

HOUSING PROGRESS REPORT

Frome

January 2021

Introduction

This schedule gives details of progress on major housing sites (over 10 units) in Frome. It includes sites in planning, adopted and draft allocations identified in the Mendip Local Plan (Parts 1 and 2) and other sites (windfall) considered likely to contribute to future supply. The schedules set out estimates for when a development might start and the extent to which a development will contribute to the five year housing supply (the build out rate).

Information Sources

Future housing supply is based on the Council's annual survey of completions and dwellings with permission as at 1st April 2020.

The schedule will also take into account information from the promoter, advice from housing and planning officers as at the date of publication (December 2020). This might include revised applications which change likely delivery totals, information from progress of applications, legal discussions, developer track record etc. For sites in progress, the Council will use build out schedules from the developer/promoter where this is provided. On other sites, the council will make a planning judgement on timescales and rates based on information available as at the publication date

Coronavirus - Impact on build out rates

Construction activity on major housing sites was impacted for several months by the national lockdown (mid March - May 2021). For sites underway, national housebuilders have been helped by First Time Buyer schemes during 2020 and a strong market. There is no clear evidence for discounting housing delivery in Year 1.

Phosphate Mitigation

Natural England have advised that additional residential development in parts of Mendip will impact on water quality affecting the Somerset Levels and

Summary of major sites as at December 2020					
Site Name	Total Dwellings	Planning Status	In 2020 5 Year Supply	Application(s)	Council Actions to progress delivery
Southfield Farm	451	Under construction	Yes	2013/1635 + RM applications	None – 31 dwellings remaining
Saxonvale	300	Approved subject to s106 agreement	Yes	2019/1180/OTS	Council site - corporate project to deliver mixed use scheme. Progress outline permission/ res matters
Sandys Hill Lane	250	Approved subject to s106 agreement	Yes	2019/1671/OTS	Finalise s106 and progress reserved matters
Caxton Road	157	Under construction	Yes	2019/0209/REM 2015/1392/OTS	Monitor build out
Land East of The Mount (David Wilson)	124	Application	Yes	2019/3076/FUL	Work to address masterplanning issues with adjacent sites and resolution of Highways England concerns on cumulative impact
Land South of Keyford Field (David Wilson)	131	Application	No	2020/0341/OTS	As above
Land at Keyford Field (Wainhomes)	70	Application	Yes	2020/0451/FUL	As above
Land at Vallis Road	64	Full PP	Yes	2017/0722/FUL	Work proactively with the developer to ensure that pre-commencement conditions are cleared and works commence – permission to March 2022
Land at Cherry Grove (Aster)	24	Full PP	Yes	2018/2711/FUL	Work proactively with the developer to ensure that works commence
Little Keyford Lane	20	Plan Allocation (FR7)	No	-	Allocation for self-build. / part of wider masterplanned development
Land adj 70 & 68 Beechwood Avenue	10	Full PP	Yes	2016/2090/REM	

