

**South Somerset District Council**
**Site Delivery Evidence Base 2021**
**Address:** Land Os 5439 Part Townsend Green Henstridge

**Proposal:** Up to 130 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point from Woodhayes Way.

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
17/03029/OUT	Outline	Allowed on appeal – 20/11/18	Yes	Pre-commencement conditions: 07 (tree and hedgerow protection) 08 (surface water drainage) 09 (construction management plan) 10 (pedestrian improvements)	All outstanding: 07 (tree and hedgerow protection) 08 (surface water drainage) 09 (construction management plan) 10 (pedestrian improvements)	Pre-commencement open space obligations in S106	N/A	130	N/A	N

**Site Trajectory Table**

Anticipated Trajectory (to completion)	
<b>21-22</b>	
<b>22-23</b>	
<b>23-34</b>	45
<b>24-25</b>	45
<b>25-26</b>	40
<b>26-31</b>	
<b>31-36</b>	

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

Issue	Method and timescale for resolution
Phosphates Impact Mitigation Measures	No phosphate issue outside catchment area.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Pre-app currently in for Reserved Matters (20/00639/PREAPP) officer response to be issued mid –September. REM due for submission in October (see emails of 03/09/21 below).
Details of anticipated trajectory.	Decision expected to be issued by January 2022 (Development Management Case Officer). Trajectory confirmed by agent after consultation with house builder. See emails below.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	N/A

**Likely Submission Dates**

**Sent:** 03 September 2021 13:54

**To:** Trudy Gallagher [REDACTED]

**Subject:** RE: Stalbridge Road, Henstridge 17/03029/OUT and pre app 20/00639/PREAPP

Hi Trudy,

We are working to submit mid October.

In order to achieve this, we must have an application with Barratts David Wilson the end of this month for sign off. These are tight timescales and as such we would really appreciate your written response shortly after our next meeting on the 13th.

Kind regards,

JR

**John-Rhys Davies MRTPI**

Principal Planner

**From:** Trudy Gallagher [REDACTED]

**Sent:** 03 September 2021 12:32

**To:** John-Rhys Davies [REDACTED]

**Subject:** Stalbridge Road, Henstridge 17/03029/OUT and pre app 20/00639/PREAPP

Hi John-Rhys,

I was wondering if you would mind sending me information regarding the timescales of this reserved matters application being submitted and the dates you are working towards. The reason I ask is that our policy department is reviewing our 5YHLS position again in preparation for an upcoming public inquiry and they are putting together evidence to demonstrate that sites will be delivered.

I appreciate we have discussed this before however if I could get confirmation of the latest position by return email to pass onto our policy team, that would be really helpful.

Thank you!

Kind regards,

Trudy

**Trudy Gallagher** MA MRTPI

**Planning Specialist (Development Management)**

Service Delivery

South Somerset District Council

**Large Sites Survey Response – Trajectory**

**From:** John-Rhys Davies [REDACTED]  
**Sent:** 09 September 2021 15:24  
**To:** Jo Wilkins [REDACTED]  
**Subject:** RE: Stalbridge Road, Henstridge 17/03029/OUT and pre app 20/00639/PREAPP

Hi Jo,

Haven't forgotten about this, I have passed on to Barratts David Wilson to provide a more accurate indication of trajectory. We will be submitting an application this Autumn so its likely that a start will be 22-23 by the time RM is approved and conditions are discharged.



Kind regards,

**John-Rhys Davies MRTPI**  
Principal Planner


[REDACTED]  
website: [lrmpanning.com](http://lrmpanning.com)  
twitter: @lrmpanning

Correspondence Address: 22 Cathedral Road, Cardiff CF11 9LJ  
Registered Address: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ



 John-Rhys Davies [REDACTED] |  Jo Wilkins  
**RE: Stalbridge Road, Henstridge 17/03029/OUT and pre app 20/00639/PREAPP**

08:25

 You replied to this message on 13/09/2021 08:35.

Hi Jo,

I have now had a response, we are working on the assumption of 45 units a year beginning in January 2023. Table updated below.

Hope this helps, and sorry for the delay.

Kind regards,

**John-Rhys Davies MRTPI**  
Principal Planner

[REDACTED]  
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John-Rhys Davies

Jo Wilkins

08:25

RE: Stalbridge Road, Henstridge 17/03029/OUT and pre app 20/00639/PREAPP

 You replied to this message on 13/09/2021 08:35.

**From:** Jo Wilkins  
**Sent:** 06 September 2021 08:10  
**To:** John-Rhys Davies  
**Subject:** FW: Stalbridge Road, Henstridge 17/03029/OUT and pre app 20/00639/PREAPP

Dear John,

Following your email correspondence with Trudy, to further inform the review of the 5YHLS please could you provide an anticipated trajectory to completion of the dwellings. This information will be used as part of the evidence base for an up-coming public inquiry. Figures can be inserted into the table below.

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26-31	
31-36	

Many thanks,  
Jo

**Jo Wilkins**  
Specialist - Strategic Planning  
Strategy and Commissioning  
South Somerset District Council