Councilors Reports July 2026

Hayward Burt....1
What do you think Somerset should look like in the future?....1
Have your say on council priorities....2
£50m flood resilience fund....2
Consideration of governance arrangements....2
National Summer Reading Challenge....3
Summer Treatment of roads in extreme weather....3
Non-black plastic plant pots now recyclable from home....3
Free Fostering Information Session in Wincanton....3
Ed Crowther....4
Social Club....4
Web and Social Media....4
Tara Williams....4
Slades Hill / Knights Meadow Update – JULY 2026....5
Maria Vaughan and Tara Williams....5
PROW Report to Parish Council for Abbas and Templecombe....5
Stephen Hood....9
Community lunch....9
Alan Kerry....10
Parish Council Reports for Highways....10
Recreation Ground Project....11
Peter Coombes....11
July report....11
Tina Chapman (Clerk)....12
Yew Tree....12
Sarah Web....12
Planning Report....13
Bus Back Better July 2026....15

Hayward Burt

Somerset Councillor Report July 2026

What do you think Somerset should look like in the future?

The Council is inviting residents and businesses to have their say on how Somerset could change in future.
The Local Plan is relevant to everyone, guiding where and how change happens across towns, villages and the countryside over the next 20 years.
The Scoping Consultation (Regulation 20) is a legal requirement under the new plan making system for England (from March 2026) and launched on Friday 19 June.
At this consultation stage the Council must ask for views on these documents:
Scope of the Somerset Local Plan - what the plan will cover (not detailed policies)
Local Plan Engagement Plan – how people and organisations will be involved

Local Plan Vision and Outcomes – what we want to achieve for Somerset
The Council is also consulting on emerging work to help shape the Local Plan and inviting views on:
Spatial Strategy Topic Paper – options for where development could go across Somerset
Role and Function of Settlements Topic Paper – how we understand different towns and villages, including their services and how sustainable they are
Sustainability Appraisal of the Spatial Strategy options – an initial comparison of how the different options perform against key issues
There is more information on the Council's Local Plan pages.
The consultation will finish on Friday 24 July 2026.

Have your say on council priorities

Residents, businesses and community organisations across Somerset are being invited to share their views as Somerset Council launches an early-stage consultation on its budget for 2027/28.
The Summer Budget Consultation is the first step in the Council's annual budget-setting process. It aims to understand what matters most to local people before detailed proposals are developed later in the year.
Somerset Council delivers a wide range of services across the county, including adult and children's social care, waste collection and recycling, public health, education, highways, libraries and community services.
The consultation is open to everyone, and all responses will be considered as part of the decision-making process.
Residents are encouraged to take part and share their views online:
The consultation closes on Monday 27 July.
https://somersetcouncil.citizenspace.com/comms/budget-consultation-2027-2028/

£50m flood resilience fund

Following the significant flooding events in January and February 2026, Somerset Council has been awarded £50m from DEFRA to support a major programme of work to strengthen flood resilience across the county.
This funding will support a two-year programme, working with partners, to deliver a range of interventions to reduce flood risk, improve preparedness, and strengthen long-term resilience.
It is important to note that the programme is at an early stage of development. The approach, projects, and delivery arrangements outlined below represent emerging proposals, and further detailed work is required with partners and government before plans are finalised.
Key elements being developed include: Strengthened partnership working, including involvement of Risk Management Authorities and the Somerset Rivers Authority
A focus on engagement with residents and stakeholders, including proposals for a citizens' panel or jury-style approach

Consideration of governance arrangements

to support timely and effective decision-making
If you would like further information on themes being looked at I can send a longer report
Report from the Care Quality Commission, known as CQC, published on our adult social care service Friday 5 June, which has been rated 'Requires Improvement.'
The report can be read in full on the CQC's website.
Summary of the outcome, the assessment highlights:Strengths in our system, including partnership working and the commitment of our workforce
Areas where improvement is needed, particularly to ensure consistency of experience and outcomes

Since our assessment in September, we have continued to make significant progress across the areas identified, which include timeliness of assessments and reviews, support for unpaid carers, and how the council uses data to drive improvement.
Areas we are focusing on next. Consistent experiences and outcomes for people across all pathways, Continued reduction in delays and waiting times, Strengthened support for unpaid carers, Greater consistency in practice and decision-making, Stronger use of data and insight to drive improvement

National Summer Reading Challenge.

