

South Somerset District Council
Site Delivery Evidence Base 2021

Address: Land North of Tatworth Road and adjacent to Forton Road Chard

Proposal: Development of up to 200 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, access points form Forton Road and Tatworth Road and associated ancillary 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
15/04772/OUT 18/01902/REM	Outline and reserved matters	15/04772/OUT – 02/08/17 18/01531/S73 18/01902/REM – 21/02/19	No	DoC 18/03511/DOC Junction design 19/01369/DOC materials phasing highways 19/01479/DOC drainage materials and landscaping relating to 18/01902 REM approved 12/07/2021 All conditions discharged by decision letters of 09/07/2021 and 27/08/2021	None outstanding	No pre-commencement obligations outstanding, however Tilia wish to vary S.106 to allow sale of some open market units as a first home product	August 2019	200	49 complete	Y

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	51
22-23	53
23-34	46
24-25	15
25-26	
26-31	
31-36	

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

Issue	Method and timescale for resolution
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Phosphates Impact Mitigation Measures	Commencement pre-dated the phosphate issue. Single phase development.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Outstanding discharge of conditions relate to highways estate road conditions
Details of anticipated trajectory.	See Large Sites Survey response form below. Figure in trajectory for year 4 differs due to monitoring dates and site visit information.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	No outstanding issues except for completion of S278 / 38 Agreements

Site photographs taken July 2021



Discharge of Conditions

Kier Living
2nd Floor, Hawthorn House
Emperor Way
Exeter Business Park
Exeter EX1 1QS

Date: 27 August 2021
Your Ref: n/a
Our Ref: 19/01389/DOC for 15/04772/OUT
19/01479/DOC for 18/01902/REM
Ask For: Martin Lee
Direct Line: [REDACTED]
E-mail: [REDACTED]

FAO Design Manager
[REDACTED]

Dear Jeff

Re: 19.01369.DOC – Discharge of Condition No's 06 (eaves/fascia boards, guttering, downpipes and other rainwater goods), 07 (internal ground floor levels), 08 (highways details), 10 (materials), 11 (phasing plan) of planning permission 15/04772/OUT

For: 15/04472/OUT – Development of up to 200 residential dwellings including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, access points from Forton Road and associated ancillary works (outline) (GR 332536/107629).

At: Land North of Tatworth Road and adjacent Forton Road, Chard

I write further to the application to discharge conditions in respect of the above permission. Listed in the table below are those conditions requiring formal written consent from this authority and which have been assessed based on the information provided in your discharge of conditions application and should be carried out in full accordance with the same unless otherwise indicated below.

Cond. No.	Condition Subject Matter	Discharge & Comments
06	Details of eaves/fascia boards, guttering, downpipes and other rainwater goods	Discharged – as per details specified within: Kier Living letter of 11 th May 2019
07	Internal ground floor levels	Discharged – as per details specified within: Kier Living letter of 11th May 2019



South Somerset District Council

The Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT
Telephone: (01935) 462462 Fax: (01935) 462188
Website: www.southsomerset.gov.uk

Kirsty Larkins – Service Delivery Director

Stephen Major, Design Manager
Kler Living South West
2nd Floor, Hawthorn House
Emperor Way, Exeter Business Park
Exeter EX1 1QS

Date: 09 July 2021
Your Ref:
Our Ref: 19/01479/DOC for 18/01902/REM
Ask For: Martin Lee
Direct Line:
E-mail: [REDACTED]

Via email to Stephen Major
[REDACTED]

Dear Stephen

Re: 19.01479.DOC – Discharge of Condition No's 02 (external materials), 03 (drainage, 05 (landscaping) of planning permission 18/01902/REM
For: 18/01902/REM – Reserved Matters application for the erection of up to 200 dwellings including access, layout, scale and appearance, landscaping and associated ancillary works
At: Tatworth Park - Land North of Tatworth Rd, adjacent Forton Rd, Chard TA 20 2JQ

I am writing further to the application to discharge conditions in respect of the above outline consent. Listed in the table below are the conditions that require formal written consent from this authority. 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.

Decision Reference(s)	Cond. No.	Condition Subject Matter	Discharge & Comments
18/01902/REM	2	External Materials	Discharged – as per submission of 11 th May 2019 received on 16 th May 2019 comprising details and drawings with reference number and titles: 17144 TATWORTH PARK External Finishes Schedule C 01 TATWORTH PARK CHARD External Finishes Palette 18 00176 REM 11.05.2019
18/01902/REM	3	Drainage	Discharged – as per submission of 11 th May 2019 received on 16 th May 2019 comprising details and drawings with reference number and titles: C100.00 P2 – Combined Drainage Plan – Overall C100.01 P2 – Combined Drainage Plan – Sheet 1 C100.01 P2 – Combined Drainage Plan – Sheet 2

Large Sites Survey Response, 2021

Planning Application Number: 18/01902/REM

Address: Land North of Tatworth Road and Adjacent to Forton Road

Proposal:

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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
18/01902/R EM	49	3/6/2019	35	151	51	53	46	1			

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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 resolving these?

Issue	Please Tick if Relevant	Method and timescale for resolution
Phosphates Impact Mitigation Measures	<input checked="" type="checkbox"/>	Eg. On or Off site solution
Infrastructure Requirements such as a New Road/Junction	<input checked="" type="checkbox"/>	
Other Section 106 Requirements/ Completion	<input checked="" type="checkbox"/>	Eg. Affordable Housing requirements or financial contributions
Discharge of Conditions	<input checked="" type="checkbox"/>	
Availability of Building Materials and/or Labour	<input checked="" type="checkbox"/>	
Site Ownership Constraints	<input checked="" type="checkbox"/>	
Market Factors	<input checked="" type="checkbox"/>	
Other	<input checked="" type="checkbox"/>	

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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 publicly available. Personal details (name and contact details) will NOT be made publicly 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/>

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Signed: *Alan Hindley*

Date: 1/9/21

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Contact details:

Alan Hindley

Land Director

Tilia Homes 1 Western 1 2nd Floor Hawthorn House, Emperor Way, Exeter, EX1 3QS



08	Highways Details	Discharged – as per details specified within: Kier Living letter of 11th May 2019 (see penultimate and ultimate paragraphs of this letter below)
10	Materials	Discharged – as per details specified within: Kier Living letter of 11th May 2019
11	Phasing Plan	Discharged – as per details specified within: Kier Living letter of 11th May 2019

I can confirm that this DOC application is now closed.

However, I must advise you that the above approvals in respect of highway works are all still subject to the necessary, separate legal requirement to secure S278 approval and that the approvals provided in this letter do not prejudice any requirement by SCC County Highways for additional information and/or revised proposals as part of that process.

In the event that S278 approval is secured on the basis of details which differ from those considered and approved in this letter it will then be necessary for you to re-apply for a further DOC application in relation to those revised or augmented details.

Yours sincerely,

Martin Lee
Specialist – Principal Planner (Development Management)

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However, I must advise you that the above approvals in respect of highway works are all still subject to the necessary, separate legal requirement to secure S278 approval and that the approvals provided in this letter do not prejudice any requirement by SCC County Highways for additional information and/or revised proposals as part of that process.

In the event that S278 approval is secured on the basis of details which differ from those considered and approved in this letter it will then be necessary for you to re-apply for a further DOC application in relation to those revised or augmented details.

Yours sincerely,

Martin Lee
Specialist – Principal Planner (Development Management)