

HOUSING PROGRESS REPORT

Shepton Mallet and Wells

Draft December 2019

Shepton Mallet					
Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions Needed to progress delivery/ deliverability
Cannards Grave Road	600	Outline permission under consideration	Yes	2018/1843/OTS	Progress to planning board early in 2020.
Shepton Mallet Prison	146	Full Planning Permission	Yes	2019/0598/FUL	Monitor revised application under consideration which could extend implementation period. Review position with promoter

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Cannards Grave Road Shepton Mallet BA4 5RT	Application	600	CG Fry	Adopted strategic allocation in Local Plan Part 1 for a mixed-use neighbourhood comprising up to 600 dwellings, primary school, nursery and a new local centre comprising a mix of use classes B1, A1, A2, A3 and A4.																																																													
Progress on Delivery	<p>Outline application submitted 17/07/2018 (2018/1843/OTS) and due to be considered at planning board in early 2020. Discussions on differences in viability assessment are ongoing but there are no major technical issues to be resolved. Viability discussions primarily relate to building the on-site school.</p> <p>Capacity – Following a strategic allocation in Local Plan Part 1, the developers have undertaken a detailed enquiry by design exercise over 2 years including workshops with the local community to produce a masterplan. 600 dwellings is considered deliverable.</p> <p>Additional evidence from CG Fry on timescales and build out was considered at the examination hearings. Comments on this schedule have been submitted by Lichfields. The updated trajectory reflects the build out agreed by Lichfields at examination, this accounts for 372 dwellings delivered over the plan period to 2029.</p> <p>Affordable allocation at 30% - 180 dwellings.</p>																																																																
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></td> <td></td> <td>30</td> <td>30</td> <td>30</td> <td>30</td> <td>30</td> <td>30</td> <td>30</td> <td>30</td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td>6</td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>36</td> <td>48</td> <td>48</td> <td>48</td> <td>48</td> <td>48</td> <td>48</td> <td>48</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			30	30	30	30	30	30	30	30	Affordable			6	18	18	18	18	18	18	18	Total			36	48	48	48	48	48	48	48
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Web links to evidence	<p>https://www.mendip.gov.uk/media/22741/IQ-6-Shepton-Mallet-trajectory/pdf/IQ-6_Shepton_Mallet_trajectory.pdf?m=637012181541600000</p> <p>https://www.mendip.gov.uk/media/22754/IQ-15-Appendices/pdf/IQ-15_-_Appendices.pdf?m=637012198300870000</p>																																																																
2019 Housing Supply	Included in Five Year Supply																																																																

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Shepton Mallet Prison Shepton Mallet BA4 5LU	Planning Permission	146	City & Country (C&C)	<p>Redevelopment and conversion of former prison buildings to residential accommodation including listed and non-listed elements.</p> <p>C&C are currently undertaking redevelopment projects on other prisons and the site is let out to a company organising events and prison tours.</p>																																																							
Progress on Delivery	Listed building consent and permission granted 26/03/2018 (2016/0509/FUL & 2016/2485/FUL) 2019/0598/FUL currently under consideration – main changes from previous consent relates to the provision of an additional 28 car parking spaces. A viability assessment is required therefore it is likely that the application will be considered at planning board in March 2020.																																																										
Delivery Assumptions	<p>Timescales - The site has a full planning permission but the current application could extend the time for implementation. Evidence from City and Country suggests conversion of prison buildings/ new build elements could come together. A cautious view is that delivery will not take place until Y5</p> <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> </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></td> <td>30</td> <td>76</td> <td>40</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>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>30</td> <td>76</td> <td>40</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					30	76	40				Affordable					0	0	0				Total					30	76	40			
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2019 Housing Supply	This site will make a limited contribution to the 5 year housing supply.																																																										

Wells					
Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Recommended actions to progress delivery.
Land North of A361, Haybridge Hill	220	Planning Permission	Yes	2018/2626/R EM	Work proactively with the developer to ensure RM conditions are discharged. Monitor progress of implementation
Land adj Wookey Hole Road	203	Under Construction	Yes	2017/0022/F UL	Monitor progress of build out
Thales, Wookey Hole Road)	173	Under Construction	Yes	2012/0700/ OTS	Monitor progress of remaining units
Land SW of Glastonbury Road	150	Under Construction	Yes	2016/0100/R EM	Monitor remaining 13 units due to be completed early 2020
Land South of Elm Close	100	Application under consideration	No	2019/1381/ OTS	Site allocated to come forward after 2024. Monitor progress of application and secure necessary infrastructure and community gains. Review progress on discharge of conditions. Engage with future developer to bring forward reserved matters and delivery schedule.
Land off Bubwith Walk (northern site)	80	LP2 Allocation Site	No	-	Secure adopted allocation. Monitor progress of odour assessment work with Wessex Water and engage with developer at pre-application stage
Land off Bubwith Walk (southern site)	40-80	LP2 Allocation Site	No		Monitor progress of odour assessment work with Wessex Water and impact of developable area. Secure adopted allocation
Wells Rugby Club	80+	LP2 Allocation Site	No	-	Secure adoption in LPP2 and work with developer to deliver an acceptable scheme at planning stage.
Glastonbury Road	32+22	Under Construction and potential pre-app	Yes	2018/2773/F UL	Care home site under construction Monitor progress and engage with promoter on remaining permissioned site (22 dwellings) - potential revised application for housing.
Ash Close	28	Permission and revised application	Yes	2019/2022/ FUL	Last phase of existing permissioned site. Work with developer to secure revised scheme and build out schedule.

Mendip Housing Land Availability

Major sites – Shepton Mallet & Wells

Tincknells Depot	25	LP2 Allocation Site	No	-	Ensure adoption of allocation LPP2. Engage with occupier to secure plan for part redevelopment/ pre-application discussions.
Land around Princes/Priory Road	20	LP1 Allocation	No	-	

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Land north of A361 Haybridge, Wells	Planning Permission	220	Persimmon and Taylor Wimpey	Greenfield Future Growth area identified in Local Plan Part 1																																																							
Progress on Delivery	Outline consent granted on appeal 19/04/2016 (2014/1522/OTS) Reserved matters granted 19/09/2019 (2018/2626/REM).																																																										
Delivery Assumptions	Timescales - Infrastructure and junction works expected in Y1 with completions in 2020/21 (Y2) 50-60 completions a year in Years 3 - 5 <table border="1" data-bbox="504 635 1982 858"> <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> </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>20</td> <td>40</td> <td>40</td> <td>32</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td>20</td> <td>20</td> <td>20</td> <td>28</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>40</td> <td>60</td> <td>60</td> <td>52</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		20	40	40	32						Affordable		20	20	20	28						Total		40	60	60	52					
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Land adj Wookey Hole Road, Wells	Under Construction	203	Bovis Site marketed as <i>Priory Fields</i>	Greenfield site allocated in Local Plan Part 1																																																							
Progress on Delivery	Full planning permission granted 25/04/2018 (2017/0022/FUL), also (2018/1639/NMA). 3 completed, 27 dwellings currently under construction, 173 not yet started. Site expected to deliver 50 houses per year with final completion late 2023.																																																										
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Thales Wookey Hole Road Wells BA5 1AA	Under Construction	173	David Wilson Homes	Brownfield employment site (former Thales premises) with offices, laboratories and industrial. Marketed as <i>Bishops Green</i>																				
Progress on Delivery	Outline consent granted 24/04/2013 (2012/0700/OTS). Various applications to discharge conditions submitted from 2016 to 2019. 112 dwellings completed as of 31 st March 2019 – 61 remain and are expected to be delivered by 2021.																							
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Year	2019/20	2020/21	2021/22																					
Private	20	13																						
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Total	48	13																						
2019 Housing Supply	Site with full consent and included in five year supply																							

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Land SW of Glastonbury Road, Wells	Under Construction	150	Crest Nicholson	Greenfield site developed as a second phase to a brownfield redevelopment (former Nutricia factory site) Marketed as <i>Vicarage Fields</i> Development almost complete										
Progress on Delivery	Outline consent granted 16/10/2014 (2013/2306/OTS), Reserved matters granted 12/06/2016 (2016/0100/REM). 13 dwellings still to be completed.													
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Year	2019/20													
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Total	13													
2019 Housing Supply	Site with full consent and included in five year supply													

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
Land South of Elm Close, Wells	Application under consideration	100	Gladman	Promoted through Local Plan Part 2 Allocated in Proposed Changes – subject to development after 2024.							
Progress on Delivery	Application for outline permission submitted 05/06/2019 (2019/1381/OTS) considered at Planning Board on 20 th November 2019 and deferred for further information on additional site access, sustainability measures on the site and discussion on local community benefits.										
Delivery Assumptions	The site is specifically allocated to come forward post 2024 and is therefore not counted in the five year supply										
		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						20	20	20		
	Affordable						10	15	15		
	Total						30	35	35		
2019 Five Year Supply	Not in five year supply										

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Land off Bubwith Walk (Northern Site) Adj Burcott Road Wells	LP2 Allocation	80	Strongvox Homes	Greenfield urban edge site																																																													
Progress on Delivery	LP2 Allocation Site only.																																																																
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Website evidence	Promoters statement to the Local Plan Examination https://mendip.gov.uk/media/21801/PS09-10-Strongvox-Homes-Hearing-statement-9-Redacted/pdf/PS09-10 - Strongvox Homes - Hearing_statement - 9_Redacted.pdf?m=636943016916670000 Latest draft version of the odour report – submitted as post hearing evidence to Local Plan examination https://mendip.gov.uk/media/22751/IQ-14-Appdx-2-Bubwith-Walk-odour-rpt-Aug19/pdf/IQ-14_Appdx_2_Bubwith_Walk_odour_rpt_Aug19.pdf?m=637012198294730000																																																																
2019 Housing Supply	The scheme is capable of coming forward within five years but this remains subject to an agreement with Wessex Water on odour nuisance/ mitigation. As studies are still in progress, this allocation is not included in 5 Year Supply																																																																

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Progress on Delivery	LP2 Allocation Site only. Allocation needs to be secured and further odour assessment work carried out with Wessex Water.																																																										
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Wells Rugby Club Charter Way Wells BA5 2FB	LP2 Allocation Site	80+	Housebuilder/contractor supporting proposal	Allocated in Local Plan Part 2 (Policy WL2) Re-development of rugby club ground/ clubhouse and part of adjacent car park (in council ownership) linked to re-provision of new site at Haybridge																																																																										
Progress on Delivery	LP2 Allocation Site only.																																																																													
Delivery Assumptions Source Trajectory ED1 – provided to Local Plan Inspector	<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> <th>11</th> <th>12</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> <td>2029/ 30</td> <td>2030/ 31</td> </tr> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td> <td>20</td> <td>8</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>0</td> <td>15</td> <td>17</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>20</td> <td>35</td> <td>25</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														1	2	3	4	5	6	7	8	9	10	11	12	Year	2019 /20	2020/ 21	2021 /22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Private						20	20	8					Affordable						0	15	17					Total						20	35	25				
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Total						20	35	25																																																																						
2019 Five Year Supply	The site is not within the five year housing supply																																																																													

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
Fmr Nutricia site Care Home and Extra Care development Glastonbury Road Wells	Under construction	32 bed home + 22 unit extra care development	Barchester Healthcare (care home)	Remaining elements of the redevelopment of the Nutricia factory site with these implemented permissions linked to retaining employment use.							
Progress on Delivery	Revised planning permission granted (2018/2773/FUL) for care home – under construction. Remaining permissioned element will deliver 22 self-contained extra care units but this may be revised to C3 housing. Pre-application pending.										
Delivery Assumptions	Care Home is counted as 32 dwellings in trajectory and expected to complete by Yr3. Independent extra care development expected by Y5.										
		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			32		22					
	Affordable			0		0					
	Total			32		22					
2019 Housing Supply	Site is included within the five year housing supply										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Ash Close Wells BA5 2QR	Under Construction	28	Flower & Hayes	Housing and sheltered housing scheme for 64 dwellings																																																													
Progress on Delivery	Full planning permission granted 01/10/2013 (2012/1472). Housing element of site completed – sheltered housing portion of site undeveloped. Revised application (2019/2022/FUL) submitted on 15.08.2019 to replace 28 sheltered units -still to be built with 6x 3bed bungalows and 4x 2bed dwellings. The 10 dwelling scheme could be more likely to proceed.																																																																
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> </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>6</td> <td>6</td> <td>8</td> <td>8</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td>0</td> <td>0</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>6</td> <td>6</td> <td>8</td> <td>8</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			6	6	8	8					Affordable			0	0	0	0					Total			6	6	8	8				
	1	2	3	4	5	6	7	8	9	10																																																							
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Private			6	6	8	8																																																											
Affordable			0	0	0	0																																																											
Total			6	6	8	8																																																											
2019 Housing Supply	The site is included within the five year housing supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
Tincknells Depot Glastonbury Road Wells	LP2 Allocation Site	25	-								
Progress on Delivery	LP2 Allocation Site only										
Delivery Assumptions		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	5
	Affordable									5	5
	Total									15	10
2019 Housing Supply	The site is not included within the five year housing supply										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Land around Princes/Priory Road (<i>Wells City Centre</i>)	LP1 Allocation Site	20																																																															
Progress on Delivery	LP1 Allocation Site only.																																																																
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