Launching on Saturday 4 July.
To find out more about how to take part in the Summer Reading Challenge pop into your local library or visit summerreadingchallenge.org.uk

Summer Treatment of roads in extreme weather

The information below related to the very hot period of weather, but including it, because this week shows how the temperature may rise again
In late June temperatures reached record temperatures of 35 °C and above in some areas of Somerset.
When this occurs, road surface temperatures can rise to 50 °C or higher. Dark asphalt absorbs direct sunlight and at these temperatures road bitumen begins to soften; with vehicles compacting the road surface and pushing the melting bitumen to the surface, road grip can be compromised and this can become a safety issue.
What's happening? Gritters are being used to spread stone dust on priority 'vulnerable' roads. These are roads which have been recently resurfaced or surfaced dressed as the carriageway surface can be more easily compromised by the high temperatures.
The stone dust helps to stabilise the surface and lower the temperature, as well as improving grip.
The Council has been out treating 'vulnerable' sites.
All members of the public to do so using our online portal: Report a problem on the road.

Non-black plastic plant pots now recyclable from home

Plastic plant pots can now be accepted for recycling via the Bright Blue Bag.
Most plastic pots can be accepted, however black plastic pots remain unrecyclable.
The change comes as the national Simpler Recycling regulations come into effect across the country. For Somerset residents, that means non-black plastic plant pots can now go in the Bright Blue Bag with other accepted plastic pots, tubs and trays. Pots should be empty and reasonably clean before recycling.
Reusing plant pots is always the best first option, as it reduces waste altogether – many local garden centres even offer plant pot swap areas, making it easy for residents to pass pots on for someone else to use.
Black plant pots can't be recycled because pigment is not recognised by the optical sorting machines. These should continue to be reused where possible, and if not, placed in the rubbish bin.
Plastic plant pots can also be taken to any Somerset Recycling Site for recycling.

Free Fostering Information Session in Wincanton

Fostering in Somerset is holding a relaxed information session in Wincanton. Residents are invited to drop in, enjoy a free coffee and slice of cake, and chat with our foster carers to learn more about fostering.

Whether you are thinking about fostering soon or simply exploring the idea, these friendly sessions are an ideal first step.
Fostering does not have to be a full-time commitment. There are many types of fostering to suit the needs of children and the lifestyles of carers, from occasional weekend care to long-term fostering. There are also roles where you support a parent and their young child.
You will not be committing to anything by coming along. Our carers will be happy to talk about their real experiences over a free coffee and cake. Friends and family are welcome too, so they can understand the role and process.
Wincanton Wednesday 22 July, 10:30am to 1pm River Cale Cafe, Wincanton Click here to book https://www.eventbrite.com/e/cuppa-with-a-carer-22-july-wincanton-tickets-1992203863384?aff=oddtdtcreator

Ed Crowther

Social Club

This month the Social Club Committee meeting was held by correspondence

The club seems to be doing well commercially with a
Profit recorded in the last month,
Of course this is to be expected as they do not have a formal employment policy and volunteers are unpaid , It would seem they offer vouchers to those that work and do not take the benefit in kind on offer (free Drinks)

I'm unsure if the volunteers realise that this is classed as income and has to be declared to the relevant authorities ,
At the next council meeting I will ask the Clerk if we are in anyway liable for this if they don't.

A general call has been put out for more committee members and Volunteers.

Web and Social Media

The web site has now had the personal details of councillors removed in compliance with the new regulations

I have emailed councillors about the use of AI and perhaps we can decide the way forward at the next meeting.
As ever if you have something you think we should highlight let me know.

Tara Williams

Slades Hill / Knights Meadow Update – JULY 2026

● **Development Status:** The site has been fully occupied since September 2025. No significant construction work has taken place since the June 2026 report.
● **Section 73 Planning Application:** Still ongoing, with no progress since the previous update.
● Resident Meeting with Tilia (16 June 2026): ○ Four senior Tilia representatives met with residents; Ross Faragher –- Regional Managing Director, Ben Smith –- Technical Director, Deklan Hurst –- Head of Construction and Rachael Jones –- Head of Customer Service
○ Tilia acknowledged the development has not met expected standards and committed to completing outstanding work.
○ An action plan was produced following the meeting.

