

South Somerset District Council
Site Delivery Evidence Base 2021
Address: Land OS 4575 Cartway Lane Somerton

Proposal: The construction of up to 59 dwellings with a new vehicular access from Cartway Lane, associated car parking and open space including the provision of a play area and laying out of an access road. (The maximum height of buildings to be two storeys above existing ground level) with some matters reserved

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
15/03585/OUT 20/00451/REM	Outline and reserved matters	15/03585/OUT – 23/03/17 20/00451/REM – 08/07/20	No	<p>Application to Discharge Conditions</p> <p>15/03585/OUT: No. 5 (Fencing), No. 7 (Access), No. 8 (Layout), No. 10 (Surface Water) No. 11 (CMP), No. 13 (Archaeological Work) - discharged 25/05/21 No. 14 (Travel Plan), No. 15 (Surface Water) – discharged 24/05/21 No. 16 (Drainage) – discharged 24/05/21 No. 17 (Lighting) No. 18 (Phasing Programme)</p> <p>20/00451/REM: No2 (Lighting design) Application 21/0861/DOC to discharge conditions 5, 7, 8, 10, 11, 13, 14, 15, 16, 17 & 18. Conditions discharged: Conditions 5, 11 & 18 on 07/04/2021 Conditions 10, 15 & 16 on 24/05/2021 Condition 13 on 25/05/2021 Condition 14 on 01/07/2021 Application 21/00862/DOC application to discharge condition 2 & 4 of REM, discharged 29/06/2021</p>	Conditions 7, 8, 14, 15, 17 (Highways & SUDs design awaiting relevant parties entering into S.278 agreement. Undertaking for costs provided to SCC by developer in this respect.	No obligations currently discharged	Not commenced	59	None	Y

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	
22-23	20
23-34	39
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	There is no condition requiring foul drainage details to be approved.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	The remaining conditions requiring discharge are pending the resolution of the S.278 to afford SCC Highways certainty over adoption requirements. This is underway.
Details of anticipated trajectory.	All conditions discharged except for highways – trajectory considered to be reasonable.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	No other factors to prevent delivery.

Photograph, August 2021

