

South Somerset District Council

Site Delivery Evidence Base 2021

Address: Brimsmore Key Site, Thorne Lane, Yeovil (also known as Land North of Thorne Lane, Yeovil)

Proposal: Mixed use development providing approx. 830 dwellings, primary school, nursery school/crèche, care/nursing home, offices/commercial, local centre with shops, public house, cafe/coffee shop, surgery, place of worship and community hall, link road between Western Avenue and Brimsmore House, improvement works to the local highway network, public open space, structural landscaping, woodland area and alterations to Brimsmore Tree Cottage.

Planning Application Number	Application Type (i.e. Outline, Full etc)	Approval Date (including Reserved Matters if applicable)	Outstanding Reserved Matters submissions	Description and dates of discharge of conditions (emphasis on pre-commencement + drainage/phosphate related)	Outstanding conditions to satisfy	Outstanding S106 obligations (focus on pre-commencement/phosphate related)	Construction commencement date (if known/record of position from site visit)	Total No. of dwellings consented	Total No. of dwellings completed to date (annual delivery as confirmed by developer/site rep)	Located within Phosphates Area Y/N
05/00753/OUT 16/00978/REM 17/04400/REM 17/03214/REM (completed 31 dwellings)	Outline and reserved matters	05/00753/OUT – 09/08/07 16/00978/REM – 27/07/18 17/04400/REM – 27/07/18	None	Phase by phase discharge of 05/00753/OUT and 17/04400/REM. Latest decision Area W, 20/01829/DOC and 20/01830/DOC (16/07/2021)	None	N/A	Completions commenced in 2015	902	183	Yes

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	39
22-23	60
23-34	80
24-25	80
25-26	80
26-31	400
31-36	55

Audit Trail (to be evidenced by emails and notes of conversations)

Issue	Method and timescale for resolution
Phosphates Impact Mitigation Measures	Overarching sewage condition discharged for whole site under 05/00753/OUT, further details received on phase by phase basis
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Unknown, phase by phase (but not impacted by phosphates)
Details of anticipated trajectory.	See Large Sites Survey response 2021 below. Year 3 has been reduced by 20 dwellings to be more consistent with the remainder of the trajectory.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	Preparatory work for a commencement of the construction of the Link Road is well advanced. An order is about to be placed for the undergrounding of the 33kv cables which cross the site. The current plan is to have the Link Road works sufficiently advanced to allow the cables to be laid in the part-built road in Summer 2022, with completion of the Link Road itself scheduled for Spring 2023 (see email below).

Site photographs taken in July 2021



Discharge of Conditions Letters



South Somerset District Council
www.southsomerset.gov.uk

Mr Julian Gumbrecht
Wyatt Homes

Date: 16 July 2021

Your Ref :

Via email:

Our Ref : 20/01830/DOC and 17/04400/REM

email

Dear Julian

Re: AREA W, Land To The North Of Thorne Lane, Brympton, Yeovil BA21 3PR

20/01830/DOC - Discharge of conditions No.02 (materials), No.04 (landscaping and boundaries), No.08 (surface water), No.09 (noise acoustics), No.10 (levels), No.11 (waste storage and routes), No.12 (landscape management plan) and No.13 (design) of planning application 17/04400/REM

AREA W

I refer to your application of 1 July 2020 and your subsequent emails of 02/07/2020, 10/09/2020, 12/10/2020, 19/10/2020, 18/11/2020, 23/11/2020, 22/12/2020, 04/01/2021, 14/01/2021, 30/01/2021 and 04/05/2021.

Listed in the table below are the conditions that require formal written consent from this authority. The conditions have been assessed based on the information provided with your discharge of conditions application and as such should be fully carried out in accordance with the information provided unless otherwise indicated in the table below.

Condition no.	Comments
02 (materials)	The details submitted are acceptable - DISCHARGED
04 (landscaping and boundaries)	The details submitted are acceptable - DISCHARGED
08 (surface water)	The details submitted are acceptable - DISCHARGED
09 (noise acoustics)	The details submitted are acceptable - DISCHARGED
10 (levels)	The details submitted are acceptable - DISCHARGED
11 (waste storage and routes)	The details submitted are acceptable - DISCHARGED

If you need this information in large print, Braille, audio or another language, please contact us at the address below

PO Box 5421, Yeovil, BA20 8GU
Telephone: (01935) 462462

12 (landscape management plan)	The details submitted are acceptable - DISCHARGED
13 (Design)	The details submitted are acceptable - DISCHARGED

Please contact me if you have any queries.

Yours sincerely,

Linda Hayden
Planning Officer



South Somerset District Council
www.southsomerset.gov.uk

Mr Julian Gumbrecht
Wyatt Homes

Date: 16 July 2021

Your Ref :

Via email:

Our Ref : 20/01829/DOC and 05/00753/OUT

email

Dear Julian

Re: AREA W, Land To The North Of Thorne Lane, Brympton, Yeovil BA21 3PR

20/01829/DOC - Discharge of conditions No.02 (phasing), No.05 (archaeology), No.06 (estate detail), No.07 (street lighting), No.09 (communal parking), No.10 (CEMP), No.11 (sewage infrastructure), No.12 (scheme of oil and petrol discharge), No.13 (surface water), No.16 (ecology), No.17 (open spaces), No.19 (contamination), No.20 (air quality mitigation), No.21 (cycle ways), No.22 (parking), and No.23 (landscaping) of planning application 05/00753/OUT.

