



Your ref: P22/00695/OUT
Our ref: CP0095 Mudford Road Yeovil

14 April 2026

Planning Department
Somerset Council

BY EMAIL ONLY

Attention of: R Moon

Dear Rachael

RE: DISCHARGE OF PLANNING CONDITIONS 22/00695/OUT

Following the grant of planning permission for development at Mudford Road, Yeovil (22/00695/OUT, also referred to as appeal ref: APP/E3335/W/23/3328332), our client, Bloor Homes is submitting the attached information to discharge relevant aspects of planning conditions 8,10,11 and 12 to assist in facilitating a commencement of development of Phase 1 which corresponds to Reserved Matters application 25/02769/REM.

Attached with this letter is the following information to discharge in full or where specified, in phases, the conditions listed below.

Condition 8

Condition 8 relates to the approval of a construction management plan (CMP) and states:

“No development shall commence, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period....”

It also sets out details to be provided in criteria a) to o).

The attached Construction Management Plan prepared by SCP addresses Phase 1 and the construction of the main site access which is already approved in full.

Condition 10

Condition 10 relates to the provision of a scheme of pollution prevention and states:

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BS20 0DD
Registered in England and
Wales No. 13002386

“To prevent pollution during construction, no development shall commence until a scheme for the prevention of pollution has been submitted to and approved in writing by the Local Planning Authority.....”

It also sets out details to be provided in criteria a) to g).

The attached Construction Phase Surface Water and Silt Management Plan is provided for Phase 1 of the site in accordance with the submitted Phase 1 Reserved Matters and approved access.

Condition 11

Condition 11 relates to the provision of a detailed surface water drainage strategy. It states:

“No development shall commence until a detailed surface water drainage scheme, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water run-off post development is attenuated on site and discharged at a rate and volume no greater than greenfield run-off rates and volumes. Such works shall be carried out in accordance with the approved details....”

It sets out details to be provided in criteria a) to d). The Sustainable Urban Drainage Scheme prepared by AWP addresses surface water drainage and is submitted for Phase 1 to address Condition 11. It has also been submitted separately to address the relevant schedule of the S106 agreement in accordance with its requirements.

Condition 12

Condition 12 relates to the provision of a written scheme of investigation (archaeology). It states:

“Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Local Planning Authority. The WSI shall include details of the archaeological excavation, the recording of heritage assets identified, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved WSI.”

The submitted WSI prepared by TVAS South West provides details relating to the whole site (Phases 1 and 2). It is submitted for approval so that the archaeological investigation works and any subsequent recording can be commenced as soon as practical to facilitate a start on site.

Conclusion

This submission addresses Condition 8,10,11 and 12 and explains where either full or phase based discharges are sought to enable the commencement of development.

I would be grateful if you could confirm receipt of the submission and would be pleased to assist further if needed. Please do not hesitate to contact me with any questions.

Your sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive name that appears to be 'A. [unclear]'. The signature is written in a fluid, connected style.

Colin Danks MRTPI

Director

on behalf of Copperfield L&P Ltd

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