

**HOUSING DELIVERY
BRIMSMORE KEY SITE, THORNE LANE, YEOVIL
CHARLES BISHOP LIMITED
14 June 2021**

I am writing in response to your request for an update of forecast housing delivery at Brimsmore.

Background

Charles Bishop Limited is the lead developer on the Brimsmore Key Site and has been trading in South Somerset for over 50 years. During this time, the company has built over 1200 units in the District, including over 600 in Yeovil itself.

Brimsmore – The Present Position

The forecast total number of units at Brimsmore is 980 dwellings, made up as follows:

Dwellings Built and Occupied	180
Dwellings under construction	45
Further land about to be released to Wyatt Homes	20
Outstanding Reserved Matters Approvals	659
<u>Outstanding Outline Approvals without RMA</u>	<u>73</u>
<u>Total forecast dwellings on Site</u>	<u>977</u>

The Internal Link Road

Wyatt Homes, the primary Brimsmore housebuilder, has been producing an exemplary product at Brimsmore. However, overall delivery at the site has been hampered by the need to construct significant community infrastructure in the form of an Internal Link Road which will connect Western Avenue (in the west) to the Brimsmore Tree Cottage Roundabout (at the east). To date, approximately 25% of this road is in place, from Western Avenue up to and including the Westgate Roundabout.

With a Homes England HIF grant offered in 2020, construction of the Link Road was planned for 2021- Spring 2022. This unfortunately has been delayed by one year due to Covid 19, but is now underway again, with completion of the Link Road now forecast for March 2023

The Oval Amendment

As a separate matter, submission of an application to amend some details of the dwellings around the planned Oval on the western side of the site is imminent. This will allow Wyatt Homes to increase their delivery to around 75 dwellings in the 2022-23 period.

Delivery

The key to increasing long term housing delivery to the levels one would normally expect from a site the size of Brimsmore in Yeovil is the completion of more of the Link Road. Once the road reaches Eastgate Square, and is around 75% complete, the whole site opens up and building can progress in a number of locations simultaneously.

A review of the plan shows various pockets of housing on either side of the Link Road which would all become available to start once the central section of the road is in place.

With the Link Road in place, we envisage the establishment of a second sales outlet at the eastern end of the site (possibly under the Charles Bishop name), with each of the two outlets delivering around 50 units each per year. This would equate to around 35 private and 15 affordable units per outlet per year (with the AH units not being subject to the vagaries of the market).

Summary

In total, this would translate to a steady delivery of circa 100 units per annum from 2023-24 onwards, which I would see continuing until the site is built out in around 2031.

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For Charles Bishop Limited