25 Christchurch St W.	10	Full PP	Yes	2013/0723	
Eastgate Buildings	10	Under Construction	Yes	2012/0230	

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Southfield Farm (Edmund Park) Farm Road, Rodden Frome	Under Construction	451 31 dwellings remaining	Persimmon Homes & Charles Church	Local Plan Part 1 Strategic Housing Allocation Originally allocated in 2001 Mendip Local Plan Greenfield site. Scheme includes open space and primary school site.																																																							
Planning History	Outline consent granted on 22.12.14 (2013/1635). Reserved matters for phase 1 agreed on 01.06.2016 [2016/0332/REM]. Reserved Matters for phase 2 agreed on 13.04.18 (2017/1917/REM) Reserved Matters for phase 3 agreed on 26.04.18 (2017/1922/REM)																																																										
Progress on Delivery	Construction started 2016 with relatively high build out rates as two sales points on site. Remaining units likely to be completed in Year 1.																																																										
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>81</td> <td>31</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td>52</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>133</td> <td>31</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private	81	31									Affordable	52	0									Total	133	31								
		1	2	3	4	5																																																					
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																	
Private	81	31																																																									
Affordable	52	0																																																									
Total	133	31																																																									
Developer updates & supporting information	Remaining extant dwellings as confirmed from Charles Church																																																										
2020 Housing Supply	The site is under construction and included within the five year supply																																																										
Web links	Units being marketed on Persimmon website from £185,000 http://www.persimmonhomes.com/persimmon-edmund-park-10625																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																																			
Saxonvale Frome BA11 1PR	Outline application Under Consideration	250 - 300	Acorn Property Group & Mendip District Council	Brownfield town centre site allocated in adopted plan and in a revised allocation in Local Plan Part 2. Site acquired by Mendip DC in 2018. Development being brought forward with Acorn Property Group.																																																																			
Planning History	An outline planning application is under consideration (2019/1180/OTS) for 300 dwellings and mixed use. Screening opinion 2018/3149/SCREEN confirmed as non-EIA development April 2020. Outline agreed 28 th January 2021 subject to a s106 agreement – see Board Report and minutes																																																																						
Progress on Delivery	Regeneration of the site is a MDC corporate priority The policy team estimates the current outline application could be agreed in Y1 or early Y2. Affordable Housing and overall viability is still under discussion. Reserved matters for initial phases could then be agreed in Y2 . Site Remediation and other surveys are underway with clearance and remediation in Y2 and Y3 Grant agreed with Homes England for remediation A cautious estimate is that construction could start in Y4 with delivery from Year 5.																																																																						
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>29/2030</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>25</td> <td>29</td> <td>30</td> <td>39</td> <td>40</td> <td>47</td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td> <td>20</td> <td>9</td> <td>9</td> <td>10</td> <td>11</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>45</td> <td>49</td> <td>39</td> <td>48</td> <td>50</td> <td>58</td> </tr> </tbody> </table>													1	2	3	4	5						Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	29/2030	Private						25	29	30	39	40	47	Affordable						20	20	9	9	10	11	Total						45	49	39	48	50	58
		1	2	3	4	5																																																																	
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	29/2030																																																												
Private						25	29	30	39	40	47																																																												
Affordable						20	20	9	9	10	11																																																												
Total						45	49	39	48	50	58																																																												
Developer updates & supporting information	Based on 290 dwellings. Phasing and tenure based on 2020 viability assessment submitted with current planning application																																																																						
2020 Housing Supply	The scheme will make a contribution to five year supply																																																																						
Web links	https://www.mendip.gov.uk/saxonvale https://saxonvaleredevelopment.org/																																																																						