● Landscaping and Public Open Space Works: ○ Tilia appointed Tony Benger as the new landscaping contractor, to replace Eden Vale
○ Planned programme: ■ **July:** Weed clearance and site preparation.
■ **August/September:** Grass seeding.
■ **September/October:** Shrub planting.
■ **November/December:** Tree, whip and bulb planting.

○ Further updates confirmed herbicide treatment, vegetation clearance, topsoil assessment and preparation for seeding.

● Play Area (LEAP): ○ Railings require modification to meet health and safety standards.
○ Concerns remain that the play area was built too high using excavation rubble (this has actually been confirmed by Tilia), affecting neighbouring residents' privacy and potentially conflicting with planning approval. An independent survey has been requested by TW in case of future settlement or collapse of the slope.
○ Residents question whether the current slope will meet RoSPA safety requirements.

● Estate Maintenance: ○ Planned repairs include potholes, drainage covers and pedestrian crossings.
○ Public open spaces have become overgrown again; Eden Vale has returned to carry out maintenance until the new contractor takes over.
○ Residents continue to raise health and safety concerns about mowing steep slopes and areas with concealed boulders, which Tilia has yet to acknowledge or address.

● Footpaths and Infrastructure: ○ The link path has been completed with a country ‘hoggin’ surface, but residents question whether it complies with the original planning permission due to inconsistent width, lack of edging and missing illuminated bollards. It also shows on the plans as continuing towards the main road.
○ Concerns also remain over multiple joins in footpath/road surfaces and damage from vehicles and fencing, which may reduce durability and require maintenance sooner than they should.

Maria Vaughan and Tara Williams

PROW Report to Parish Council for Abbas and Templecombe.

BACKGROUND

Landowners are obliged to keep the PROWs on their land accessible and unobstructed. The majority do so but there are a few who require 'reminding'. Not only is this important to allow access to the countryside but allowing vegetation to get overgrown also poses a risk to humans and dogs from *ticks* and *Lyme Disease*. Overgrown footpaths and unclear paths mean that people trample multiple routes across the fields/crops as there is no defined path to follow. The area becomes very trampled as they do not always follow the same route across. There is also an increased risk to leverets and ground nesting birds, especially by dogs.
Abbas and Templecombe has **21** PROWs so the plan is to focus on clearing and maintaining these then start looking at where that footpath leads - Horsington, Yenston, Henstridge etc to keep it clear along its length. All are footpaths, apart from WN29/1, 3 & 11 which are bridleways. WN29/13, WN29/14, WN29/15 & WN29/23 are pavements within residential areas so do not require regular monitoring and maintenance.

