

South Somerset District Council
Site Delivery Evidence Base 2021

Address: Crewkerne Key Site, Land East of Crewkerne between A30 and A356, Yeovil Road, Crewkerne

Proposal: Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements (05/00661/OUT).

Development comprising 203 dwellings, the first section of the Crewkerne link road, drainage and service infrastructure, landscape and ecological mitigation measures (Phase 1 reserved matters of 05/00661/OUT – 13/02201/REM).

Outline development of up to 110 houses, 60 bed nursing home, up to 2 hectare of employment land, vehicular access from Station Road and Blacknell Lane (southern phase 14/02141/OUT)

Section 73 application to amend the approved plans condition (no. 26) of planning consent 14/02141/OUT to amend the highway plans and the provision of supplemental environmental statements to reflect such changes (19/03483/S73)

Reserved Matters planning application following Outline approval 14/02141/OUT and amended under 19/03483/S73 for up to 110 residential dwellings (Use Class C3) including layout, scale, appearance and landscaping (20/00149/REM)

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 Phosphate Area Y/N
Phase 1 05/00661/OUT 13/02201/REM Southern Phase 14/02141/OUT 19/03483/S73 20/00149/REM	Outline Reserved Matters Outline Section 73 Reserved Matters	04/02/13 20/09/13 31/03/17 04/09/20 21/03/21	No reserved matters submitted for 60 bed nursing home.	05/00661/OUT 13/00650/DOC - Application to discharge conditions No. 03 (Phasing), 05 (Design Code), 06 (Landscape & Ecological Management Strategy), 07 (Landscape Planting Strategy) and 08 (Waste Management Plan) of permission 19 19/03483/S73 and 20/00149/REM Conditions 05 (Landscape & Ecological Management Strategy), 18 (Slow worm mitigation plan) 20 (Bat Surveys) 22 (Precautionary measures relating to protected species) 23 (Biodiversity mitigation phasing) Discharged 29/07/21. Letter of 30/07/21 below set out the status of all conditions. Condition 09 (Archaeology) discharged 12/08/21 All pre-commencement conditions discharged in full or part.	19/03483/S73 and 20/00149/REM There is a final detailed approval for surface water drainage required following meeting with LLFA in August 2021.	The only pre-commencement obligation relates to badger survey and protection work currently underway to secure the necessary Natural England licence.	N/A	635 (plus 60 bed nursing home)	0	Y

Site Trajectory Table
13/02210/REM

Anticipated Trajectory (to completion)	
21-22	
22-23	
23-34	50
24-25	50
25-26	50
26-31	250
31-36	125

20/00149/REM

Anticipated Trajectory (to completion)	
21-22	10
22-23	50
23-34	50
24-25	
25-26	
26-31	
31-36	

Audit Trail (to be evidenced by emails and notes of conversations)
13/02210/REM

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. 13/0220/REM – developer has confirmed that they are currently working on securing a solution
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Developer confirmed through communication on the 2021 Large Site Survey that they will be submitting a full planning application on Phase 2, 525 units, by the end of 2021 with a view to deliver 50 dwellings per year for the next 10 years (starting in 2022).
Details of anticipated trajectory.	See below.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	

20/00149/REM

Issue	Method and timescale for resolution
Phosphates Impact Mitigation Measures	On-site solution agreed.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	DOC 21 02056/DOC1 discharged except for 2 nd part of surface water management condition with ongoing clarification of detail underway.
Details of anticipated trajectory.	See below.
Details of any other factors impacting upon delivery (infrastructure etc.), proposed solutions and timeline for resolution.	Taylor Wimpey are progressing S38/S.278 agreements.

Larges Sites Survey 2021


Greg Nurse - TW Exeter <[REDACTED]>

 Tessa Saunders

RE: Large Site Survey - Crewkerne Key Site

20/00149/REM and 13/02201/REM

We are working on it Tessa. Currently looking at Australian reed beds, fallowing and purchasing credits but it's not easy!

Regards
Greg Nurse Taylor Wimpey Exeter
4 Capital Court, Sowton Industrial Estate, Exeter, Devon, EX2 7FW

[REDACTED]

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From: Tessa Saunders <[REDACTED]>

Sent: 20 September 2021 10:09

To: Greg Nurse - TW Exeter <[REDACTED]>

Subject: RE: Large Site Survey - Crewkerne Key Site 20/00149/REM and 13/02201/REM

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Hi Greg

Many thanks for this useful summary. Can I state that you are confident in securing an on-site solution for phosphates given the projected delivery timetable for Phase 2?

Best wishes

Tessa

From: Greg Nurse - TW Exeter [redacted]
Sent: 20 September 2021 10:03
To: Tessa Saunders [redacted]
Subject: RE: Large Site Survey - Crewkerne Key Site 20/00149/REM and 13/02201/REM

Hi Tessa,
 Yes a little busy to fill in forms however we plan to deliver the 110 houses on Phase 1 by December 2023, 17 affordable.
 We will be submitting a full planning application on Phase 2, 525 units, by Xmas this year, minimum 33 affordable, although are potentially looking at upping this number of affordable.
 We estimate to then start Phase 2 (525) summer of 2022, delivering approx. 50 houses a year for the next ten years.
 Hope this helps.

