

Mendip District:

Progress on Major Housing Sites - Autumn 2018

Supplementary Evidence from promoters/developers

Last Updated Oct 2018

SE1 : Wells – Land North of the A371**Email Response from J Ashwin, Planning Manager, Persimmon Homes****Sent:** 16 April 2018**Subject:** RE: [OFFICIAL] 2014/1522/OTS - Land North Of The A371 And West Of Wells

Further to our conversation and your email below,

The site is currently in joint control between Persimmon Homes and Taylor Wimpey
 The intention is to submit a Reserved Matters Application in the next couple of months.
 It is likely that the first completions will be 19/20 (approximately 20 as there is a large amount of infrastructure and junction works to be undertaken first).

With subsequently 50-60 completions a year there after.

SE2 : Shepton Mallet – Cannards Grave Road**Email Response from D Lohfink, C G Fry****Dated 7 June 2018**

Cannards Grave Road - Five Year Supply

See changes in **red**:

	Position as at June 2018
Public consultation on outline application	
Outline application submission	July 2018
Outline S106 & determination	November 2018 December 2018
Phase 1 detailed design commences	October 2018 January 2019
Public consultation on Phase 1 design	December 2018 April 2019
Phase 1 “reserved matters” submission	June 2019
Phase 1 determination	October 2019
Last Show on current showground	August 2019 First Show on new ground August 2020
Development commences on site	Summer 2020
First house sales	Summer 2021
Completion of the development (assume 550 units at 50 per year)	May 2032 The outline masterplan and application show 600 dwellings so continue to assume 50d.p.a. from 2021/2 onwards.

SE3: Shepton Mallet Prison

Email Response from Mr A. Fox, Senior Planner

City and Country Developments

Date 15.10.18

Please see my responses below in blue to your queries about this site.

I It would be particularly helpful to understand whether:

- (1) City and Country would be likely to commence work in 2021 or later. It is currently the intention to commence on site by 26 March 2021 so as to implement the current planning permission.
- (2) Whether you anticipate development will have started in the next five years (ie by April 2023) As above, a start on site is anticipated before 26 March 2021.
- (3) Whether any elements of the project would come forward first (eg the non-listed buildings outside the prison walls) The order in which the development will be delivered is not specified in the planning permission or its accompanying S106 agreement. At this stage it is unclear which elements of the development would be brought forward first, although it is anticipated that the conversion work would be in the initial phase.
- (4) Whether the timing of works relate to any other factors (eg completion of other projects). Our team are currently extremely busy focused on delivery at our active sites, which includes two large sites that are under construction in Bristol. It is envisaged the same team would be involved in bringing forward the Shepton Mallet prison site as these other projects progress towards completion.

SE4: Land West of Date Palms , Baltonsborough

Email Response from Mr S. Brooks, Development and Contracts Director
Flower and Hayes
Sent 15.10.18

Would you be able to confirm what the current position is on building our your land at Baltonsborough (west of Date Palms) (2016/1076/REM).
I am aware this site has an agreed technical start but was being marketed for sale at one point.

We are just about to start re-marketing this site but wanted to clear all the reserved matters before we do so, we have had some interest so are keen to start the ball rolling ASAP.