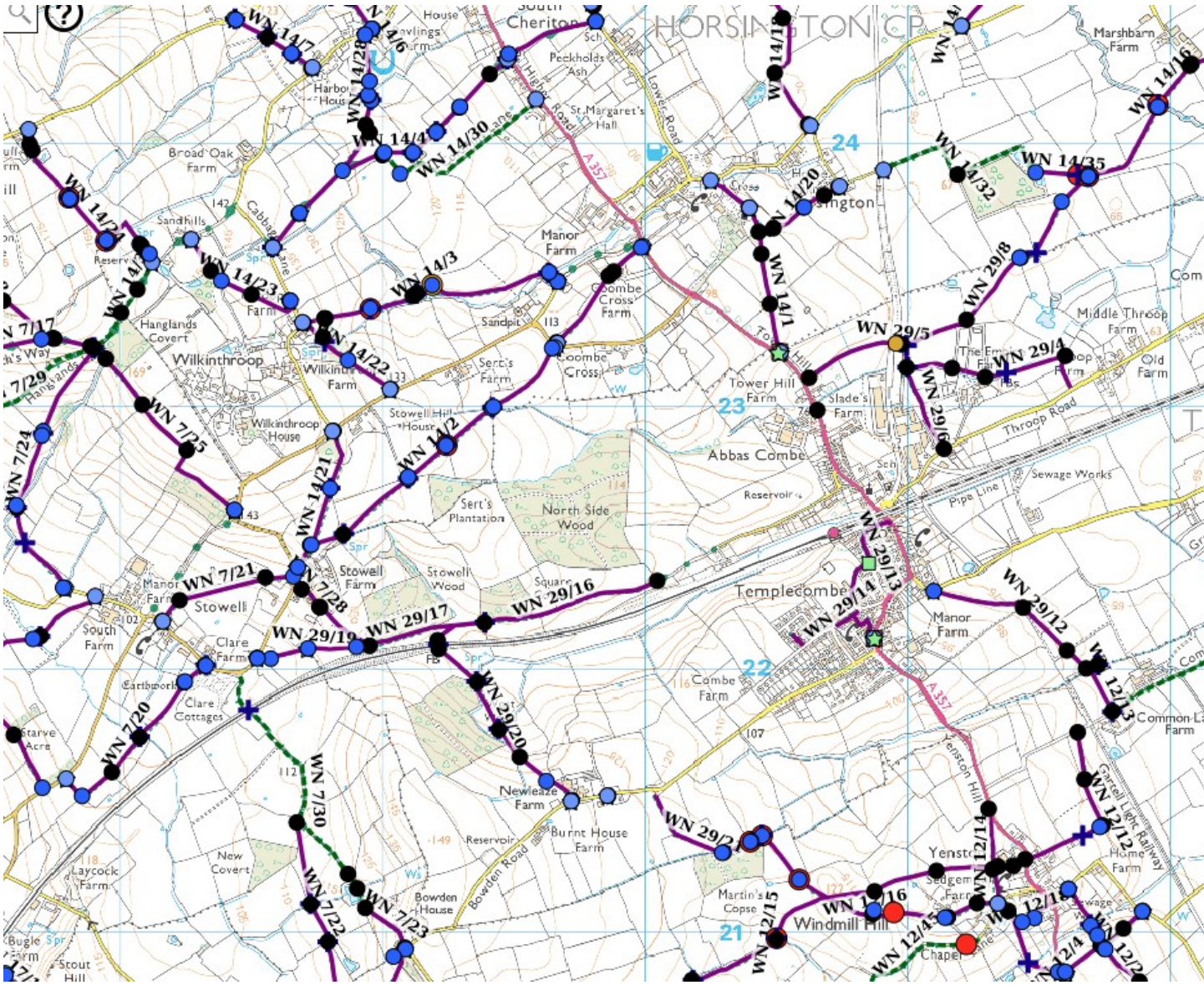
The map shows all the footpaths and their reference numbers and these link to the report table. I am grading the footpaths to show those which are clear (green), becoming overgrown (orange) and very overgrown/requiring action (red).

STATUS for JULY;

6 are YELLOW and do not require regular checking; tarmac paths within the village (WN29/13, WN29/14, WN29/15 & WN29/23) or farm hard track (WN29/17 & WN29/18)
4 are PINK which means I need to check them
2 are GREEN so they are passable and open
4 are AMBER meaning they are starting to become obstructed or have current (minor) issues
5 are RED so we will be concentrating on getting these ones cleared and accessible.

Issues resolved since last report:

- Fallen tree removed near Throop Lane on **WN29/6**. Had been reported to Somerset Council PRoW (issue#86728)
- Some attempt has been made to clear vegetation from the enclosed part of **WN29/8** (Empire Farm) but certainly not sufficient to clear a route through and clearance is also required beyond this section where the path becomes enclosed by a fence. This has been reported to PRoW.



Path Ref.	Location	Notes	Terrain	Potential issues	Current issue	F
WN29/5	Hiscocks Lane off Slades hill layby on Tower Hill towards Marshbarn Farm	Becomes 29/7	Starts as a farm vehicle track becoming grass and enclosed	Grass & nettle growth. Tree growth from sides	Overgrown, especially after the bridge.	?
WN29/7	Continuation of 29/5	Becomes 29/8	Enclosed path	Overgrowth	Overgrown	?
WN29/8	Links with 14/35 and 14/16 (Horsington)	Was cleared late 2025 but not sufficiently. Arranged by Paula B(?)	Grass track across fields. Issues arise at stile leading into vegetation	Vegetation growth	Enclosed path becoming obstructed by vegetation - Empire Farm	E
WN29/6	Off from 29/5 around the back of Thales	Ends on Throop Road	Narrow grass track	Grass & nettle growth	Overgrown; will soon close off	T
WN29/4	From 29/5 follows	Enclosed grass track	Grass	Grass & nettle	Totally	E