Regards
 Greg Nurse Taylor Wimpey Exeter
 4 Capital Court, Sowton Industrial Estate, Exeter, Devon, EX2 7FW
 [redacted]
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Discharge of Conditions



Mr Danks	Date: 26/07/2021
Via email	Your Ref: 21/02056/DOC
	Our Ref: John Hammond
	Ask For: John.hammond@southsomerset.gov.uk
	E-mail: uk

Dear Mr Danks,

Re: Discharge of conditions for applications 19/03483/S73 and 20/00149/REM – Mullions, Crewkerne Key Site

I am writing further to your application to discharge conditions in respect of the above outline and reserved matters planning permissions. Listed in the table below are the conditions that are capable of being discharged at this time. 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
10 Construction and Environmental Management Plan. (CEMP)	The revised CEMP issued to the planning authority by your client on Friday 23 rd July 2021 addresses the concerns initially raised by the County Highways Authority. As such the requirement to submit and secure approval for this document is discharged. Ongoing compliance with this approved document is a requirement of Condition 10.
13 Contamination Scheme	<p>The submissions in respect of this condition are noted and accepted. It is noted that:</p> <ul style="list-style-type: none"> • Full Radon measures are required • CIRIA CS-2 ground gas situation is assigned to the site. • Barrier pipe system is required. <p>There are varied gas preclusion measures available to meet the CS-2 gas preclusion requirements and could involve the radon preclusion measures required.</p> <p>A verification report should be compiled that outlines that the remedial measures proposed have been carried out to a suitable standard and to manufacturer's specifications. This would include independent verification that the gas preclusion measures have been installed to standard with confirmation from the local water authority of the types of barrier pipe to be used and documentation that the barrier pipes have been installed (photographic).</p>

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	<p>As per the recommendations of the report a watching brief should be utilised and should unexpected contamination be discovered, that it is investigated, risk assessed and remediated appropriately.</p> <p>The investigation/characterisation aspects of the contaminated land condition are discharged with the remediation and verification aspects remaining live until a verification report/letter report is submitted and approved.</p>
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Should you wish to discuss the contents of this letter further then please do not hesitate to contact this office.

Yours sincerely,

J Hammond

John Hammond
 Principal Specialist – Development Management

Mr Danks

Via email

Date: 29/07/2021
 Your Ref:
 Our Ref: 21/02056/DOC
 Ask For: John Hammond
 E-mail: John.hammond@southsomerset.gov.uk

Dear Mr Danks,

Re: Discharge of conditions for applications 19/03483/S73 and 20/00149/REM Crewkerne Key Site

I am writing further to your application to discharge conditions in respect of the above outline and reserved matters planning permissions. Listed in the table below are the conditions that are capable of being discharged at this time. 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
5 Landscape & Ecological Management Strategy	The LEMS submitted on 16 th July 2021 provides sufficient detail and accuracy to meet the purpose of this document, in accordance with the first paragraph of condition 5. As such, the requirement to submit and secure approval for this document is discharged. Ongoing compliance with this approved document is a requirement of Condition 5, as is the submission and agreement upon supporting documents for further phases as outlined in LEMS and in paragraph 2 of Condition 5.
18 Slow worm mitigation plan	A reptile translocation has been undertaken within the Outline Site (plus drainage area) in 2019 to move reptiles to an area outside of the entire development footprint. The translocation continued until five consecutive visits of zero capture were reached. Captured reptiles and amphibians were moved to a receptor site outside of future construction zones to the east of the Spine Road. This receptor site was enhanced for reptiles through the installation of several hibernacula to increase carrying capacity. Reptile exclusion fencing will be maintained until construction is completed unless the habitats within the site are deemed sufficient to deter reptiles from entering the working area. As such, the requirement to submit and secure approval for this condition is discharged. The applicant is requested to provide written updates to confirm the approved mitigation plan is being followed.
20 Bat surveys	The documents provided refers to two tree that have potential to support bats. The documents provide adequate information to inform SDC opinion that legal requirements (additional surveys for bats and retention of trees) have been undertaken. As such, the requirement to submit and secure approval for this condition is discharged.

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22 Precautionary Measures relating to protected species	The Landscape and Ecological Management Strategy (LEMS) and the Landscape and Ecological Management Plan (LEMP) provide adequate information and a sufficiently detailed methodology to satisfy SSDC that condition 22 can be discharged for phase 1 of this development. As such, the requirement to submit and secure approval for this document is discharged.
23 Biodiversity mitigation phasing	The LEMS, CEcoMP and LEMP provides adequate information and a sufficiently detailed methodology to satisfy SSDC that condition 23 can be discharged for phase 1 of this development. As such, the requirement to submit and secure approval for this document is discharged.
19 Securing Natural England licence - badgers	There is no requirement to secure consent from the planning authority in relation to this condition.
21 Hedge, scrub and tree removal	There is no requirement to secure consent from the planning authority in relation to this condition.

