

South Somerset District Council
Site Delivery Evidence Base 2021
Address: Land at Cherry Pie Lane, Sparkford

Proposal: Reserved matters seeking approval of appearance, landscaping, layout and scale for the construction of 36 dwellings and associated infrastructure pursuant to outline planning permission 18/00810/OUT

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
18/00810/OUT 20/00825/REM	Outline Reserved Matters	30/07/19 07/01/21	No	None	09 (materials) 12 (Highways) 17 (visitor parking spaces)	None	N/A	36	0	Y

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	36
22-23	
23-34	
24-25	
25-26	
26-31	
31-36	

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

Issue	Method and timescale for resolution
Phosphates Impact Mitigation Measures	Eg. On or Off site solution or unnecessary as no relevant conditions to be discharged. No issues to address.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Application to discharge condition 9 (materials) expected in October 2021.
Details of anticipated trajectory.	Large Site Survey Response – see below.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	Enforcement – allegations regarding heights of dwellings being investigated but should not impact on delivery.

Large Sites Survey Response

South Somerset District Council

Large Site Survey 2021

Planning Application Number: 20/00825/REM

Address: Land At Cherry Pie Lane Cherry Pie Lane Sparkford Yeovil Somerset

Proposal: 36 Dwellings

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
20/00825/REM	0		0	36	36	0	0	0	0	0	0

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		
Infrastructure Requirements such as a New Road/ Junction	✓	Protracted negotiations with Somerset Highways
Other Section 106 Requirements/ Completion.		
Discharge of Conditions		
Availability of Building Materials and/or Labour	✓	Building supplies constrained
Site Ownership Constraints		
Market Factors		
Other	✓	COVID-19

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: 17th September 2021

Contact details: jake.gresswell@lovell.co.uk