

HOUSING PROGRESS REPORT

Glastonbury and Street

January 2021

Introduction

This schedule gives details of progress on major housing sites (over 10 units) in Glastonbury & Street . 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).

Disclaimer

Housing delivery estimates are made to support the Councils evidence base on supply and meet national monitoring requirements. They cannot be interpreted as a material consideration and are ‘without prejudice’ to the determination of applications or reserved matters permissions by the Council.

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 Moors RAMSAR site. Further information can be found [online here](#). This affects sites in Glastonbury and Street which do not have a full permission or are at earlier stages in the plan process. These will require additional assessments and demonstrate a ‘phosphate’ neutral position through mitigation measures. Joint work on developing solutions is in progress with measures being in place during 2021. This has been taken into account in the lead in times for developments

Glastonbury - Summary					
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	-	Long-term site. Finalise adoption of LPP2 and work proactively with SCC on relocation options to make site available
Allotments, Lowerside Lane	50	LP2 Site Allocation	No	-	Pursue following adoption of LPP2 and work proactively with town council 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	Description and Background																																																													
Kingsfield Land to the west of A39 Glastonbury Bypass BA6 9BJ	Under Construction	133 36 market housing 9 – discounted market 89 – affordable	Sanctuary Housing	Greenfield site promoted through Local Plan Part 1 and 2 and outside floodplain. Additionality funding from Homes England																																																													
Planning History	Reserved Matters granted 11/01/2018 (2017/2655/REM).																																																																
Progress on Delivery	Site under construction See update																																																																
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>1</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>9</td> <td>10</td> <td>17</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td>6</td> <td>22</td> <td>69</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>15</td> <td>32</td> <td>86</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												1	2	3	4	5	1				Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private	9	10	17								Affordable	6	22	69								Total	15	32	86							
		1	2	3	4	5	1																																																										
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29																																																							
Private	9	10	17																																																														
Affordable	6	22	69																																																														
Total	15	32	86																																																														
Developer updates & supporting information	George.Clark@sanctuary-housing.co.uk responded to update e-mail query with completed plot spreadsheet 16/06/2020. It shows that an estimated 32 will be complete in 2020 and 86 will be complete in 2021. The development is expected to be completed by early 2022.																																																																
2020 Housing Supply	Site under construction and included in five year supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Glastonbury Highway Depot, South of Wells Road	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.																																																							
Planning History																																																											
Progress on Delivery	Somerset County Council have confirmed that this is a longer term opportunity site (2028/29+) – see MF2 on examination webpage for LPP2. Site falls within the indicative area of 'risk' m requiring an HRA and mitigation for phosphates. Trajectory assumes a solution will be in place ahead of development																																																										
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Private	20	24																																																									
Affordable	9	9																																																									
Total	29	33																																																									
Developer updates & supporting information																																																											
2020 Five Year Supply	This is a developable site and not part of the five year supply.																																																										
Web links	https://www.mendip.gov.uk/media/23718/MF2-GL1-Glastonbury-depot/pdf/MF2 - GL1 - Glastonbury depot.pdf?m=63714782417067000																																																										

Mendip Housing Trajectory

Major sites – Glastonbury & Street

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background						
Allotments, Lowerside Lane Glastonbury	Local Plan Part 2 Allocation	50	Glastonbury Town Council	Site currently used as allotments Promoted with 30% affordable housing.						
Planning History										
Progress on Delivery	Site allocation remains subject to confirmation through adoption of Local Plan Part 2. Allotments would need to be relocated before delivery. GTC have confirmed there is an alternative site. Site falls within the indicative area of 'risk' m requiring an HRA and mitigation for phosphates. Trajectory assumes a solution will be in place ahead of development									
Delivery Assumptions	Source Housing Trajectory ED1									
		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							10	10	15	
Affordable							5	5	5	
Total							15	15	20	
Developer updates & supporting information										
2020 Housing Supply	The draft allocation does not form part of the five year supply.									

