

# **HOUSING PROGRESS REPORT**

## **Shepton Mallet and Wells**

## **Mendip Boundary Sites** (Westfield/Midsomer Norton)

**January 2021**

**Introduction**

This schedule gives details of progress on major housing sites (over 10 units) in Shepton Mallet and Wells. 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 taken 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 1<sup>st</sup> 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 Wells and Shepton Mallet 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

<b>Mallet</b>					
Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions Needed to progress delivery/ deliverability
Cannards Grave Road	600	<b>Outline permission under consideration</b>	Yes	2018/1843/OTS	Progress to planning board in 2021 and secure policy compliant affordable housing provision. Support developer to agree appropriate phosphate mitigation solution
Shepton Mallet Prison	146	<b>Full Planning Permission</b>	No	2019/0598/FUL	Keep under review and consider any opportunities with promoter for earlier implementation

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																																									
<b>Cannards Grave Road Shepton Mallet BA4 5RT</b>	<b>Application</b>	569 Affordable % under consideration	CG Fry	Adopted strategic allocation in Local Plan Part 1 for a mixed-use neighbourhood , 500-600 dwellings, primary school, nursery and a new local centre																																																																									
Planning History	Outline application submitted 17/07/2018 (2018/1843/OTS).																																																																												
Progress on Delivery	<p><b>Capacity</b> – 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. Following testing of the masterplan, the promoters have submitted an amendment to the description of development with a revised dwelling capacity of 569 units. The masterplan also provides for a 64 dwelling care home.</p> <p><b>Application progress</b> - additional detail covering highways access, pedestrian and cycle links submitted in mid-2020. Viability evidence and review exchanged with the Council . CG Fry offering between 15 – 20% as affordable units. Further mediation process on viability is planned. Not yet agreed to be reported to Planning Board for determination</p> <p><b>Build Out rates</b> from CG Fry on timescales and build out was considered at the Local Plan Part 2 examination hearings. The updated trajectory reflects the initial build out agreed at local Plan Part 2 examination. Trajectory assumes outline pp can be agreed in Y2 making an allowance for a phosphate mitigation solution. Reserved matters/ conditions for initial phases in 2022/23. Start in Year 4 and delivery from Year 5.</p>																																																																												
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> <th>10</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>29/30</th> <th></th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>30</td> <td>30</td> <td>30</td> <td>35</td> <td>35</td> <td>45</td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> <td>18</td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>48</td> <td>48</td> <td>48</td> <td>53</td> <td>53</td> <td>63</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	29/30		Private						30	30	30	35	35	45		Affordable						18	18	18	18	18	18		Total						48	48	48	53	53	63	
		1	2	3	4	5	6	7	8	9	10																																																																		
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Total						48	48	48	53	53	63																																																																		
Developer updates & supporting information	See application <a href="https://www.cgfry.co.uk/land-and-planning/cannards-grave-road-shepton-mallet/">https://www.cgfry.co.uk/land-and-planning/cannards-grave-road-shepton-mallet/</a>																																																																												
2020 Housing Supply	There is clear evidence that the site is capable of delivering dwellings in five years . However the site has been discounted from the five year supply given the need for phosphate mitigation.																																																																												
Web links	<a href="https://www.mendip.gov.uk/media/22741/IQ-6-Shepton-Mallet-trajectory/pdf/IQ-6_Shepton_Mallet_trajectory.pdf?m=63701218154160000">https://www.mendip.gov.uk/media/22741/IQ-6-Shepton-Mallet-trajectory/pdf/IQ-6_Shepton_Mallet_trajectory.pdf?m=63701218154160000</a> <a href="https://www.mendip.gov.uk/media/22754/IQ-15-Appendices/pdf/IQ-15_-_Appendices.pdf?m=637012198300870000">https://www.mendip.gov.uk/media/22754/IQ-15-Appendices/pdf/IQ-15_-_Appendices.pdf?m=637012198300870000</a>																																																																												