Should you wish to discuss the contents of this letter further then please do not hesitate to contact this office.

Yours sincerely,

J Hammond

John Hammond
 Principal Specialist – Development Management

Mr Danks

Via email

Date: 30/07/2021

Your Ref:

Our Ref: 21/02056/DOC

Ask For: John Hammond

E-mail: John.hammond@southsomerset.gov.uk

Dear Mr Danks,

Re: Discharge of conditions for applications 19/03483/S73 and 20/00149/REM Crewkerne Key Site

I am writing further to your application to discharge conditions in respect of the above outline and reserved matters planning permissions and my letters of 26th and 29th July. Listed in the table below are the conditions that are capable of being discharged at this time. 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
1 Submission of reserved matters	This has been discharged by reason of the approval of reserved matters application 20/00149/REM
2 Housing numbers	The approved reserved matters approval 20/00149/REM is limited to 110 dwellings and complies with this condition.
3 Phasing programme	The site phasing is set out at drawing 13072 0100 A together with drawings 18 138 SK21C, SK22C and SK23C. These details provide sufficient information to discharge the provisions of this condition. It is noted that a further consent for works to the ordinary water course will be required aside from the discharge of conditions through other legislation.
4 Phasing Reserved Matters applications	The application 20/00149/REM comprises a single phase of development and discharges this condition.
5 LEMS	The LEMS comprised a part of the approved Reserved Matters application 20/00149/REM. This condition is discharged.
6 Landscape planting strategy	The landscape planting strategy for the site as well as the SUDs attenuation formed a part of the approved Reserved Matters application 20/00149/REM. There is a requirement for a revision to the landscape plan as it relates to the Station road boundary however this does not alter the discharge of this condition.
7 Waste Management	The Waste Management Plan comprised a part of the approved Reserved Matters

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Plan	application 20/00149/REM. This condition is discharged.
8 Junction construction details	This requires approval prior to commencement of construction of this part of the site only and does not comprise a pre-commencement condition.
9 Archaeological Works	A formal response from the County Archaeologist is awaited
10 CEMP	Approved by letter dated 26 th July 2021
11 Surface Water Drainage Scheme	The submitted scheme generally accords with the Flood Risk Assessment and includes measures to prevent run off of surface water from private plots onto the highways. As such the condition is partially discharged, however further technical approval from the Lead Local Flood Authority is required prior to commencement of works to provide the surface water drainage scheme as is Land Drainage consent under separate legislation.
12 Surface Water management	This is not a pre-commencement condition.
13 Contamination	This is a phased condition and the requirements that need to be approved prior to the commencement of development have been discharged
14 Contamination (Precautionary)	This relates to mitigation required during construction and is not a pre-commencement condition.
15 Streetlighting	This limits column heights and is not a pre-commencement condition
16 Estate roads	This condition requires approval prior to works to construct those roads commencing. This is not therefore a pre-commencement condition.
17 Road construction phasing	A phasing rather than pre-commencement condition
18 Slow worm protection	The provisions of this condition were discharged by letter of 29 th July 2021

19 Badger habitat and protection.	The details submitted are sufficient to discharge the condition (See letter of 29 th July 2021) however the condition also requires the applicant to secure a licence from Natural England under separate legislation.
20 Roosting bats survey	The details submitted were discharged by letter of 29 th July 2021.
21 Doormouse habitat protection	The details submitted were discharged by letter of 29 th July 2021. The condition requires a secondary approval by the planning authority of the Licence issued by Natural England. For the purposes of this secondary provision the condition is considered to be discharged to enable Natural England to determine the Licence application.
22 Precautionary protection measures	The details submitted were discharged by letter of 29 th July 2021.
23 Biodiversity enhancement	The details submitted were discharged by letter of 29 th July 2021.
24 Travel Plan	This is a pre-occupation condition
25 Noise Management	This submission (with amendments) was approved as a part of the Reserved Matters approval 20/00149/REM.
26 Approved	The approved plans have been amended by Non Material Minor Amendments reference

Plans	21/01152/NMA and 21/01156/NMA to revise the approved access.
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Should you wish to discuss the contents of this letter further then please do not hesitate to contact this office.

Yours sincerely,

J Hammond

John Hammond
Principal Specialist – Development Management

Mr Danks

Via email

Date: 12/08/2021
Your Ref:
Our Ref: 21/02056/DOC
Ask For: John Hammond
E-mail: John.hammond@southsomerset.gov.uk

Dear Mr Danks,

Re: Discharge of conditions for applications 19/03483/S73 and 20/00149/REM – Crewkerne Key Site

I am writing further to your application to discharge conditions in respect of the above outline and reserved matters planning permissions. The table below confirms the position in respect of Condition 9 and should be read in conjunction with our previous letters in respect of individual conditions. 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
9 Archaeology	The South West Heritage Trust has now confirmed that the evidence submitted in respect of Condition 9 is sufficient for their purposes and therefore this condition can be discharged.

Should you wish to discuss the contents of this letter further then please do not hesitate to contact this office.

Yours sincerely,

J Hammond

John Hammond
Principal Specialist – Development Management