

South Somerset District Council
Site Delivery Evidence Base 2021
Address: Land adjacent Bunford Hollow, Yeovil

Proposal: Application for Reserved Matters following approval 13/01869/OUT to include approval of appearance, landscaping, layout and scale for the erection of 97 dwellings

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
13/01869/OUT 18/00176/REM	Outline Reserved Matters	Outline – 09/11/15 Reserved Matters 06/09/18	No	13/01869/OUT 03 (Materials) 04 (Floor levels) 05 (Badgers) 07 (surface water) 09 (sound insulation) 10 (woodland management) 11 (Tree Protection) 12 (refuse strategy) 15 (CTMP) Discharged 20/09/2018 17 (Archaeology) Discharged 16/01/2018) 18/00176/REM 03 (Biodiversity) 04 (External finish) 09 (Highways) 11 (Cycle/footpaths) 12 (Surface Water Disposal) Discharged 11/11/19 03 (biodiversity) 07 (Drainage) 08 (refuse) Discharged 20/09/2018	None	None	01/03/19	97	47	Y

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	40
22-23	10

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	N/A
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	N/A
Details of anticipated trajectory.	Provided as part of Large Sites Survey (see response below).
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	None

Site Photographs July 2021



Discharge of Conditions



South Somerset District Council

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

Simon Fox Lead Specialist - Planning

Stephen Major
Via email:

Stephen.Major@kier.co.uk

Ask For: Linda Hayden
E-mail: linda.hayden@southsomerset.gov.uk
Direct Line: 01935 462465

Our Ref: 18/00176/REM and 18/03670/DOC
Date: 11 November 2019

Dear Stephen

Re: 18/03670/DOC - Discharge of Condition No's 03 (biodiversity), 04 (external finish), 09 (highways), 11 (cycle/footpaths) and 12 (Surface Water Disposal) of 18/00176/REM

Land At Bunford Hollow, West Coker, Yeovil

Further to the above application received on 13 November 2019 and our email exchanges since that date.

I can confirm that on the basis of the s.38 technical approval from County Highway Authority and our various emails exchanges regarding materials etc. I can discharge the following conditions attached to planning permission 18/00176/REM:

- Condition 03 Biodiversity
- Condition 04 External finish
- Condition 09 Highways
- Condition 11 Cycle/footpaths
- Condition 12 Surface water disposal

Please contact me if you have any queries.

Yours sincerely,

Linda Hayden
Planning Officer



South Somerset District Council

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

Martin Woods Director (Service Delivery)
Simon Fox Lead Specialist-Planning

J.Gannon	Date:	16.01.2018
Abbey Manor Group Ltd	Your Ref:	
(via email)	Our Ref:	13/01869/OUT & 16/0036/DOC
	Ask for:	Simon Fox
	Direct Line:	01935 462509
	Email:	simon.fox@southsomerset.gov.uk

Dear J.Gannon

The Town and Country Planning Act 1990 (as amended)
Discharge of Conditions, Ref 16/0036/DOC
Residential Development
Application Ref 13/01869/OUT
Land At Bunford Heights, West Coker Road, Yeovil

I refer to your submission received 4th January 2018 inclusive of a Written Scheme of Investigation for an Archaeological Excavation (dated Jan 2014) pursuant to Condition 17 of the Outline scheme.

After consultation with South West Heritage Trust I can hereby discharge condition 17. Steve Membery informs me that discharge is conditional on the funding of the analysis and publication of the results, which you have already committed to. If this is not the case and/or presents an issue please let me know.

I trust this is of assistance.

Yours sincerely



Simon Fox
Lead Specialist-Planning
Development Management

If you need this information in large print, Braille, audio or another language, please contact me at the above address





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Telephone: (01935) 462462 Fax: (01935) 462188
Website: www.southsomerset.gov.uk

Simon Fox Lead Specialist - Planning

Ben Winchester
Pre-Construction Manager
Kier Living South West

Via email
Ben.Winchester@kier.co.uk

Date: 20 September 2018
Your Ref: 13/01869/OUT and
Our Ref: 18/00176/REM
Ask for: Linda Hayden
Direct Line: 01935 462534
email: linda.hayden@southsomerset.gov.uk

Dear Mr Winchester

Re: **Land at Bunford Hollow, Yeovil, Somerset**

Discharge of conditions 03, 07 and 08 of permission 18/00176/REM and 03, 04, 05, 07, 09, 10, 11, 12 and 15 of permission 13/01869/OUT

Thank you for your email of 11 September 2018 and I apologise for the delay with this response.

Permission 18/00176/REM

Condition 03 – Biodiversity
The recommendations set out in Section 8 of the Ecological Impact Assessment are acceptable and sufficient to discharge this condition.

Condition 07 – Drainage systems
The LLFA have confirmed that the details are now acceptable and this condition can be discharged.

Condition 08 – Refuse collection
Details agreed - Bins located on each plot, two collection points by plot 64 parking space and plot 58 parking space.

Permission 13/01869/OUT

Condition 03 - Details of materials and design
Covered by Condition 04 of 18/00176/REM

Condition 04 – Finished floor levels and ridge heights
Details agreed

Condition 05 – Badger mitigation – badger proof fencing
Details agreed

Condition 07 – Surface water management strategy
Details agreed (in accordance with details agreed by the LLFA)

Condition 09 – Sound insulation scheme
Details agreed.

If you need this information in large print, Braille, audio or another language, please contact me at the above address

Condition 10 – Woodland management
Agreed and enforced through Condition 05 of 18/00176/REM

Condition 11 – Tree protection and planting details
Agreed and enforced through Condition 05 of 18/00176/REM

Condition 12 – Sustainable construction measures and refuse strategy
Agreed

Condition 15 – Construction management plan
Agreed.


Therefore, I can confirm that Conditions 03, 07 and 08 of permission 18/00176/REM and 04, 05, 07, 09, 10, 11, 12 and 15 of 13/01869/OUT are hereby discharged.


Please contact me if you have any queries.

Yours sincerely,

Linda Hayden
Planning Officer

Large Site Survey Response

 You replied to this message on 26/08/2021 14:59.

 New Template for LSS Form 18.00176.REM land adjacent to Bunford Hollow Yeovil.docx
40 KB

Dear Jo

Please completed form attached

Regards

Alan



South Somerset District Council

Large Site Survey 2021

Planning Application Number: 18/00176/REM

Address: land adjacent Bunford Hollow, Yeovil

Proposal:

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
18/00176/REM	47	1/3/2019	24	50	40	10					

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		Eg. On or Off site solution.
Infrastructure Requirements such as a New Road/ Junction		
Other Section 106 Requirements/ Completion.		Eg Affordable Housing requirements or financial contributions
Discharge of Conditions		
Availability of Building Materials and/or Labour		
Site Ownership Constraints		
Market Factors		
Other		

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: *Alan Hindley*

Date: 26/8/21

Contact details: [REDACTED]