

Dear Mrs Heggarty  
**Stage 2 Complaint**  
**The Town and Country Planning Act 1990 (as amended)**  
**Planning Application Reference 18/01536/OUT**  
**Land OS 0020, Tellis Cross, East Coker**

I refer to your letter received 2 January 2020 in response to Mr Fox's letter of 3 December 2019. Your complaint is now being dealt with under Stage 2 of our Complaints Procedure where I respond as Director.

It is unclear from your email of 2 January what part of the complaint you took issue with that required escalation to Stage 2. From what I can see from your original email of 18<sup>th</sup> November the main concern was the Neighbourhood Plan had not been given adequate weight in the officer report. I would agree that the report does not go through, policy by policy, the impact of the proposal.

However, I note that there was a detailed response to the Parish questions preceding the Committee and these are on the SSDC website. I refer specifically to the long response to all the points made by East Coker Parish Council from Linda Hayden. Further, the report appendix contained the Parish's further comments. From my review of the Neighbourhood Plan I can see the key policy objective from the NP was the retention of the play area in accordance with the NP Policy ECCF1. I note that the NP does not identify Tellis Cross as a Local Green Space. The land ownership issues around this are explained in the report, as does how the planning application and subsequent dedication of part of the site for play area makes the retention of the play area and policy objective achievable. The report balances this with the other considerations that the Planning Authority is obliged to consider, notably housing supply. As such I can add little more to the account of the situation outlined in our letter dated 3 December.

I do hope the Parish Council can accept the outcome of this application and move to work positively with the developer and our officers to facilitate the redevelopment of the play area and safeguard its long term future for the benefit of those children of Tellis Cross, current and future, whom would benefit from this facility. Our officers are very willing to work with you and your Council and if you feel a meeting would be useful, please let me know. Please contact Tim Cook [tim.cook@southsomerset.gov.uk](mailto:tim.cook@southsomerset.gov.uk) as the first point of contact if you wish to pursue this route. He is only too willing to assist. As you may know, the final stage of our complaints procedure, should you remain dissatisfied, is referral to the Local Government Ombudsman, PO Box 4771, Coventry, CV4 0EH (tel: 0300 061 0614) for an independent assessment of our actions. We will of course co-operate fully in any formal investigation.