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background							
<b>Shepton Mallet Prison Shepton Mallet BA4 5LU</b>	<b>Planning Permission (technical start)</b>	146	City & Country (C&C)	Redevelopment and conversion of former HM Cornhill prison to residential accommodation including listed and non-listed elements.							
Planning History	Listed building consent and permission granted 26/03/2018 (2016/0509/FUL & 2016/2485/FUL) A variation to the current pp has been agreed to allow limited works for a 'technical start' 2020/2374/NMA A replacement application 2019/0598/FUL currently pending consideration at 06/10/2020 - also designed to extend the life of the permission.										
Progress on Delivery	C&C are currently undertaking redevelopment projects on other prisons and the site is let out to a company organising events and prison tours. Development likely to come forward in the medium term as viability of the scheme is dependent on either a stronger local residential market and profitability of other conversion projects being undertaken by the promoter. There is no affordable housing element.										
Delivery Assumptions	Timescales - The site has a full planning permission but the current application/amendment will extend the time for implementation. Evidence from City and Country suggests conversion of prison buildings/ new build would be over three years										
		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							25	55	66	
	Affordable							0	0	0	
	Total							25	55	66	
Developer updates & supporting information	Developer states - we remain committed to tackling the significant financial deficit at this site and whilst we continue to explore practical ways of achieving this we have submitted identical planning and listed building applications with the purpose of extending the time period for implementing the approved development. In light of the above I am unable at this stage to provide specific timescales for this development but hopefully you can understand the challenging circumstances of this site and that greater uncertainty over development timescales is now prevalent in the construction industry as a whole as a result of the current COVID-19 outbreak.										
2020 Housing Supply	The site has a full permission and listed building consent. However the council cannot state with confidence that it will start within five years and is therefore shown in the trajectory as outside the five year supply										
Web links	<a href="https://www.cityandcountry.co.uk/about-us/our-developments/">https://www.cityandcountry.co.uk/about-us/our-developments/</a>										

<b>Wells</b>					
Site Name	Total Dwellings	Planning Status	In 5 Year Supply	Application	Recommended actions to progress delivery.
Land North of A361, Haybridge Hill <b>Persimmon &amp; Taylor Wimpey</b>	220	Under Construction	Yes	2018/2626/REM	Site under construction. Monitor progress of build out
Priory Fields Land adj Wookey Hole Road <b>Bovis</b>	203	Under Construction	Yes	2017/0022/FUL	Monitor progress of build out
Thales, Wookey Hole Road)	173	Under Construction	Yes	2012/0700/OTS	Monitor progress of remaining units
Land South of Elm Close	100	Outline subj. s106	Partly	2019/1381/OTS	Site allocated to come forward after 2024. Monitor progress of outline 106 and work to secure phosphate mitigation solution 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	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	No		As above
Wells Rugby Club	80+	LP2 Allocation	No	-	Secure adoption in LPP2 and work with developer to deliver an acceptable scheme at planning stage.
Care Home, Glastonbury Road	32	Completed	Yes	2018/2773/FUL	Site completed and open as at November 2020
Affordable Housing Scheme Glastonbury Road	23	Revised appn on permissioned site		2020/0044	Engage with promoter on remaining permissioned site (22 dwellings) - This will need phosphate mitigation to proceed.
Tincknells Depot	25	LP2 Allocation	No	-	Ensure adoption of allocation LPP2. Engage with occupier to secure plan for part redevelopment/ pre-application discussions.
Ash Close , <b>Flower and Hayes</b>	10	Permissioned site	Yes	-	Last phase of existing permissioned site. Work with developer to secure revised scheme

