

South Somerset District Council
Site Delivery Evidence Base 2021
Address: Land Adjacent Foxes Run Bridgwater Buildings Castle Cary

Proposal: Erection of 27 No. dwellings with associated access, roads, footways, parking, drainage and landscaping

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
16/03447/FUL	Full	Allowed at appeal – 26/04/19	No	Not discharged Pre-commencement conditions: 06 (CEMP) 07 (highways) 12 (surface water) 13 (vegetation and ground works) 15 (pedestrian/cycle link) 16 (highways agreement)	6, 7, 12, 13, 15 & 16	Unilateral undertaking	Not started	27	None	Y

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	
22-23	
23-34	17
24-25	10
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. Approval was prior to phosphates issue, but condition 12 requires surface water details which could require phosphate mitigation.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Details need to be submitted by 26 April 2022

Details of anticipated trajectory.	See email from Abri below.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	Correspondence on file suggests that there could be some ownership issues. Could be concerns relating to the drainage and impact of phosphates, details of which are required by planning condition.

Photograph July 2021



Trajectory

From: Diarmad Perry [REDACTED]
Sent: 13 September 2021 10:58
To: Jo Calvert [REDACTED]
Cc: Louise Lote [REDACTED]
Subject: RE: Foxes Run, Castle Cary

Hello Jo
Foxes Run reserved matters planning permission is for 27 new properties
Under the unilateral Undertaking 3 of those properties are to be Social Rent with the remaining 24 for Outright Sale.

We are working to discharge the pre-commencement conditions with Markey construction with a view to securing a material start onsite before the 26 April 2022.
If we are not able to discharge the conditions and secure the start the planning will expire.

We are exploring options but may choose to deliver the 24 Outright Sale properties as Shared Ownership with grant on the whole site.
If we are successful in planning then site delivery would be complete in early 2023.

Kind regards
Diarmad

Diarmad Perry
Land Manager

Abri
Lupin Way | Yeovil | Somerset | BA22 8WN
[REDACTED]