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Land east and west of Sandys Hill Lane Frome (FRO152M)	Outline application agreed subj. s106	235 70 affordable	Curo (developer) Silverwood Partnership	Land promoted and allocated though Local Plan Part 2 (site FR2). Greenfield site on SW of the town.																																																													
Planning History	An outline application validated 22.07.2019 (2019/1671/OTS) for 235 dwellings and 7,420 sq m of B1/retail space. Agreed at Planning Board in July 2020 and s106 in negotiation																																																																
Progress on Delivery	Timescales – MDC estimate that an outline consent could be in place by Y1 (2020/21) with a reserved matters application being agreed in Y2 (2021/22) development start in early 2022 and delivery from Y3.																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td>40</td> <td>35</td> <td>30</td> <td>30</td> <td>30</td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td>20</td> <td>20</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>40</td> <td>45</td> <td>50</td> <td>50</td> <td>50</td> <td></td> <td></td> </tr> </tbody> </table>												1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private				40	35	30	30	30			Affordable					10	20	20	20			Total				40	45	50	50	50		
		1	2	3	4	5																																																											
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private				40	35	30	30	30																																																									
Affordable					10	20	20	20																																																									
Total				40	45	50	50	50																																																									
Developer updates & supporting information	Build out based on Curo's delivery statement submitted as part of the planning application																																																																
2020 Housing Supply	Scheme agreed in principle and promoted by housebuilder. Considered very likely to contribute to five year supply.																																																																
Web links	https://www.mendip.gov.uk/media/25430/Item-07-All-Planning-Applications-for-Consideration-on-22-07-20/pdf/Item_07_All_Planning_Applications_for_Consideration_on_22.07.20.pdf?m=637303285818600000																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Caxton Road Frome BA11 1NF	Under Construction	157 18 affordable	Acorn Housing <i>The Old Printworks</i>	Former factory site. Granted a reserved matters permission in October 2019.																																																													
Planning History	Outline consent granted 23/12/2016 (2015/1392/OTS) Reserved Matters (2019/0209/REM) approved 16/10/2019.																																																																
Progress on Delivery	Phasing Plan submitted and agreed. Timescales – Site under construction (Dec 2019).																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td>20</td> <td>31</td> <td>43</td> <td>45</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td>0</td> <td>0</td> <td>10</td> <td>8</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>20</td> <td>31</td> <td>53</td> <td>53</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private		20	31	43	45						Affordable		0	0	10	8						Total		20	31	53	53					
		1	2	3	4	5																																																											
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private		20	31	43	45																																																												
Affordable		0	0	10	8																																																												
Total		20	31	53	53																																																												
Developer updates & supporting information	Response from Acorn 26/06/2020 First 7 houses complete in next few weeks. Following 51 due (Phase 1) for completion over the next 12-18 months. Phase plan attached for ref. Phases 2 and 3 – circa 50 dwellings each, will be delivered over the following couple of years, subject to sales rates/ economy.																																																																
2020 Housing Supply	The site is under construction and included in the five year supply.																																																																
Weblinks	https://www.acornpropertygroup.org/development/the-old-printworks-frome/																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Land East of The Mount Frome Part of allocation FR3a (FRO150)	LPP2 Allocation Full Application under consideration	124 37 affordable	David Wilson Homes	Greenfield housing allocation in Local Plan Part 2 Development is subject to a comprehensive masterplan to be produced and agreed prior to the granting of planning permission																																																							
Planning History	Site promoted through Local Plan Part 2 and examination process and allocated as site FR5 in pre-submission plan Included within a combined allocation (FR3a) in Proposed Changes. Considered to be suitable in principle on the basis of LP2 Inspector's Interim Note. 2019/2684/SCREEN - Request for a Screening and Scoping Opinion: -Not Required 12.11.2019 2019/3076/FUL - Full planning permission for residential development together with associated infrastructure including landscaping, open space, drainage and highway access																																																										
Progress on Delivery	Application under discussion with key areas outstanding on cumulative highway impact and masterplanning with other FR3a sites Trajectory estimates permission granted / conditions discharged in Year 2 and Implementation in Y3.																																																										
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td>35</td> <td>35</td> <td>17</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td>10</td> <td>17</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>45</td> <td>45</td> <td>34</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private					35	35	17				Affordable					10	10	17				Total					45	45	34			
		1	2	3	4	5																																																					
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																	
Private					35	35	17																																																				
Affordable					10	10	17																																																				
Total					45	45	34																																																				
Developer updates & supporting information																																																											
2020 Housing Supply	An application is currently under consideration and there is a clear intent to develop the site, it is therefore included within the 5 year housing supply.																																																										
Web links	<u>34</u>																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Land at Keyford Field, Little Keyford Lane (FRO001)	LPP2 Allocation Part of site FR3a	70 21 affordable	Wainhomes	Greenfield housing allocation in Local Plan Part 2 Development is subject to a comprehensive masterplan to be produced and agreed prior by adjoining landowners and council prior to the granting of planning permission.																																																							
Planning History	Site promoted through Local Plan Part 2 and examination process and allocated as site FR2 in pre-submission plan Included within a combined allocation (FR3a) in Proposed Changes. Considered to be suitable in principle on the basis of LP2 Inspector's Interim Note. There is a specific statement of intent provided to the Local Plan Inspector regarding joint working on a masterplan. 2020/0451/FUL - Erection of 70 no. Dwellings, open space, ecological mitigation land, drainage and landscaping, vehicular access																																																										
Progress on Delivery	Timescales – MDC estimate that a full consent could be in place by Y2 (2020/21) including finalising discussions on cumulative highway impact and masterplanning with other FR3a sites. Development start in 2022/3 and delivery of housing on the site would be from 2023 onwards (Y4).																																																										
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td>15</td> <td>25</td> <td>9</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td>11</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>15</td> <td>35</td> <td>20</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private					15	25	9				Affordable						10	11				Total					15	35	20			
		1	2	3	4	5																																																					
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																	
Private					15	25	9																																																				
Affordable						10	11																																																				
Total					15	35	20																																																				
Developer updates & supporting information																																																											
2020 Housing Supply	The site is considered deliverable but with a limited contribution to the 5 year supply.																																																										
Web links	https://mendip.gov.uk/media/22502/ED12-Letter-of-Intent-David-Wilson-Homes-Wainhomes/pdf/ED12 - Letter of Intent - David Wilson Homes Wainhomes.pdf?m=636996580875830000																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Land South of Keyford Field Frome (formerly FR4)	LPP2 Allocation Part of site FR3a	131 39 affordable (30%)	David Wilson Homes	Greenfield housing allocation in Local Plan Part 2 Development is subject to a comprehensive masterplan to be produced and agreed prior by adjoining landowners and council prior to the granting of planning permission																																																													
Planning History	<p>Site promoted through Local Plan Part 2 and examination process and allocated as site FR5 in pre-submission plan Included within a combined allocation (FR3a) in Proposed Changes. Further evidence submitted to Inspector that both this site and could provide a higher level of dwellings than proposed in LP2. Considered to be suitable in principle on the basis of LP2 Inspector’s Interim Note.</p> <p>2020/0341/OTS - Outline planning permission for residential development with associated parking, open space and infrastructure with all matters reserved except access</p>																																																																
Progress on Delivery	The trajectory assumes development would be a second phase to Land at the Mount with delivery from Year 6																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>25</td> <td>25</td> <td>25</td> <td>17</td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td>10</td> <td>19</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>25</td> <td>35</td> <td>35</td> <td>36</td> </tr> </tbody> </table>												1	2	3	4	5	6	7	8	9	Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private							25	25	25	17	Affordable								10	10	19	Total							25	35	35	36
		1	2	3	4	5	6	7	8	9																																																							
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private							25	25	25	17																																																							
Affordable								10	10	19																																																							
Total							25	35	35	36																																																							
2020 Housing Supply	Site is not part of the five year supply.																																																																
Developer updates & supporting information																																																																	
Web links																																																																	

