

**South Somerset District Council**
**Site Delivery Evidence Base 2021**
**Address:** Land at Dancing Lane, Wincanton

**Proposal:** Erection of 23 dwellings with associated works

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
17/02643/OUT 19/01550/REM  21/02533/S73	Outline Reserved Matters Section 73 – condition 1 (approved plans)	11/05/18 19/05/20  Pending	No	No pre-commencement conditions-	Condition 02 – above ground level (materials – bricks) and condition 06 (location of electricity sub-station)	None	N/A	23	0	Y


**Site Trajectory Table**

Anticipated Trajectory (to completion)	
21-22	11
22-23	12
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 mitigation necessary.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	S73 application out for public consultation September 2021.
Details of anticipated trajectory.	Work due to commence on 10/09/21. See Commencement Notice below. Based on Large Sites Survey response 2021 (see below).
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	None.

Commencement Notice – received 23/08/21

 **South Somerset District Council**

Development Management  
The Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT  
Telephone: (01935) 462462  
Website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

*Simon Fox – Lead Specialist – Planning*

Town and Country Planning Act (as amended) 1990

**NOTICE OF COMMENCEMENT**

You are requested to notify the Planning Authority **21 days** prior to commencement of development or use of land approved under planning permission **19/01550/REM**.

Many planning permissions have conditions imposed upon them which require the submission of details prior to commencement of development or use of land. Failure to comply with such conditions prior to commencement may mean that the development becomes the subject of enforcement action by the Council.


Please ensure you notify the Planning Authority prior to starting work (see form below for your convenience).

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**NOTICE OF COMMENCEMENT – RETURN FORM**  
*please return this completed form to*

To: Development Management, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT  
Planning Permission: **19/01550/REM** Case Officer **Stephen Baimbridge**

It is intended to implement the above planning permission on:

Date: 10 / 9 / 21 Signed:  Print: J. NEWMAN

Address: QDOS HOMES LTD, [REDACTED]  
[REDACTED]

Phone Number: [REDACTED] Email: [REDACTED]

APPLICANT: Qdos Homes  
DESCRIPTION: Reserved Matters application for the erection of 23 dwellings with associated works.  
LOCATION: Land At Dancing Lane Wincanton Somerset BA9 9DE

23 AUG 2021  
POSTROOM

Large Site Survey Response 2021.

## South Somerset District Council

### Large Site Survey 2021

Planning Application Number: 19/01550/REM

Address: Land at Dancing Lane, Wincanton BA9 9DE

Proposal: Erection of 23 Dwellings and associated works

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
19/01550/REM	0	October 2021	0	23	11	12	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	✓	Details submitted; approvals sought within 3 months
Other Section 106 Requirements/ Completion.	✓	Revision to agreement submitted. Agreement expected in next 2 weeks
Discharge of Conditions	✓	Submitted, approvals expected within 3 months
Availability of Building Materials and/or Labour	✓	Impact currently unknown of material supply problems
Site Ownership Constraints		
Market Factors		
Other	✓	Delivery dependant on turnaround of approvals listed above

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: P Newman

Date: 9<sup>th</sup> September 2021

Contact details: [REDACTED]