	parallel to Throop Road, exiting at Throop Farm	with gates and FBs		growth. First gate hard to open - latch in vegetation	overgrown now. I could not pass through it.	T
WN29/16	From end of Lily Lane towards Stowell Farm, becoming WN29/17		Edge of field - rutted	Growth of grass	Overgrown but can use field edge	
WN29/17	Continuation of WN29/16	Splits into 29/18 and 29/19	Distinct farm track leading to farm entrance/exit 7/28	None	None	
WN29/18	Continuation of WN29/17, becoming WN7/28					S K
WN29/19	Continuation of WN29/17, becoming WN7/27	Joins road near Glebe Farm, Stowell	Across arable field	No path left in 2025, planted & not reinstated	FP planted over again & no path around the edge either. Reported iss#87682	
WN29/20	Turning off from 29/16	Over railway bridge towards Newleaze Farm	Across cow fields	Long grass		N
WN29/21	From 29/20 via Bowden Road	Runs alongside Martin's Copse	Edge of arable fields		Fallen branch at chest/head height but otherwise the path is fine	?
Path Ref.	**Location**	**Notes**	**Terrain**	**Potential issues**	**Current issue**	**F**
WN29/13 WN29/14 WN29/15 WN29/23	In residential areas		Tarmac pavement	Unlikely		
WN29/12	From Yew Tree. Joins 29/13 (Yenston)	Towards Common Lane Farm.	Across cow fields	Long grass and electric fences	None	?
WN29/1	Bridleways	End of Throop Road at Vale Farm. Crosses railway to Abbey Ford Bridge	Path crosses field in long grass, not defined to gate crossing railway line	Overgrowth of grass	Starting to get overgrown but may be cut for hay?	V
WN29/3		Joins WN14/29 (Horsington?)	Path crosses field in long grass, not defined	Overgrowth of grass	Grass is currently long but may be cut soon	V
WN29/2	From end of Throop Road	Crosses railway to Temple Lane/Gigg Lane	Round edge of field to boardwalk	Overgrowth of vegetation	None	

WN29/10	From Temple Lane at Moormill Bridge	Towards Higher Nyland into **DORSET**	A&T section not waymarked or obvious. Across grass field, no direction	Long grass	**Stops at stream - no crossing point**	T b f s s
WN29/11	Bridleway joining 12/8 and then 12/43 Common Lane	Joins WN12/8 towards Common Lane	Edge of field to gate		None	?

No PRoWs with number WN29/9 or WN29/22

Stephen Hood

Community lunch.

Our Community Lunch was well attended in June with some new faces.

Our Lunch in July is our last until the Autumn, we are delighted that Alan Berry and musicians are to play for us throughout the lunch.

Men who like to talk.

It is still early days to establish a core attendance but hopefully in the Autumn the event may attract more takers.

● Privacy Improvements: ○ Tilia agreed to plant hedging alongside the playing field to improve privacy.

● Travel Plan: ○ Tilia maintains that travel information packs were posted to residents from Trace Design, although no residents have confirmed receiving them.
○ The information was later emailed but was considered generic and too late to influence travel habits, especially as local bus services have since been reduced.

● Other Issues: ○ Tilia will confirm installation of 16-amp electric vehicle charging sockets in garages.
○ Tilia does not intend to install the originally proposed traffic calming measures, instead seeking reprieve through the Section 73 application. However, they have agreed to install "No Through Road" signs.

● Next Steps: ○ A follow-up meeting, potentially open to all residents, has been proposed for later in 2026.

Overall
While Tilia has acknowledged shortcomings, apologised for delays and set out a programme to complete landscaping and remedial works, residents continue to have significant concerns over planning compliance, safety, maintenance standards, privacy, infrastructure quality and changes to the original approved scheme. Progress on the Section 73 application remains in progress.
Tara Williams
12/07/2026

Alan Kerry

Parish Council Reports for Highways

Highways Report
● Westcome/West Street/Bowden road options ○ Do Nothing
○ Make Westcombe a No Parking area on the North side. No cost the the Parish Council
○ Request a one way scheme in Westcombe with no entry from Bowden road. This option is likely to involve costs for the Parish Council.