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Land at Vallis Road Frome BA11 3NA	Full Planning Permission	64	Connolly & Callaghan (Sustainable Britain Ltd)	Brownfield windfall site Former factory premises (Weston Vinyls)																																																							
Planning History	2016/1025/FUL - Full Permission refused 27/09/2016 and appeal allowed 31.08.2017. 2017/0722/FUL - Mixed use development of 64 no. dwellings and B1 floorspace (426.9sqm), parking, landscaping, open space and associated works (Re-Submission) - Amended description and revised plans received 14th June 2017 to include B1 floorspace, replacing previous community hubs – Approved with Conditions 12.03.2019.																																																										
Progress on Delivery	Custom Build scheme - development is being offered with flexible room layouts Trajectory assumes buildout in Years 3-5																																																										
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td>20</td> <td>20</td> <td>24</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>20</td> <td>20</td> <td>24</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private				20	20	24					Affordable											Total				20	20	24				
		1	2	3	4	5																																																					
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																	
Private				20	20	24																																																					
Affordable																																																											
Total				20	20	24																																																					
Developer updates & supporting information	Response from Pegasus 21/07/2020 stating “I made some enquiries with the client but they haven’t been able to get back to me yet. Having looked at the planning history, I notice that there are still a number of pre-commencement conditions that need discharging and so, my assumption is that development hasn’t yet commenced on the site.”																																																										
2020 Housing Supply	The site has full planning permission and considered deliverable within five years																																																										
Web links	https://vallispark.co.uk/																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background						
Land off Cherry Grove Frome BA11 4AW	Application under consideration	21 total (11 net) 100% affordable	Aster Homes	Housing Association redevelopment (brownfield) 10 existing dwellings would be demolished as part of the proposals, so a net gain of 11.						
Planning History	2018/2711/FUL – Approved with conditions 06/01/2020 for Demolition of existing buildings (10 No. houses and garages) and erection of 17 No. houses and 4 No. apartments with associated parking, access and landscaping.									
Progress on Delivery	Housing Association redevelopment Tennant relocation likely to be delayed and clearance of site is assumed by end 2021. Construction is assumed to begin in 2022/23 with a 12-18 month build programme.									
Delivery Assumptions	Trajectory shows net gain of 11 dwellings									
		1	2	3	4	5				
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Private										
Affordable					5	6				
Total					5	6				
Developer updates & supporting information	Developer responded 07/04/2020 stating "For this planning permission, no plots have been started. The current programme forecasts all plots to be completed by end March 2022, the implementation is due to take place once all existing properties are vacant and is currently forecast for Autumn 2020.									
2020 Housing Supply	The site is included as part of the five year housing supply.									

