

South Somerset District Council
Site Delivery Evidence Base 2021
Address: Land East Of Crimchard, Chard

Proposal: The erection of 142 dwellings together with associated infrastructure including access/highway improvements, drainage and attenuation, play area, open space and landscaping.

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
19/00074/FUL 21/02631/NMA	Full Non material amendment (plot substitutions)	19/00074/FUL – 15/10/20	N/A	<p>Pre-commencement conditions: 04 (Tree Protective Fencing) 14 (CEMP) 17 (CEMP: Biodiversity) No development above damp proof course unless: 05 (access arrangement) 12 (parking and electric charging) 13 (Travel Plan) 16 (foul and surface water drainage) Prior to occupation: 06 (visibility) 09 (footpaths) 18 (LEMP) 20/01747/DOC Discharge of conditions application: No.04 (tree protective fencing), No.05 (access), No.07 (disposal of surface water), No.08 (estate layout), No.12 (parking layout), No.13 (travel plan), No.14 (CEMP), No.16 (drainage) and</p>	Conditions 5, 6, 9, 12, 16 & 18 to discharge	Request to vary S.106 by agreement in relation to the delivery of intermediate affordable housing with SSDC to agree.	26/04/2021	142	3	Y Scheme has been implemented

				No.17 (CEMP-biodiversity)						
				Application partially determined to approve pre-commencement conditions. SSDC letter of 22/03/2021						

Site Trajectory Table

Anticipated Trajectory (to completion)	
21-22	
22-23	30
23-34	30
24-25	30
25-26	30
26-31	22
31-36	

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

Issue	Method and timescale for resolution
Phosphates Impact Mitigation Measures	The requirements of condition 16 are not pre-commencement. The application can be implemented without requiring phosphate mitigation.
Likely dates for submission(s) to satisfy outstanding conditions and Reserved Matters.	N/A
Details of anticipated trajectory.	Currently waiting for discharge of conditions – not phosphate related – so pushed back.
Details of any other factors impacting upon delivery (infrastructure etc), proposed solutions and timeline for resolution.	Condition 01 requires commencement before the expiration on one year from the date of the permission. Non Material Amendment to approved application 19/00074/FUL to amend highway layout to comply with Section 38 adoption criteria awaiting decision.

Photographs July 2021



Discharge of conditions



South Somerset District Council

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Barry James: Interim Lead Specialist - Planning

Elise Power
elise@origin3.co.uk

Date : 22 March 2021
Your Ref :
Our Ref : 20/01747/DOC
Email : John.Hammond@SouthSomerset.gov.uk

Dear Elise

Application No: 20/01747/DOC to discharge the conditional requirements of planning conditions 4, 5, 7, 8, 12, 13, 14, 16 and 17 of planning permission 19/00074/FUL.

Proposal: The erection of 142 dwellings together with associated infrastructure including access/highway improvements, drainage and attenuation, play area, open space and landscaping.

Location: Land East Of Crimchard Chard Somerset

Further to our discussion in respect of the above application, as agreed I am writing firstly to respond to the pre-commencement conditions attached to this application, being Condition 4 relating to tree protection measures, Condition 14 requiring the approval of a Construction and Environmental Management Plan (CEMP) and Condition 17 requiring approval of a CEMP with a biodiversity focus. This will enable a start on site to be made with subsequent correspondence to follow in respect of the conditions with post commencement triggers.

Application and condition	Decision
<p>Condition 4: Prior to commencement of the development the Tree Protective Fencing identified within the Arboricultural Method Statement (December 2018) - including signage shall be installed and made ready for inspection. A site meeting between the appointed arboricultural consultant, the appointed building/groundwork contractors and a representative of the Council (to arrange, please call: 01935 462670) shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures shall be inspected by a representative of the Council and confirmed in-writing by the Council to be</p>	<p>The requirements of this condition relate to compliance with the tree protection fencing measures approved as a part of the Green Ecology submission Arboricultural Method Statement (December 2018) As an approved document the requirement therefore is to meet the Council's Arboricultural Officer on site to confirm that the measures included in the approved report have been implemented.</p> <p>You have confirmed that a meeting has been arranged to confirm the approved protection is in place. I am satisfied that this confirmation discharges the requirements of Condition 4 as drafted.</p>

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

<p>satisfactory prior to any commencement of the development (including groundworks). The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.</p>	
<p>Condition 14 CEMP No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:</p> <ul style="list-style-type: none"> • Construction vehicle movements; • Construction operation and delivery hours; • Construction vehicular routes to and from site; • Construction delivery hours; • Expected number of construction vehicles per day; • Car parking for contractors; • Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice; • A scheme to encourage the use of Public Transport amongst contactors; and Measures to avoid traffic congestion impacting upon the Strategic Road Network. • Measures to ensure all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to the commencement of construction works, and thereafter maintained until construction discontinues. • A Condition Survey of the 	<p>The BDW CEMP (March 2021) confirms the construction vehicle movements to the site and construction and delivery hours of operation.</p> <p>The CEMP confirms the likely staff numbers on site as well as the location for compounds and the commitment to an Environmental Code of Practice. The CEMP refers to encouraging car sharing to reduce trip generation.</p> <p>The CEMP commits to management of dust across the operation including for vehicle movements.</p> <p>The CEMP does not explain how the agreed highways conditions survey will be achieved, however the Highways Authority will separately agree the detail of local highway connections as a part of any S38 / 278 Agreements and can resolve this issue directly with the applicant. On the basis of the above the submissions are considered to discharge the requirements of Condition 14.</p>

<p>existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.</p>	
<p>Condition 17: CEMP – Biodiversity No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity), incorporating the key mitigation hierarchy requirements set out within Section 6. Assessment of impacts and mitigation measures of the Blackdown Heights, Crimchard, Chard Ecological Impact Assessment (MD Ecology, 2019)), has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> • Risk assessment of potentially damaging construction activities. • Identification of "biodiversity protection zones". Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). • The location and timing of sensitive works to avoid harm to biodiversity features. • The times during construction when specialist ecologists need to be present on site to oversee works. • Responsible persons and lines of communication. • The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. • Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details,</p>	<p>The CEMP (March 2021) responds to the MD Ecology Section 6 mitigation requirements as well as Section 7 enhancement measures / biodiversity net gain proposals.</p> <p>Each step identified by the individual bullet points is addressed in the CEMP.</p> <p>The CEMP includes a phasing plan and signage plan. Insofar as the phasing plan relates to the order in which development will be undertaken it is acceptable. The phasing plan is based upon an alternative drainage solution to that previously approved requiring the loss of an existing oak tree. For the avoidance of doubt the inclusion of these plans does not infer approval to the loss of the tree. Subject to that proviso however the condition is discharged.</p>

<p>unless otherwise agreed in writing by the local planning authority.</p>	
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You should keep this letter with the decision letter as it forms part of your permission.

Yours sincerely

John Hammond
Specialist – Principal Planner (Development Management)