See emails previously circulated earlier in June/July. Currently there is no interest from the developers to resolve traffic flow issues when we see 200 new houses in the area.
We would need to ‘poll’ the residents to identify the right option assuming there is interest.
When the housing is underway significant funding should be available to the Parish Council from CIL etc.
Which option do we wish to take - if Do nothing then remove from the agenda.
● Traffic Volumes on A357 now and in the future and the relationship with the new Transport Plan and the new Local Plan. Should we be asking for a survey of the A357 to clearly understand the situation and the expected increases due to increased volumes created by the additional activity. Suggest we

consider this and discuss at the August meeting - could be a Highways LCN issue for us and Henstridge but what about the influx from Dorset expansion

● Report attached to email with the SID report from the last month with ‘spy mode’ for your interest and comparison.

● Yew Tree discussion and suggested way forward circulated by Tina prior to the meeting

Recreation Ground Project.

● The path has developed cracks in some areas and ‘lumps’ in others. I spoke to Tom Paulley last week on site and he acknowledged the problems and is willing to help resolve them. The extremely dry weather has caused the ground to shrink back from the path causing problems but the repairs can only happen when the weather is cooler and some rain has fallen. He also accepts that this work needs to happen prior to the potential freezing later in the year. The path is guaranteed but this issue is not due to poor ‘workmanship or poor installation’ which is covered. They have proposed that we pay for the materials and spoil disposal and that they supply labour and equipment to resolve the issues. The cost estimate for our share the current issues is £500

Do we proceed with this approach?

Peter Coombes

July report

Over growth vine Street westcombe and west street cross road discussed previous is now a bigger concern as it's a safety hazard

Over growth Bowden road to vine Street foot path

Over growth towards dip traffic lights and foot path though dip

Further ash die back potential monitoring

Spraying weeds although wind isn't and issue the early mornings have seen people making use of the areas to beat the heat so not safe to carry out spraying

Cutting out of bike racks in rec to be done with installation of sing

Wilson's way sing delayed by multiple reasons

My work hours haven't allowed the purchase of post fix mix also at previous meetings it was discussed that contact would be made with Mary before this happened

That's not happened Mary and myself are cousins so I know no contact has been made officially and instruct chair/ clerk to make contact in

writing and prove a written response of agreement!! before myself or anyone installs the sing on the rec if only our of respect!

Tina Chapman (Clerk)

Yew Tree

An update on the Yew Tree Allan Kerry and myself met with a representative from Somerset Council on site to establish what he felt would be best for the tree to give it some conditioning etc please see report below from our meeting for your information, this will be discussed at our next meeting on the 14th July.

1. The advice was that 4-5 feet of the canopy and any problem branches should be removed. Somerset Council anticipate traffic management costs to be in the region of £1,500 to £2,000 although this would need to be confirmed through quotation. The costs quoted are indicative at this stage.

2. We discussed the possibility of enriching the soil with a seaweed compound (Biochar)and adding a few inches of bark to improve the nutrients available to the tree. Somerset Council recommend improving the soil using biochar, which is a carbon-rich material produced by heating organic matter, such as wood chips, in a low-oxygen environment. The biochar should be incorporated with a well-rotted compost. Where possible, the biochar should be pre-charged with compost tea, seaweed extract, or a suitable fertiliser to maximise its benefits. My understanding it is bought pre-charged.

A mix containing approximately 10–20% biochar by volume within the compost should be applied as a top dressing to a depth of approximately 30–50 mm. If space and site conditions allow, a layer of organic wood mulch should then be applied over the surface to help conserve moisture and further improve soil conditions. Prior to application, I would strongly recommend forking or lightly cultivating the soil surface to alleviate compaction and encourage integration of the new material into the existing rooting environment. This would help by retaining water which would benefit the tree. Currently the numbers of bulbs and other plants within the bed are very hungry for the available nutrients and the recommendation is that they are removed, approach would take 12 months to show any improvement.

3. He did not feel that reshaping the stone surround to be more oval (as per John Nicolson's suggestion) would help the tree although it might reduce the traffic collisions with the wall. He thought a protective bell bollard could be placed and the front end of the surround (similar to the one placed at the back) might help and leave the tree with the established rooting system.

