

CM/P24-2196

29 November 2024

THE OWNER/OCCUPIER
[ADDRESS]

Dear Sir/Madam

Amended drawings pursuant to s.78 appeal against refusal of Reserved Matters consent for 145no. dwellings at Land at Kithill, Crewkerne – Somerset Council reference 23/01295/REM

I am writing on behalf of our client, Tilia Homes, to notify you of amendments to the above planning proposals, which are shortly to be subject of appeal to the Planning Inspectorate.

You will be duly notified separately by Somerset Council of the appeal upon the appeal's submission and validation, and will then have the opportunity to provide written comments directly to the presiding Inspector.

The Appellant's appeal submission will include a Statement of Case setting out the Appellant's justification for why the appeal should be allowed and reserved matters approved but will also comprise minor amendments to the proposal drawings intended to achieve further improvements in the light of the Council's Reasons for Refusal O1 and O2, including a reduction in quantum to 144no. dwellings.

It should be noted that the majority of these amendments were submitted to Somerset Council prior to the determination of the earlier application, but that the Council chose not to advertise or consult upon these further revisions and instead refused the application of the previous iteration of the drawings, submitted in March 2024, upon which wider re-consultation did occur.

A summary of the changes involved is therefore provided overleaf.

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Revisions – May 2024	Further Revisions – November 2024
Plot 26–28 and 29–32 handed to provide stronger corner turner feature building with detached Scotswoods	Plots 2–6 moved south to increase garden sizes and increase separation from existing adjacent gardens
Render facades introduced to offer more variety in the streetscenes	Plots 11–13 moved south to allow P11 bin location to be within compliant distance. P13 now more visible in vista from the west
Additional garages incorporated throughout to replace 3 rd tandem space where possible, to provide a more satisfactory parking solution to the additional 0.5 spaces required under policy	Plots 14–18 moved south to increase garden sizes and increase separation from existing dwellings [min. 21.5m]
Omission of plot 56, reducing overall numbers to 144 and enlarging surrounding gardens	Plots 51–52 and 119–120 gardens increased in size
Block paving provided to private drives	Plots 123–133 garages moved south to increase gardens p125–126
EV charging locations added to Parking Plan	Plot 117 omission of 3 rd space from primary route frontage (and added to Plot 54) for increased landscaping/planting
Nodal ‘square’ feature included to primary route within the green corridor, to provide interest along the route, and to additional traffic calming benefits	Plot 129 visitor space relocated to adjacent to Plot 142. Increased landscaping/planting opportunities
Adjustments to turning head geometry (plots 108/129) to offer a less ‘standard’ highway character	Plots 35–37 revised bin collection point and Plot 35 bin storage location to ensure waste collection compliance
Plot 35 (FOG) garden omitted to benefit plots 29&30 gardens	
Juliette balconies added to the apartments	



The amendments have the principal effect of rationalising and refining external areas to the benefit of the visual presence of the development and the amenity of incoming occupiers, responding directly to comments received from design officers in particular during the lifespan of the application. They do not however materially affect the overall development parameters or their accordance with the Outline planning permission.

The acceptance of these amended drawings has been discussed with Somerset Council and under appeal procedural guidance we are accordingly consulting interested parties pre-emptively of the appeal's submission to ensure that no-one is deprived of the opportunity to have considered and made comments on these changes.

Full electronic copies of the revisions can be found at Tilia Homes' website at <https://www.tiliahomes.co.uk/events/crewkerne-consultation>, together with a full schedule of the drawings, and those they supersede. If you require a hard copy, then please contact us directly and we can arrange for this to be sent to your postal address at A3 printed size.

Please return any comments you may have within 21 days of this letter and in any case no later than **24 December 2024**. This can be done by e-mail via landsouthofkithill@pegasusgroup.co.uk or by letter (addressed to **KITHILL CONSULTATION**) via Pegasus Group's Bristol postal address at the foot of this letter.

Please note that any comments will be passed in full to the Planning Inspectorate and Somerset Council and made public via the official planning record.

Yours faithfully,

Chris Marsh
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