

# **HOUSING PROGRESS REPORT**

## **Glastonbury**

**Draft December 2019**

Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions Needed to progress delivery/ deliverability
Land to the West of Glastonbury Bypass	133	Under construction	Yes	2017/2655 /REM	None
Glastonbury Highway Depot	62	LP2 Site Allocation	No	-	Pursue adoption of LPP2 and work proactively with developer.
Allotments, Lowside Lane	50	LP2 Site Allocation	No	-	Pursue adoption of LPP2 and work proactively with developer at pre-application stage.
Uppingstock Farm, Old Wells Road	31	Full planning permission	Yes	2019/0498 /REM	Reserved matters application approved. Work proactively with developer to discharge conditions and commence works.
Pear Tree Farm (Land off Old Wells Road)	29	Full planning permission	Yes	2019/0499 /REM	Reserved matters application approved. Work proactively with developer to discharge conditions and commence works.
Garage Site, Frogmore Street Road	25	LP2 Allocation	No	-	Pursue adoption of LPP2 and work proactively with developer at pre-application stage.
Lintells Garage and Repair Workshop, Wells Road	25	LP2 Allocation	No	-	Pursue adoption of LPP2 and work proactively with developer at pre-application stage.

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																								
<b>Land to the west of Glastonbury Bypass BA6 9BJ</b>	<b>Under Construction</b>	133	Keepmoat Regeneration Ltd, Sanctuary Housing Association Ltd.	Site promoted through Local Plan Part 1 and 2																																																							
Progress on Delivery	Reserved Matters granted 11/01/2018 (2017/2655/REM). As of Nov 2019 76 dwellings are under construction and are due to be completed towards the end of 2019 and early 2020. The development is expected to be completed by early 2022.																																																										
Delivery Assumptions	<table border="1"> <thead> <tr> <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> <th>10</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>18</td> <td>10</td> <td>8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td>26</td> <td>38</td> <td>33</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>44</td> <td>48</td> <td>41</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					1	2	3	4	5	6	7	8	9	10	Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private	18	10	8								Affordable	26	38	33								Total	44	48	41							
	1	2	3	4	5	6	7	8	9	10																																																	
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																	
Private	18	10	8																																																								
Affordable	26	38	33																																																								
Total	44	48	41																																																								
2019 Housing Supply	Site under construction and included in five year supply																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description																																																													
<b>Glastonbury Highway Depot, South of Wells Road</b>	Local Plan Part 2 Allocation	62 1.95Ha	Somerset County Council (SCC) No developer	Site is owned by Somerset CC and currently in use as a highways depot (contracted to Skanska). There are also offices on site for Skanska’s operations in Somerset. The site has been promoted by SCC as available for development. Some consideration has been given by SCC to alternative sites but no specific option sites have been identified/confirmed at this stage and remain subject to a business case for relocation.																																																													
Progress on Delivery	Somerset County Council have confirmed that this is a longer term opportunity site (2029/30+) – see MF2 on examination webpage for LPP2																																																																
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Private																																																																	
Affordable																																																																	
Total																																																																	
2019 Five Year Supply	This is a developable site and not part of the five year supply.																																																																
Web links	<a href="https://www.mendip.gov.uk/media/23718/MF2-GL1-Glastonbury-depot/pdf/MF2 - GL1 - Glastonbury depot.pdf?m=637147824170670000">https://www.mendip.gov.uk/media/23718/MF2-GL1-Glastonbury-depot/pdf/MF2 - GL1 - Glastonbury depot.pdf?m=637147824170670000</a>																																																																

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<b>Allotments, Lowerside Lane Glastonbury</b>	Local Plan Part 2 Allocation	50	Glastonbury Town Council	Promoted with 30% affordable housing.																																																													
Progress on Delivery	Site allocation remains subject to confirmation through adoption of Local Plan Part 2																																																																
Delivery Assumptions Source Housing Trajectory ED1	<table border="1"> <thead> <tr> <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> <th>10</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>10</td> <td>10</td> <td>10</td> <td>5</td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td>5</td> <td>5</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>15</td> <td>15</td> <td>15</td> <td></td> <td></td> </tr> </tbody> </table>											1	2	3	4	5	6	7	8	9	10	Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private						10	10	10	5		Affordable						5	5	5			Total						15	15	15		
	1	2	3	4	5	6	7	8	9	10																																																							
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private						10	10	10	5																																																								
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Total						15	15	15																																																									
2019 Housing Supply	The allocation does not form part of the five year supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
<b>Uppingstock Farm Old Wells Road Glastonbury BA6 8EA</b>	<b>Full Planning Permission</b>	31	Elan Homes	Former farm buildings/ yard area. Links with Pear Tree Farm development to North Affordable housing at 30% (10 dwellings)							
Progress on Delivery	Outline permission granted 11/11/2016 (2013/0903) Reserved matters submitted (2019/0498/REM) (covering layout, design and landscaping submitted 08/03/2019) Reserved matters approved 20/11/2019										
Delivery Assumptions	Timescale – assumes development could start in 20/21 with delivery in Y3 and Y4										
		1	2	3	4	5	6	7	8	9	10
	Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	Private			10	11						
	Affordable			5	5						
	Total			15	16						
2019 Housing Supply	Included in 5 Year supply										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
<b>Pear Tree Farm (Land off Old Wells Road) Glastonbury BA6 8EA</b>	<b>Full Planning Permission</b>	29	Elan Homes	Former Farm site – Links to adjacent site –Uppingstock Farm Affordable housing at 30% (8 dwellings)							
Progress on Delivery	Outline permission granted 03/06/2016 (2013/1444) Reserved matters submitted 08/03/2019 (2019/0499/REM) – for the erection of 29 dwellings Reserved matters approved 20/11/2019										
Delivery Assumptions	Timescale – assumes development could start in 20/21 with delivery in Y3 and Y4										
		1	2	3	4	5	6	7	8	9	10
	Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	Private			10	11						
	Affordable			4	4						
	Total			14	15						
2019 Housing Supply	Included in 5 Year supply										

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<b>Garage Site, Frogmore Street Road Glastonbury</b>	<b>LP2 Allocation</b>	25	-	Brownfield site																																																													
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	1	2	3	4	5	6	7	8	9	10																																																							
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Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
<b>Lintells Garage and Repair Workshop, Wells Road Glastonbury</b>	<b>LP2 Revised Allocation</b>	25	-	Brownfield site																																																													
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