AREA W

I refer to your application of 1 July 2020 and your subsequent emails of 02/07/2020, 10/09/2020, 12/10/2020, 19/10/2020, 18/11/2020, 23/11/2020, 22/12/2020, 04/01/2021, 14/01/2021, 30/01/2021 and 04/05/2021.

Listed in the table below are the conditions that require formal written consent from this authority. The conditions have been assessed based on the information provided with your discharge of conditions application and as such should be fully carried out in accordance with the information provided unless otherwise indicated in the table below.

Condition no.	Comments
02 (phasing)	Previously discharged (05/10/2020)
05 (archaeology)	The details submitted are acceptable - DISCHARGED
06 (estate detail)	Can be considered discharged subject to technical agreement from County Highway Authority
07 (street lighting)	The details submitted are acceptable - DISCHARGED
09 (communal parking)	The details submitted are acceptable - DISCHARGED
10 (CEMP)	The details submitted are acceptable - DISCHARGED

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PO Box 5421, Yeovil, BA20 9GU
Telephone: (01935) 462462

11 (sewage infrastructure)	Previously discharged
12 (scheme of oil and petrol discharge)	The details submitted are acceptable - DISCHARGED
13 (surface water)	The details submitted are acceptable - DISCHARGED
16 (ecology)	The details submitted are acceptable - DISCHARGED
17 (open spaces)	The details submitted are acceptable - DISCHARGED
19 (contamination)	The details submitted are acceptable - DISCHARGED
20 (air quality mitigation)	The details submitted are acceptable - DISCHARGED
21 (cycle ways)	The details submitted are acceptable - DISCHARGED
22 (parking)	The details submitted are acceptable - DISCHARGED
23 (landscaping)	The details submitted are acceptable - DISCHARGED


Please contact me if you have any queries.

Yours sincerely,

Linda Hayden
Planning Officer




Hadyn Beazer - Wyatt Homes FD [REDACTED]

 Jo Wilkins

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RE: South Somerset Large Sites Survey 2021

 You replied to this message on 10/09/2021 08:09.

 LSS Form_Brimsmore_09-Sep-21_signed.pdf
127 KB

Jo

Following our call this morning, I have attached the completed survey for Brimsmore.

As discussed, the attached survey has been completed with the landowners' input, as the land is drawn down by the developer on a 'phase by phase' basis.

We also discussed providing an update on the Link Road:

Preparatory work for a commencement of the construction of the Link Road is well advanced. An order is about to be placed for the undergrounding of the 33kv cables which cross the site. The current plan is to have the Link Road works sufficiently advanced to allow the cables to be laid in the part-built road Summer 2022, with completion of the Link Road itself scheduled for Spring 2023.

Please let me know if you need anything else.

Kind regards
Hadyn



Hadyn Beazer

Finance Director



Wyatt Homes

1 Parkstone Road, Poole, Dorset, BH15 2NN



Web: www.wyathomes.co.uk

South Somerset District Council

Large Site Survey 2021

Planning Application Number:

Address:

Proposal:

Planning Application Number	Total number of dwellings completed	Date Construction Commenced	Number of Dwellings Completed 2020/21	Total number of dwellings remaining to be delivered	Number of units to be delivered in 2021/22	Number of units to be delivered in 2022/23	Number of units to be delivered in 2023/24	Number of units to be delivered in 2024/25	Number of units to be delivered in 2025/26	Number of units to be delivered in 2026/31	Number of units to be delivered in 2031/37
05/00753/O UT (830 units) + 147 (additional units, advised by landowner) = 977 units	183	2013/2014	10 (included within the 183 units)	794	39	60	100	80	80	400	35 (balance)

Comments about Delivery Is delivery likely to be impacted by outstanding issues such as Phosphates mitigation measures, infrastructure requirements or discharge of pre-commencement conditions? Please tick any relevant issues. What do you estimate to timescale to be to resolving these?

Issue	Please Tick if Relevant	Method and timescale for resolution
Phosphates Impact Mitigation Measures	n/a	
Infrastructure Requirements such as a New Road/ Junction	Yes	New Link Road
Other Section 106 Requirements/ Completion.	Yes	As set out in the Agreed S106
Discharge of Conditions	Yes	These are discharged as each Phase is built, as set out in O/L planning consent, and Reserved

		Matters. No issues with these.
Availability of Building Materials and/or Labour	Yes	These are monitored on a phase basis. At present there are no issues with supply.
Site Ownership Constraints	None	
Market Factors	OK at present	
Other	None	

Please complete the Section below

General Data Protection Regulation (GDPR)

We will use the details of sites submitted to inform the formulation of the Five-Year Housing Land Supply Report, which will in turn be made publically available. Personal details (name and contact details) will NOT be made publically available but will be kept in a secure database and used by Officers of the Council for reasons such as to request further information if necessary. Personal data will not be sold and will not be used for any other purpose. If necessary submitted forms will be used as evidence, for example in the process of dealing with planning appeals and a summary of the responses received will be published alongside the Five-year Housing Land Supply Report.

All information submitted will be kept for such time as is relevant for this purpose and/or until the record is no longer required – for example when the site has been completed or superseded by a subsequent survey.

Please confirm you give your consent to the above use of your contact details (✓)

All data will be processed in accordance with the GDPR. The Council's Privacy Policy can be found on our website here: <https://www.southsomerset.gov.uk/your-council/data-protection-and-freedom-of-information/privacy-and-data-protection/>

Signed:



Date: 8/9/21

Contact details:

