

Edenstone Homes

West Huntspill, Somerset



Reserved matters for 45 dwellings and associated site infrastructure

Planning Potential supported Edenstone Homes in progressing the delivery of a high-quality residential scheme at Land South of New Road, West Huntspill, through the preparation and submission of a detailed Reserved Matters (RM) application for 45 new homes. Our work has focused on securing approval for the layout, appearance, scale, and landscaping of the development, ensuring that the scheme not only complies with the parameters of the outline consent but also reflects Edenstone Homes' commitment to creating attractive and well-designed places.

To accompany the RM submission, Planning Potential coordinated and prepared comprehensive information to discharge the relevant planning conditions attached to the outline permission. This included detailed technical inputs relating to drainage, highways, ecology, landscaping, and design, ensuring that the Local Planning Authority received a clear and robust package of supporting material. Our management of the consultant team ensured that all documentation was aligned, consistent, and provided in a timely manner.

In parallel, Planning Potential prepared and submitted a separate full planning application addressing the proposed vehicular access and footpath arrangements leading from the site. This application was necessary to secure approval for revised access details, ensuring safe and appropriate connections between the development, New Road, and the surrounding pedestrian network.

The Reserved Matters and associated full application were both approved in June 2024.

Following these approvals, Planning Potential also secured consent for a Non-Material Amendment (NMA) to the scheme in October 2025. This amendment allowed a revised mix of housing units to be brought forward, providing greater flexibility for Edenstone Homes and better aligning the development with current market conditions and local housing demand. Overall, Planning Potential's planning leadership and collaborative approach have supported a smooth and successful progression of the project, helping unlock the next stage of development and ensuring the scheme delivers high-quality homes for the West Huntspill community.

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