Overall, it was felt that we carry out the Item 2 this year and then look to budgeting the more major work on reducing the tree canopy with all of the additional road issues and cost which we have not got in the budget this year.

None of this repairs the damage to the wall which is gradually getting worse and as far as I know Somerset Council have not committed to that repair.

Sarah Web

Planning Report

– Significant Updates Planning Report July 2026

Please be aware if you wish to view or comment on planning applications there have been a number of occasions when the Somerset Planning Portal does not appear to be available and a complaint has been made. The following message has now appeared:

PLEASE NOTE We are currently experiencing intermittent issues with the South webpage but are working on getting them resolved. If you encounter any issues, please contact planningsouth@somerset.gov.uk to enable our ICT Team to restore the service as a matter of priority. Thank you for your patience and apologies for any inconvenience caused.

New

None

Approved

Extension to farmhouse
Mead Farm Temple Lane Templecombe Somerset BA8 0JW
Ref. No: 26/00977/HOU Received: Wed 29 Apr 2026 Validated: Fri 08 May 2026 Status: Awaiting decision

Decline to Determine

Discharge of conditions No.01 (time), No.02 (external walls and roofs), No.03 (repair specification), No.04 (existing rear roof slope), No.05 (link extension details), No.06 (trickle vents), No.07 (roof lights), No.08 (details of services), No.09 (replacement plasters and surfaces) of planning application 16/05493/FUL and 16/05494/LBC, No.10 (biodiversity measures), and No.11 (approved plans) of planning application 16/05493/FUL and No.10 (approved plans) of 16/05494/LBC. Open for comment icon
Middle Throop Farm 13 Throop Road Templecombe Somerset BA8 0HR
Ref. No: 26/00416/DOC1 Received: Mon 23 Feb 2026 Validated: Thu 12 Mar 2026 Status: Decline to Determine
Several conditions are unable to be discharged as they are already completed – option of submitting a section 73A to vary or remove conditions.

Pending

S73A Application to vary Condition 01 (approved plans) for minor amendments relating to planning permission 21/00046/REM; Reserved matters application of appearance, landscaping, layout and scale, following outline approval (18/02739/OUT) for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure Open for comment icon
Land at Slades Hill Templecombe Somerset BA8 0HE
Ref. No: 26/00427/S73A Received: Mon 23 Feb 2026 Validated: Mon 16 Mar 2026 Status: Awaiting decision

S73 of the Town and Country Planning Act 1990 ('the Act') – 'Determination of applications to develop land without compliance with conditions previously attached'

- Installation of wooden fencing around attenuation pond;
- Amendment to LEAP location;
- Removal of attenuation pond vehicle access;
- Removal of block paving for tarmac;
- Removal of permeable paving and swales; and

• Relocation of bird and bat boxes.

Remediation Works 4.7. Following discussions with Officers, the Applicant has agreed to undertake the following remediation works to the scheme. It is not envisaged these works would warrant the need of a planning condition. • Officers have noted that the surface which the LEAP has been built upon, as well as the POS near Blackmore Vale Close, contains rubble and stones which may pose a risk to its users. The Applicant has agreed to clear any rubble before the use of the LEAP. • The Applicant has contacted all residents in relation to their green travel voucher and that the missing signage and community board will be managed by Trace Design who are the Travel Plan coordinator for this scheme3. • The Applicant will ensure that all EV charging sockets are installed, in line with the approved plans. • The Applicant has been made aware through discussions with Officers that planting and maintenance has not been in accordance with the previously approved documents. The Applicant is in discussions with the appointment Landscape Contractor to investigate these works and align them with approved documents. 1 Armstrong v Secretary of State for Levelling-Up, Housing and Communities & Anor [2023] EWHC 176 2 Finney v Welsh Ministers & Ors [2019] EWCA Civ 1868 3 This is chiefly a s.106 planning obligation matter, not pertinent to the approved drawings February 2026 | LB | P26-0396 10 • The pedestrian link to Church Hill is to be expedited.

No further update

Reserved Matters approval for the appearance, landscaping, layout and scale in respect of 140 no. dwellings in accordance with Conditions 1 and 2 of the Outline Planning Permission 22/03560/OUT Land OS 6975 South Of Bowden Road Templecombe Somerset

Ref. No: 25/02759/REM Received: Fri 14 Nov 2025 Validated: Mon 19 Jan 2026 Status: Awaiting decision

Comments have now closed. The Parish Council has made a submission objecting to the application in a number of areas.