Site Name	Planning Status	Total Dwellings		Promoter/ Developer	Description and Background						
Uppingstock Farm Old Wells Road Glastonbury BA6 8EA	Full Planning Permission	31		Elan Homes	Former farm buildings/ yard area. Links with Pear Tree Farm development to North Affordable housing at 30% (10 dwellings)						
Planning History	Outline permission granted 11/11/2016 (2013/0903) Reserved matters submitted (2019/0498/REM) (covering layout, design and landscaping submitted 08/03/2019) approved with conditions 03/06/2020 .										
Progress on Delivery	Further discharge of conditions submitted since RM approved. Site falls within the indicative area of 'risk' requiring an HRA and mitigation for phosphates. Trajectory assumes progress of consents mean the proposal will not require mitigation – but this is subject to confirmation										
Delivery Assumptions	Timescale – assumes development could start in 20/21 with delivery in Y3 and Y4										
		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			10	11						
	Affordable			5	5						
	Total			15	16						
Developer updates & supporting information											
2019 Housing Supply	Included in 5 Year supply.										
Web links	https://www.elan-homes.co.uk/developments/avalon/										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Pear Tree Farm (Land off Old Wells Road) Glastonbury BA6 8EA	Full Planning Permission	29	Elan Homes	Former Farm site – Links to adjacent site – Uppingstock Farm Affordable housing at 30% (8 dwellings)																																																							
Planning History	Outline permission granted 03/06/2016 (2013/1444) Reserved matters submitted 08/03/2019 (2019/0499/REM) – for the erection of 29 dwellings, approved with conditions 03/06/2020 .																																																										
Progress on Delivery																																																											
Delivery Assumptions	<p>Timescale – assumes development could start in 20/21 with delivery in Y3 and Y4 Site falls within the indicative area of 'risk' m requiring an HRA and mitigation for phosphates. Trajectory assumes progress of consents mean the proposal will not require mitigation – but this is subject to confirmation</p> <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> </thead> <tbody> <tr> <td>Year</td> <td>2019/20</td> <td>2020/21</td> <td>2021/22</td> <td>2022/23</td> <td>2023/24</td> <td>2024/25</td> <td>2025/26</td> <td>2026/27</td> <td>2027/28</td> <td>2028/29</td> </tr> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td>10</td> <td>11</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td>4</td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>14</td> <td>15</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				10	11						Affordable				4	4						Total				14	15					
		1	2	3	4	5																																																					
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Mendip Housing Trajectory

Major sites – Glastonbury & Street

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Garage Site, Frogmore Street Road Glastonbury	LP2 Allocation	25		Brownfield site in use as car wash																																																													
Planning History	022525/015 – Application for 21 apartments - refused Aug 2007																																																																
Progress on Delivery	Subject to confirmation in Local Plan Part 2 Site falls within the indicative area of 'risk' m requiring an HRA and mitigation for phosphates. Trajectory assumes a solution will be in place ahead of development																																																																
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Developer updates & supporting information																																																																	
2020 Housing Supply	Not part of the five year supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Lintells Garage and Repair Workshop, Wells Road Glastonbury	LP2 Revised Allocation	25		Brownfield site																																																													
Planning History																																																																	
Progress on Delivery	Site allocation only at this stage. Site falls within the indicative area of 'risk' m requiring an HRA and mitigation for phosphates. Trajectory assumes a solution will be in place ahead of development																																																																
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		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																																																							
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Total								12	13																																																								
Developer updates & supporting information																																																																	
2020 Housing Supply	Not part of five year supply.																																																																

Street – Summary					
Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions Needed to progress delivery/ deliverability
Land West of Street, Brooks Road	400	LP1/LP2 allocation and Future Growth Area	No	-	Progress LPP2 to adoption and engagement on masterplan
Land West of Somerton Road	280	Planning Application Under Consideration	Yes	2019/2946 /OTS.	Work with developer to achieve planning consent in 2021 and support phosphate mitigation solution
Land adj Street Cemetery	32	LP2 Allocation	No	-	Progress development with Aster to achieve planning consent in 2021 and support phosphate mitigation solution

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Land West of Brooks Road Street	LP1/ LP2 allocation & Future Growth Area	400 Promoted with 30% affordable housing (equivalent to 120 dwellings)	Landowner – Richard Clark & Adjacent owners	Greenfield strategic housing allocation adopted in Local Plan Part 1 . Revised and updated development area set out in policy ST3 as a guide to masterplanning																																																							
Planning History	Core part of the site is an adopted allocation in local plan part 1																																																										
Progress on Delivery	A planning agent has been appointed for the principal landowner to commence survey and masterplanning work. Further engagement is expected in 2021																																																										
Delivery Assumptions	<p>Timescales for the Main Development Area are set out in further evidence to the Local Plan Inspector. These assume work on a masterplan and engagement of developers could be achieved by 2023/2024 and development in 2025/6 onwards. Site falls within the indicative area of 'risk' requiring an HRA and mitigation for phosphates. Trajectory assumes a solution will be in place ahead of development. Trajectory estimates revised to take into account the need for phosphate mitigation although this could be incorporated in masterplanning</p> <table border="1"> <thead> <tr> <th></th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> <th></th> </tr> <tr> <th>Year</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>2029/30</th> <th>2030/31</th> <th>2031/32</th> <th>2032/33</th> <th></th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>10</td> <td>10</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>60</td> <td>60</td> <td>60</td> <td>60</td> <td>60</td> <td>50</td> <td>50</td> <td></td> <td></td> </tr> </tbody> </table>					5	6	7	8	9	10	11	12	13		Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		Private		40	40	40	40	40	40	40			Affordable		20	20	20	20	20	10	10			Total		60	60	60	60	60	50	50		
	5	6	7	8	9	10	11	12	13																																																		
Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33																																																		
Private		40	40	40	40	40	40	40																																																			
Affordable		20	20	20	20	20	10	10																																																			
Total		60	60	60	60	60	50	50																																																			
Developer updates & supporting information																																																											
2020 Housing Supply	This site does not form part of the five year supply.																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Land West of Somerton Road, Street	Application	280	The Ninesquare Trust	Greenfield site on the urban edge promoted for housing through LP1 and LP2. Allocated in Local Plan Part 2 as site ST1.																																																							
Planning History	Outline application validated 9 th December 2019 ref: 2019/2946/OTS																																																										
Progress on Delivery	The promoter of the land in hearing statements to the LP2 examination and through subsequent correspondence states the proposed quantum of new housing and implementation rates to be acceptable and in accordance with national policy. Capacity - the Council consider that the stated capacity of this site of 280 dwellings is robust.																																																										
Delivery Assumptions	<p>Timescales - The council estimate that an outline pp could be granted in Year 1 subject to agreement on phosphate mitigation solutions. Transfer to a developer and reserved matters could be agreed in Year 2 with site start in Y3 and delivery from 2023/4. Build out rates agreed as reasonable with the promoting agent.</p> <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>20</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>36</td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0</td> <td>20</td> <td>20</td> <td>20</td> <td>24</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>20</td> <td>35</td> <td>55</td> <td>55</td> <td>55</td> <td>60</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	35	35	35	35	36	Affordable					0	0	20	20	20	24	Total					20	35	55	55	55	60
		1	2	3	4	5																																																					
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Total					20	35	55	55	55	60																																																	
Developer updates & supporting information																																																											
2020 Housing Supply	Site is likely to come forward in 5 years as confirmed by planning agent. Discounted from final supply figures due to need for phosphate mitigation																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Land adj, Street Cemetery Cemetery Lane Street	LP2 Allocation	32 (allocation policy ST2)	Mendip Council (landowner)	Former cemetery extension land confirmed as no longer required for this purpose and allocated in submitted Local Plan Part II as site ST2																																																													
Planning History	Site considered as part of Local Plan examination and remains subject to Inspector's final report (Spring 2021)																																																																
Progress on Delivery	Promoted as an allocation in Local Plan Part 2 and Site identified as part of the Mendip Social Housing and Delivery Programme. Cabinet (2 nd November 2020) have agreed site is to be transferred to Aster Housing to bring forward an affordable housing scheme as part of this initiative. This remains subject to contracts and Planning. No application yet submitted. Site falls within the indicative area of 'risk' m requiring an HRA and mitigation for phosphates. Trajectory assumes a solution will be in place ahead of development																																																																
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>11</td> <td>11</td> <td>11</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>11</td> <td>11</td> <td>11</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					11	11	11				Total					11	11	11			
		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																																																							
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Affordable					11	11	11																																																										
Total					11	11	11																																																										
Developer updates & supporting information																																																																	
2020 Housing Supply	Site is capable of delivery within 5 years given that it is an affordable housing scheme being supported by the Council Discounted from five year supply due to the need for phosphate mitigation.																																																																