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land north of A361 Haybridge, Wells</b>	<b>Planning Permission</b>	220	Persimmon and Taylor Wimpey	Greenfield 'Future Growth area' identified in Local Plan Part 1.																																																													
Planning History	Outline consent granted on appeal 19/04/2016 (2014/1522/OTS) Reserved matters granted 19/09/2019 (2018/2626/REM).																																																																
Progress on Delivery	Site under construction from January 2020. Y1 estimates reflect lockdown period																																																																
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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																																																							
Private		20	40	40	32																																																												
Affordable			20	20	20	28																																																											
Total		20	60	60	52	28																																																											
Developer updates & supporting information	Taylor Wimpey marketing the development as <i>Rose Banks</i> Persimmon is marketing their element of the development as <i>Foxglove Heights</i>																																																																
2020 Housing Supply	Site under construction and included in five year supply.																																																																
Web Links	<a href="https://www.taylorwimpey.co.uk/find-your-home/england/somerset/wells/rose-banks">https://www.taylorwimpey.co.uk/find-your-home/england/somerset/wells/rose-banks</a>																																																																

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<b>Priory Fields Land adj Wookey Hole Road</b>	<b>Under Construction</b>	203	Bovis	Local Plan Part 1 strategic allocation Greenfield site including site for primary school																																																													
Planning History	Full planning permission granted 25/04/2018 (2017/0022/FUL), also (2018/1639/NMA).																																																																
Progress on Delivery	54 completed to date Y1 estimates reduced to reflect the shutdown on major sites in spring/early summer																																																																
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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																																																							
Private	16	20	35	35	9																																																												
Affordable	35	10	15	6	0																																																												
Total	51	30	50	41	9																																																												
Developer updates & supporting information	Site marketed as <i>Priory Fields</i>																																																																
2020 Housing Supply	Site under construction and included in five year supply.																																																																
Web links																																																																	




Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																		
<b>Bishops Green (Thales) Wookey Hole Road Wells BA5 1AA</b>	<b>Under Construction</b>	173 42 remaining	David Wilson Homes	Brownfield employment site (former Thales premises) with offices, laboratories and industrial.																		
Planning History	Outline consent granted 24/04/2013 (2012/0700/OTS). <a href="#">2014/1763/REM - Application for reserved matters approval following outline planning permission for 173 dwellings - 16/12/2015.</a> Various applications to discharge conditions submitted from 2016 to 2019.																					
Progress on Delivery	<a href="#">148 dwellings completed as of 31<sup>st</sup> March 2020 – 25 remain and are expected to be delivered by 2021.</a>																					
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	1	2																				
Year	<a href="#">2020/21</a>	2021/22																				
Private	<a href="#">11</a>																					
Affordable	<a href="#">14</a>																					
Total	<a href="#">25</a>																					
Developer updates & supporting information	Plot completion estimates provided by developer Marketed as <i>Bishops Green</i>																					
2020 Housing Supply	Development in progress and included in five year supply.																					
Web links																						

