



Five Year Housing Land Supply Statement

12<sup>th</sup> October 2021

South Somerset District Council  
Planning Department  
Brympton Way  
Yeovil  
Somerset  
BA20 2HT

**Attention of: John Hammond**

Dear, John

**RE: FIVE YEAR HOUSING LAND SUPPLY STATEMENT**

Copperfield has been instructed by Taylor Wimpey since January 2021 to assist with the implementation of the Crewkerne Key Site planning permissions. Prior to this I have worked with Taylor Wimpey for the last 5+ years to facilitate the delivery of this site including refining S106 obligations, securing detailed design consents and addressing other matters such as phosphate mitigation. A full design and delivery team has been engaged on the project for over 18 months now. In this context, the statement below sets out Taylor Wimpey Exeter's position regarding the delivery of homes at the Crewkerne Key Site over the next 5 years (2021-2026) and will detail their commitments to achieve this. This statement provides clear and compelling evidence that 110 dwellings in Phase 1 are deliverable and at least 150 dwellings in phase 2 are deliverable if not more.

**The Planning Status of the Site**

There are four outline planning permission across the site, two of which are most relevant to delivery. These are:

19/03483/S73 Outline planning permission for 110 dwellings.

19/03482/S73 Outline planning permission for 525 dwellings.

**110 Dwelling Site**

This site which forms the southern part of the Crewkerne Key Site housing allocation has outline planning permission (19/03483/S73), full reserved matters approval for 110 dwellings (20/00149/REM) and all pre-commencement conditions discharged. Initial site works have commenced and where necessary Natural

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England licenses have been obtained to manage protected species. In addition, the process of securing full technical approval for drainage and highways was commenced several months ago. There are no unusual ground conditions and as a national housebuilder, Taylor Wimpey expects to complete at least 50 dwellings per year (or 1 dwelling per week). Given there has been a very significant financial commitment to commence on site, the delivery of 110 dwellings can be reasonably achieved during a 2.2 year period from now.

Within the context of Annex 2 (Glossary) of the NPPF, this part of the site is deliverable in accordance with criterion a).

### **525 Dwelling Site**

As with the 110 dwelling site, the 525 dwelling northern site parcel has the benefit of an extant outline planning permission 19/03482/S73, some of whose conditions have been discharged under its original permission reference (05/00661/OUT).

The 525 dwelling parcel represents a logical phase 2 which is programmed to follow on from the completion of phase 1 without delay and remobilization of the workforce. This is driven by a significant S106 obligation to deliver a link road between Station Road and the A30 (Yeovil Road) before 200 residential occupations or 4 years (whichever is the sooner). Given that both the 110 and 525 outline planning permissions are linked by a single S106, it is therefore essential for Taylor Wimpey to commence with the 525 dwelling phase as soon as practically possible to deliver those parts of the link road contained within the 525 dwelling planning permission (19/03482/S73).

As such, Taylor Wimpey and their consultant team are preparing discharge of conditions submissions, having completed preparatory work such as river modelling, ecology, archaeology and other investigative works across the whole 525 dwelling site.

Full engineering details have been produced for the link road which crosses the 525 dwelling site (and off which houses will be constructed).

A detailed layout for all 525 dwellings has been produced. It has also been presented to Crewkerne Town Council and other stakeholders for comment in advance of submission to the LPA for Reserved Matter approval. The layout has been informed by a detailed, approved Design Code which is attached to planning permission 19/03482/S73 and by aligning with this, it is reasonable to conclude that there should not be a protracted process of amendments.

As with the 110 dwelling site, Taylor Wimpey has entered into a Planning Performance Agreement (PPA) to guide the delivery of the next Reserved Matter and to also ensure officer availability and timely management of the determination process for the 525 dwelling scheme.

It is noted that to facilitate a positive determination of a Reserved Matter submission for 525 dwellings (like with the 110-dwelling scheme), Taylor Wimpey will need to demonstrate to the satisfaction of Natural England that phosphate impacts can be addressed. Through our experience on phase 1 and following detailed discussions that took place, there are a series of options available to Taylor Wimpey to enable this site to progress. These are:

- Following additional land owned by Taylor Wimpey in the local river catchment in the short to medium term (as has been agreed with Natural England already for Phase 1).

- Using part of an extensive tract of undeveloped land within Taylor Wimpey's ownership at Crewkerne for the provision of a wetland system to mitigate impacts from the adjacent foul sewage treatment works.
- Potential purchase of phosphate Natural England credits which are understood to becoming available shortly.

As can be seen, Taylor Wimpey has more than one available option to address the impact of phosphates and through their appointed consultant Brookbanks (engineers), there is clear evidence that one or more solutions can be delivered to enable the construction of 525 dwellings.

Brookbanks are currently preparing proposals based on Option 2 above and have confirmed:

*"Taylor Wimpey has a large area of land in and around the southern water course into which Crewkerne east Foul WWTW discharges at present. This will have a permanent and continual phosphate load discharging into to the water course from the Works which would include the load from the proposed development. The proposed mitigation strategy for the development is therefore a mixture of fallowing from controlled agricultural land in and around the development along with wetland treatment on the aforementioned water course to take water from it through a wetlands filtering system to achieve additional polishing of the phosphate load sufficient to result in no effects arising from the Crewkerne Key Site."*

From the substantial technical work already completed by Brookbanks and based on previous detailed discussions with Natural England, there is clear evidence that construction can be commenced within the 5 year period.

It is important to note that Taylor Wimpey is not intending to deliver all 525 dwellings within the next 5 years therefore as a fall back, it could pursue a first Reserved Matter for say 150-200 dwellings and seek to provide phosphate mitigation only for those dwellings in the first instance.

### **Build Programme over 5 years 2021-2026**

Taylor Wimpey is currently contracting to deliver the first 110 dwellings over the next 2.2 years. During this time, they will be seeking Reserved Matter approval and technical consents for the remaining 525 dwelling scheme and subject to approval will commence ground works and infrastructure provision to enable a smooth transition between phase 1 and 2 without delay or remobilization of their local workforce.

Over the course of the remaining 2.8 years (within the overall 5 year period), Taylor Wimpey has programmed to deliver at least 150 dwellings at a steady rate of circa 1 per week or 50 per year. This supports the necessary requirement to deliver the substantial link road within 4 years or 200 dwellings (whichever is the sooner). Taylor Wimpey believe as the progress moves into Phase 2, dwelling completions could reach up to 90 dwellings per year which illustrates the reasonableness of including 50 dwellings per annum in any 5 year land supply calculation.

In conclusion, Taylor Wimpey has clear intent to deliver at least 260 dwellings at the Crewkerne Key Site within the next 5 years and has a demonstrable programme to achieve this.

Within the context of Annex 2 (Glossary) of the NPPF, this part of the site is deliverable in accordance with criterion a).

## Conclusion

Without satisfying themselves that there is clear evidence that at least 260 dwellings could be built within 5 years Taylor Wimpey would not have committed to commence development and thus trigger the fixed time-period for the delivery of a major piece of highway infrastructure.

If you need any further clarification, please do not hesitate to contact me

Yours sincerely,

**Colin Danks MRTPI**

**Director**

on behalf of Copperfield L&P Ltd

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Enc: