

South Somerset District Council
Site Delivery Evidence Base 2021

Address: Land at Lufton key Site, Land west of Boundary Road, Yeovil

Proposal: Housing led mixed use development to provide approx. 620 dwellings, local neighbourhood centre and primary school site reservation on Lufton Key Site

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
05/00931/OUT 10/01875/REM 18/00586/FUL	Outline and reserved matters	05/00931/OUT – 18/05/07 10/01875/REM – 15/03/12 18/00586/FUL – 03/05/19	No	Phase by phase. No foul water condition on outline. LLFA have recently agreed surface water on discharge of condition for Phase 4 (20/01267/DOC)	Phase 4 On going under (20/01267/DOC)	N/A	Completions started in 2014	700 (some overlapping of permissions)	403	Yes

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	50
22-23	50
23-34	50
24-25	50
25-26	50
26-31	45
31-36	

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

Issue	Method and timescale for resolution
Phosphates Impact Mitigation Measures	N/A
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	N/A
Details of anticipated trajectory.	No Large Sites Survey response received. Site office visited on 14/09/21 and Site Manager stated that 50 plots are under construction and 295 are to be delivered in the next phases. The trajectory in the site schedule is considered to be reasonable on the basis of the information provided. Significant activity on site.

Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.

N/A

Site photographs taken in May and July 2021



Discharge of surface water condition

Somerset County Council
County Hall, Taunton
Somerset, TA1 4DY



SITE: Land at Lufton Lufton Yeovil Somerset BA22 8SX

DESCRIPTION: DOC for the erection of 696 dwellings, a local neighbourhood centre incorporating retail/office space with associated highway, drainage and landscaping (Revised Scheme).

APPLICATION NO: 20/01267/DOC

GRID REFERENCE: 351985, 116577

APPLICANT: Abbotsdale Homes/Taylor Wimpey/Barratt/ Permission Homes

AGENT: RPS Planning

DATE OF THIS RESPONSE: 1/07/2021

Lead Local Flood Authority (LLFA) Comments

Thank you for consulting the LLFA on this application.

This response is related to previous LLFA comments provided on the 22/09/2020 in relation to the applicant seeking to discharge Condition 8 for phase 4, which relates to surface water drainage, set against planning ref. 10/01875/REM. Condition 8 reads as follows:

" 8. No development on any particular phase of development shall be commenced until details of surface water run-off limitation on that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details."

The following documents have been submitted for review as part of this application:

- 042 P05 SW Overall (Network calculations)
- Lufton Overall - GFRR (8.815ha) (Source Control)
- CEMP LUFTON
- CGE06998L_AgustaParkPhs4_LR_Oct2020
- Ground Investigation
- Site Investigation Eastwood - Report on Site Investigation - 130707 - Full Report includes Appendix 1 (Environcheck)

www.somerset.gov.uk

Somerset County Council
County Hall, Taunton
Somerset, TA1 4DY



- 086 003P02 S104 Plan - Phase 1
- 086 2501P06 Drainage Layout
- 086 2502P07 Drainage Layout
- 086 2521P08 S278 Drainage Layout
- 086 2522P09 S278 Drainage Layout
- 042 2501P10 Drainage Layout - Sheet 1
- 042 2502P07 Drainage Layout - Sheet 2
- 042 2503P07 Drainage Layout - Sheet 3
- 042 2504P07 Drainage Layout - Sheet 4
- 042 2610P02 Attenuation Basin Sections
- 042 2521T03 Drainage Layout - Sheet 1
- 042 2522T04 Drainage Layout - Sheet 2
- 042 2523T05 Drainage Layout - Sheet 3
- 042 2541T03 Drainage Layout - Sheet 1
- 042 2542T03 Drainage Layout - Sheet 2
- 1004P01 Proposed Flood Routing Plan Phase 4
- 1006P01 Proposed Flood Routing Plan Phase 4 West
- SFA15B Headwall + SFA1 900 Outfall Safety Grille + 3 Sided Kee Klamp

On the basis the attenuation basin serving phases 3+4 has previously been included to discharge the same condition for phase 3 only, we confirm that the LLFA has no objection to the information submitted now for phase 4 and that it is satisfactory to discharge condition 8.

The application is still subject to the discharge of all relevant drainage conditions, which should be approved by the Local Planning Authority prior to commencement on site.

Yours sincerely,

Flood Risk Management Team

www.somerset.gov.uk