MANDEVILLE LVA LLP

Prepared by: **Jonathan Coombs and Fergus Sykes**



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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

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Site Assessment



- Key views
- Public right of way network integration/expansion
- Hedgerow protection
- Woodland edge and habitat creation
- Blue infrastructure creation
- Community space creation/expansion
- Creation of western village gateway

Indicative Masterplan



SSDC Housing Overview



- An ongoing failure to meet identified housing need;
- An insufficient supply of housing land to redress this;
- An out-of-date local plan;
- A major ecological constraint to delivering housing and updating the local plan;
- Local government reorganisation that delays the creation of an up-to-date local plan;
- The emerging policy review identified Keinton Mandeville as one of twelve 'sustainable locations for growth'

Consultation Response



- 17 parties commented
- 3 in support and 14 against
- No clear commentary on community use preferences
- Issues raised in support:
 - Delivering homes
 - Permissive footpaths
 - Habitat for bees

Consultation Response



- Issues raised in objection:

- Traffic
- Access to education services
- Access to GP services
- Cumulative growth of settlement
- Whether a suitable location for housing
- Sewage/utilities network capacity
- Ecology impacts
- Visual impacts
- Loss of agricultural land
- Existing Local Plan
- Loss of village character
- Pressure for remaining fields

Questions



Any further questions can be directed to Jonathan Coombs through the contact details below:

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DESIGN



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