The Parish Council has requested that this application be referred to Somerset Council's planning committee – This request has been further supported by Councillor Hayward Burt.

24/01732/REM Reserved Matters application for the approval of appearance, landscaping, layout and scale of 49 dwellings following outline approval 19/01604/OUT; Outline application with all matters reserved save for access for residential development for up to 49 dwellings including landscaping, drainage and new vehicle access from West Street .

Most recent update: 19 Jan 2026 Amended plans and documents submitted to provide a comprehensive response to matters raised by consultees to the Reserved Matters submission.

The initial Reserved Matters application proposed 22 open market units and 27 affordable housing units. Magna Housing now intend to bring forward all the units as affordable housing with 35% (17) as the s106 requirement and the remaining 65% (32) as additionality housing i.e. delivered with Homes England funding. Of the 17 s106 affordable units, 8 are for social rent and 9 shared ownership. Of the remaining 32 additional units, 21 will be for social rent and 11 shared ownership. In total the site will secure 29 social rent units and 20 shared ownership units.

Update

17 June 2026 Affordable Housing Consultee Response:

In total the site will secure 29 social rent units and 20 shared ownership units.' Therefore the affordable housing provision does not meet the minimum 35% affordable housing required within the S106 Legal Agreement. As the legal agreement requires 80% of the 35% affordable housing obligation to be social rent tenure, the mix proposed for the S106 tied units is also not currently acceptable.

21/02436/FUL Demolition of the existing buildings and the erection of 18 detached bungalows with associated parking and access. Knights Templar Court Nursing Home Throop Road Templecombe Somerset BA8 0HR.
No further update:
20 May 2024 Appeal decided and allowed subject to conditions.

Bus Back Better July 2026

Children 5-15 Travel Free in August

Children aged 5 to 15 can travel for free on participating local buses across England throughout August as part of the government's Great British Summer Savings initiative.

Bus fare cap on any single journey until March 2027

The Government confirmed from 1 January 2025 that a fare cap remains in place at just £3 for any single journey across Somerset and England and it applies to the majority of routes in Somerset. The initiative applies to cross-county services, which means for example you can travel from Street to Bristol or Yeovil to Bridport for just £3.
The 13 operators involved in the scheme in Somerset are:

- **ATWEST**
- **Bakers Dolphin**
- **Community Transport (South West) Ltd**
- **FromeBus**
- **Libra Travel**
- **Mendip Community Transport**
- **Somerset Council**
- **Dartline**
- **Faresaver Buses**
- **First South West (Buses of Somerset)**
- **First West of England**
- **Hatch Green Coaches**
- **South West Coaches**

Since January 2026, Somerset bus fares will largely be capped at a maximum of £3 for single journeys under the national fare cap scheme, with First Bus implementing £2.40 for short hops (under 3 miles) and offering Tap On Tap Off for best value, while child fares are half price, all part of a simplified zone system (Taunton, Yeovil, Bridgwater, Network).

Key Fare Details

- There are no limits to the number of children under 5 who travel free with a fare paying adult throughout the year
- . Every child aged five to 15 in England will travel free on participating local buses throughout August – with unlimited journeys, no registration required, and at no cost to families.

- **National £3 Fare Cap**: A government-backed scheme keeps most single bus journeys in England, including Somerset, at a maximum of £3 extended in most areas until March 2027
- **First Bus Somerset Changes**:
  - **Short Hops**: Journeys under 3 miles cost £2.40.
  - **Longer Journeys**: Max out at £3, aligning with the national cap.
  - **Child Fares**: Half the adult single fare.
- **Tap On Tap Off**: Using contactless, you automatically get the best fare, with daily and weekly caps ensuring you never pay more than the zone limit.
- **Fare Zones**: Simplified into Taunton, Yeovil, Bridgwater, and Network zones for easier understanding.

How to Check Fares:

- Use the **First Bus app** or website to plan journeys and see specific prices.
- Check the Think Travel website for general updates and participating operators.
- The current Timetable for the 58 route from Wincanton to Yeovil via Templecombe can be found at: https://www.firstbus.co.uk/somerset/plan-journey/timetables.