

South Somerset District Council
Site Delivery Evidence Base 2021
Address: Wayside Farm, Station Road, Ansford, Castle Cary

Proposal: The erection of 125 dwellings, open space, highways, car parking, landscaping and ancillary development

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
14/05623/OUT 18/02986/REM	Outline and reserved matters	14/05623/OUT – approved at appeal 12/01/17 18/02986/REM - 15/02/19	None	<p>14/05623/OUT Discharge of Conditions No. 05 (drainage), 06 iii (protective fencing), 08 (biodiversity), 10 (landscape), 11 (construction method statement), 14 i (phase I site investigation report), ii (phase II intrusive investigation report) & iii (remediation scheme) and 15 (footway/access)</p> <p>18/02986/REM Discharge of Conditions Nos. 06 (bat method statement) and 08 (ecology survey) 30.03.20</p> <p>No.10 (pedestrian links) 24.12.20</p> <p>11 (materials) 30.01.20</p> <p>04 (street lighting) and 07 (lighting scheme for bats) 30.03.20</p>	Conditions all discharged 4/06/19	No	22/07/2019	125	25	Y

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Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	50
22-23	66
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	Eg. On or Off site solution or unnecessary as no relevant conditions to be discharged. unnecessary as no relevant conditions to be discharged
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	Reserved Matters have been submitted and approved.
Details of anticipated trajectory.	Trajectory taken from Housing Officers Development Programme – informed by RP.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	Conditions have been discharged and permission remains live.

Site Photograph, August 2021



Discharge of Conditions

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

WAYSIDE FARM, STATION ROAD, CASTLE CARY, BA7 7PA

THE SOUTH SOMERSET DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby APPROVE the following application(s) to discharge the pre-commencement planning conditions pursuant to outline planning permission ref. 14/05623/OUT:

- Condition 5; in accordance the following plans and particulars submitted on 4 March 2019 and subsequently undated (ref. 19/00663/DOC):
 - 1754-500-5104-Rev G;
 - Castle Cary Storm Network;
 - Castle Cary - 100 yr & 30% sim;
 - Castle Cary - Flood Risk Assessment and Drainage Strategy Report;
 - SUDS Maintenance Schedule;
 - 1754-1000-Engineering Layout-Rev F;
 - 1754-1001-Engineering Layout-Rev F;
 - 1754-1002-Engineering Layout-Rev F;
 - Email dated 3 June 2019 from PHG Consulting.

- Condition 6(iii); in accordance the following plans and particulars submitted on 4 March 2019 and subsequently undated (ref. 19/00663/DOC):
 - 857562_Castle Cary ~~0000000000~~ Stage 1&2 Report_REV_4.

For the avoidance of doubt parts (v) and (vi) of the condition are compliance requirements only.

- Condition 8; in accordance the following plans and particulars submitted on 4 March 2019 and subsequently undated (ref. 19/00663/DOC):
 - 14622.003 Biodiversity Plan V2;
 - Biodiversity Plan Timings Letter 01.03.19.

- Condition 10; in accordance the following plans and particulars submitted on 4 March 2019 and subsequently undated (ref. 19/00663/DOC):
 - P17-2562_03D Concept Landscape Masterplan;
 - P17-2562_14D Detailed POS Landscape Proposals;
 - P17-2562_16E Detailed Soft On-plot Landscape Proposals (Sht1-3).

- Condition 11; in accordance the following plans and particulars submitted on 4 March 2019 and subsequently undated (ref. 19/00663/DOC):
 - Construction Management Plan, Revision 2.

- Condition 14(i, ii and iii); in accordance the following plans and particulars submitted on 4 March 2019 and subsequently undated (ref. 19/00663/DOC):
 - Geo-Environmental Report Phase 1 and 2 (Nov 2014);
 - Geo-Environmental Report Phase 2b (April 2018);
 - Letter dated 23rd May 2018 - Additional Soil Sampling;
 - Remediation Scheme (Feb 2019).

For the avoidance of doubt parts (iv) and (v) of the condition are only applicable in the event that contaminated which was not previously identified is encountered.

For the avoidance of doubt, the plans and particulars submitted on 4 March 2019 to discharge Condition 15 (ref. 19/00663/DOC) are yet to be approved by the Local Planning Authority.

rawing no. 1754 750 Rev G and described in Kate's letter dated 28th September 2020. With that in mind, I am pleased to advise, on behalf of the Local Planning Authority, that the submitted details are considered to be acceptable. The completion of the footpath strictly in accordance with these approved details, prior to the occupation of the 75th dwelling on the site, will discharge the relevant requirements of condition No.10 of planning application 18/02986/REM (Reserved Matters application for the erection of 125 dwellings, open space, highways, car parking, landscaping and ancillary development).

Please note the further requirements of condition 10 that, once constructed, the pedestrian path shall be retained and maintained in perpetuity.

Thank you for your email and the attached photograph of the stone sample panel. I am pleased to confirm that such works are acceptable and the construction of the new stonework along the lines shown on the sample panel will be acceptable and will fully discharge the requirements of condition 11 of the approval of reserved matters (18/02986/REM).

have now received feedback from both the County Highway Authority and the County Ecologist.

In respect of condition 04, the Highway Authority has confirmed that it is happy for the lighting conditions to be discharged.

In respect of condition 07, the County Ecologist advises that he is satisfied that the lighting plan produced to discharge condition 7. However, please ensure that an emphasis is put on the scheme being implemented including the statement *'The bat boxes are largely outside of the 0.1 lux contour (Figure 2). Where they are installed, it is possible to avoid them being illuminated by installing them facing away from the nearest light source as illustrated in Figure 2'*.

I am happy to concur with the advice received from both the above consultees and, to reiterate the endorsement of the County Ecologist in italics above, on behalf of the LPA, I am pleased to confirm that the submitted details are acceptable. Their implementation and adherence will discharge conditions 04 and 07 attached to the approval of reference 18/02986/REM.

Register Provider Development Scheme

Parish	Registered Provider	Scheme Name	Social Rent	Affordable Rent	Affordable Rent to Buy (inc Rent Plus)	Shared Ownership/ Intermediate	Discounted Market/ Starter Homes	Net Gain New Homes (inc Market)	Start Date	Anticipated completion	Programme	Notes
Castle Cary	Stonewater	Wayside Farm, Castle Cary	0	57	22	34	0	113	Jul-19	Oct-22	22-23	9 shared ownership handed over 20/21. The outstanding units anticipated for handover 21/22 and 22/23.