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Land at Little Keyford Frome (FRO004)	LPP2 Allocation Site FR7	20	SGV/ Grass-roots Planning	Greenfield housing allocation in Local Plan Part 2 allocated for self- build																																																													
Planning History	2013/2266/FUL – Refused - 18.12.2014 - Erection of 23 affordable houses, new vehicular access, access road and footpath, landscaping, bin stores, play area, underground sewerage treatment plant and other works (amended plans received 28/03/14 and 09/04/14, and further amended plans and additional information received 26/06/14)																																																																
Progress on Delivery	Local Plan Part II allocation FR7 which remains subject to finalisation and adoption in 2021																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private											Affordable											Total										
		1	2	3	4	5																																																											
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private																																																																	
Affordable																																																																	
Total																																																																	
Developer updates & supporting information	Site forms part of a wider masterplan for 1700 homes which is likely to be submitted as an outline application in early 2021																																																																
2020 Housing Supply	Site is shown as a long term site (10+ years) and is not part of the five year housing supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Land adj 70 and 68 Beechwood Avenue Frome BA11 2AY	Full permission	10	Charlcombe Homes Ltd																																																														
Planning History	Reserved Matters granted 24/05/2017 (2016/2090/REM) associated with original outline approval (2010/2837).																																																																
Progress on Delivery	Access road has been constructed with work on the houses expected to commence in 2021/22																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td>3</td> <td>4</td> <td>3</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>3</td> <td>4</td> <td>3</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private			3	4	3						Affordable											Total			3	4	3					
		1	2	3	4	5																																																											
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private			3	4	3																																																												
Affordable																																																																	
Total			3	4	3																																																												
Developer updates & supporting information	E-mailed Alastair Gibson managing director Charlcombe Homes Limited ag@charlcombe.com, response received 02/04/2020 stating "Issues with landowners not yet resolved so we haven't started anything on site. Hopefully we will be able to at some point next year!"																																																																
2020 Housing Supply	Site is expected to be delivered within five years																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
25 Christchurch Street West Frome BA11 1EB	Planning Permission with TS	10	Brown Knight and Truscott Holdings Ltd. (01892 511678)																																																														
Planning History	2013/0723 granted 12/06/2014 - Demolition of attached single storey buildings, conversion of listed building to two dwellings and erection of courtyard group of eight 3 bed dwellings off existing access, with extended perimeter rubble stone walling on west boundary to Memorial Theatre car park (additional and amended plans received 15/7)																																																																
Progress on Delivery	Confirmation of implementation of development granted 27/06/2018 (ref: 2018/1177/CFC) Site remains derelict but protected by security fencing (Nov 2019).																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td>5</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td>5</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private					5	5					Affordable					0	0					Total					5	5				
		1	2	3	4	5																																																											
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private					5	5																																																											
Affordable					0	0																																																											
Total					5	5																																																											
Developer updates & supporting information	E-mailed agent -response received 21/05/2020 stating "No further progress, and do not anticipate any in the short term."																																																																
2020 Housing Supply	The site has a technical start . While the scheme will not be implemented immediately, it is considered deliverable within five years.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Eastgate Buildings Christchurch Street East Frome	Under Construction	10	Legend Strategy Enterprise Ltd																																																								
Planning History	Outline consent granted 26/11/2013 (2012/0230) Reserved Matters granted ref: 2015/1944 - Application for approval of reserved matters following outline approval sought for landscaping, appearance, scale and layout for the development of 10 dwellings and one commercial unit with associated parking/garaging, gardens and a communal central garden - Amended plans received December 2015.																																																										
Progress on Delivery	Site current under construction.																																																										
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th>Year</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>4</td> <td>2</td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>4</td> <td>2</td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						1	2	3	4	5					Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private	4	2	4								Affordable											Total	4	2	4							
		1	2	3	4	5																																																					
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																	
Private	4	2	4																																																								
Affordable																																																											
Total	4	2	4																																																								
Developer updates & supporting information	Response received from the applicant 02/04/2020 stating "We have completed houses 1, 2 and 3. Several sales fell through at the last moment when the government closed the housing market. House 4 has been sold. Houses 9 and 10 are nearly completed but cannot be inspected and signed off for in the circumstances. Houses 5, 6, 7 and 8 are nearly completed to shell. We don't know when they can be completed and sold."																																																										
2020 Housing Supply	The site is under construction and is included within the five year supply																																																										