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land South of Elm Close, Wells</b>	<b>Outline PP agreed subject to s106</b>	100	Gladman	Promoted through Local Plan Part 2 Allocated in Proposed Changes – subject to development after 2024.																																																													
Planning History	Outline application submitted 05/06/2019 (2019/1381/OTS) and agreed at Planning Board - January 2020 ahead of LPP2 final report																																																																
Progress on Delivery	S106 not yet finalised as scheme will need to demonstrate phosphate mitigation measures Trajectory assumes an outline pp could be finalised in Y2, Site marketing and reserved matters in Y3 and site start in Y4. Delivery from Y5 .The site is specifically allocated to come forward post 2024																																																																
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Total						30	35	35																																																									
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2020 Five Year Supply	Site is agreed in principle and considered to make a contribution to five year supply. However, it is discounted from five year supply until a phosphate mitigation solution is agreed.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land off Bubwith Walk (Northern Site) Adj Burcott Road Wells</b>	<b>LP2 Allocation</b>	80	Strongvox Homes	Greenfield urban edge site																																																													
Planning History																																																																	
Progress on Delivery	Promoted and allocated in Local Plan Part 2. Inspectors recommendations expected by Spring 2021. Site would be expected to provide phosphate mitigation																																																																
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		1	2	3	4	5																																																											
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2020 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/phosphate mitigation. As studies are still in progress, this allocation is not included in 5 Year Supply																																																																
Web links	<p><a href="#">Promoters statement to the Local Plan Examination</a>  <a href="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">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</a>            Latest draft version of the odour report – submitted as post hearing evidence to Local Plan examination  <a href="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">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</a></p>																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land off Bubwith Walk (Southern Site) - Adj Stilling Close Wells</b>	<b>LP2 Allocation Site</b>	40-80	LVA Planning	<b>Greenfield urban edge site</b>																																																													
Planning History	A scheme is capable of coming forward within five years but this remains subject to an agreement with Wessex Water on odour nuisance/phosphate mitigation. As studies are still in progress, this allocation is not included in 5 Year Supply																																																																
Progress on Delivery	Allocation needs to be secured and further odour assessment work carried out with Wessex Water.																																																																
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>10</td> <td>14</td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>8</td> <td>8</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>18</td> <td>22</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	14			Affordable							8	8			Total							18	22		
		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	14																																																									
Affordable							8	8																																																									
Total							18	22																																																									
Developer updates & supporting information																																																																	
2020 Housing Supply	The site is not within the five year housing supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background								
<b>Wells Rugby Club Charter Way Wells BA5 2FB</b>	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								
Planning History												
Progress on Delivery	Promoted and allocated in Local Plan Part 2. Inspectors recommendations expected by Spring 2021. Site would be expected to provide phosphate mitigation.											
Delivery Assumptions Source	Trajectory ED1 – provided to Local Plan Inspector. Short term progress on planning could be affected by lockdown/covid and the site does not Form part of the five year supply.											
		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	2029/30	2030/31
Private							20	20	8			
Affordable							15	17				
Total							35	37				
Developer updates & supporting information												
2020 Five Year Supply	The site is not within the five year housing supply.											

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background						
<b>Crandon Springs Care Home Glastonbury Road Wells</b>	<b>Completed</b>	64 bed care home Equates to 23 units in supply	Barchester Healthcare							
Planning History	One of the remaining elements of the redevelopment of the Nutricia factory site. Use linked to retaining an employment use on the site Revised planning permission granted (2018/2773/FUL) for care home.									
Progress on Delivery	Construction completed late 2020. Opening Feb 2021									
Delivery Assumptions	Care Home is counted as 32 dwellings in trajectory in Yr1.									
		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		32								
Affordable		0								
Total		32								
Developer updates & supporting information	E-mailed agent 09/04/2020 richard.woodcock@harrisirwin.com response received stating "The care home is currently under construction, and due for completion near the end of the year."									
2020 Housing Supply	Site is included within the five year housing supply for current year 2020-2021									
Web links	<a href="https://www.barchester.com/home/crandon-springs-care-home">https://www.barchester.com/home/crandon-springs-care-home</a>									

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Glastonbury Road Wells</b>	<b>Full Application</b>	23 dwellings	Woodsome Estates on behalf of Guinness Trust	100% affordable scheme to replace existing permissioned site for extra care units. Remaining element of the redevelopment of the Nutricia factory site																																																													
Planning History	2020/0044/FUL proposes a 23 unit (7x 1 bed and 16x 2bed) development																																																																
Progress on Delivery	Trajectory anticipates permission will be granted in Y2 – allowing for potential phosphate mitigation requirement with delivery in 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></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>23</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>23</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					23						Total					23					
		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					23																																																												
Total					23																																																												
Developer updates & supporting information																																																																	
2020 Housing Supply	Site is included within the housing trajectory and likely to come forward within five years Discounted from the five year supply as phosphate mitigation will be required																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Ash Close Wells BA5 2QR</b>	<b>Revised application on permissioned site</b>	10	Flower & Hayes	Undeveloped site within housing and sheltered housing scheme for 64 dwellings.																																																													
Planning History	Full planning permission granted 01/10/2013 (2012/1472). Housing element of site completed – sheltered housing portion of site undeveloped. <a href="#">2020/0161/FUL - Full planning application to substitute plots 37-63, (27 dwellings) for 10 number one and two storey dwellings on the site of previously approved development 2012/1472/FUL. Potential additional requirement for phosphate mitigation.</a>																																																																
Progress on Delivery																																																																	
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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																																																							
Private				5	2																																																												
Affordable					3																																																												
Total				5	5																																																												
Developer updates & supporting information																																																																	
2020 Housing Supply	The site is included within the five year housing supply.																																																																



Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Tincknells Depot Glastonbury Road Wells</b>	<b>LP2 Allocation Site</b>	25	Ticknells	Site currently used as a country store and container storage with vacant land to north																																																													
Planning History	LP2 Allocation																																																																
Progress on Delivery	There are no immediate plans to relocate existing uses but the site could come forward in the medium term																																																																
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>10</td> <td>5</td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td>5</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>15</td> <td>10</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	5	Affordable									5	5	Total									15	10
		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	5																																																							
Affordable									5	5																																																							
Total									15	10																																																							
Developer updates & supporting information																																																																	
2020 Housing Supply	The site is not included within the five year housing supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land around Princes/Priory Road (Wells City Centre)</b>	<b>LP1 Allocation</b>	20		Town centre redevelopment area identified in Local Plan Part 1 – mainly backland and car parking off Princes Road																																																													
Planning History	Brownfield land identified in Local Plan Part 1 as a town centre development area (CP10c). While this policy relates to retail development, the location has potential for additional residential in the medium to long-term																																																																
Progress on Delivery	LP1 Allocation Site only.																																																																
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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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Developer updates																																																																	
2020 Housing Supply	The site is not included within the five year housing supply																																																																

Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Recommended actions to progress delivery.
<b>Land adj Midsomer Norton</b>					
Land at White Post	250	MN1 in LPP2	No	-	Subject to LP2 examination . Progress if allocated
Land west of the A367	145	MN3 in LPP2	No	-	Subject to LP2 examination Progress if allocated
Land at Underhill Lane	60	MN2 in LPP2	No	-	Subject to LP2 examination Progress if allocated

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
Land at White Post , Fosseway, Westfield	Draft Policy MN1 in LPP2	250	Waddeton Park Ltd	Greenfield site on northern Mendip boundary with Bath & NE Somerset. Draft allocation made in response to LP2 Inspectors Interim advice.																																																							
Planning History	Previous refusal ref: 2016/0980/OTS dated October 2016 for primary school and associated housing Draft allocation introduced as a local plan main modification and subject to additional examination hearings Nov/Dec 2020 A statement of common ground submitted to examination has been agreed with BaNES on cumulative highways impact assessment and infrastructure. Likely to be subject to additional Main Modifications published for consultation if the site is recommended for allocation.																																																										
Progress on Delivery	If this site is recommended and adopted by mid 2021, trajectory assumes outline application could be submitted in Year 2 Outline pp could be in place in Year 3 taking into account cross-border working on studies and requirements. Site acquisition/full application in Year 4 and implementation from Year 5																																																										
Delivery Assumptions	<p><b>Timescales -</b></p> <table border="1"> <thead> <tr> <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>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>2029/30</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td></td> <td></td> <td></td> <td></td> <td>25</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></td> <td></td> <td></td> <td>20</td> <td>20</td> <td>20</td> <td>15</td> <td>0</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td>25</td> <td>50</td> <td>50</td> <td>50</td> <td>45</td> <td>30</td> </tr> </tbody> </table>					1	2	3	4	5						Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Private					25	30	30	30	30	30	Affordable						20	20	20	15	0	Total					25	50	50	50	45	30
	1	2	3	4	5																																																						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30																																																	
Private					25	30	30	30	30	30																																																	
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Total					25	50	50	50	45	30																																																	
Developer updates & supporting information																																																											
2020 Housing Supply	Site is capable of some housing delivery within five years Discounted from five year supply as remains subject to local plan examination																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
<b>Land west of A367, Fosseway. Westfield</b>	<b>Draft Policy MN3 in LPP2</b>	145	Landray Will Trust	Greenfield site on northern Mendip boundary with Bath & NE Somerset. Draft allocation made in response to LP2 Inspectors Interim advice. HELAA Site Ref NRAD005																																																							
Planning History	Previous applications: 2013/2264 (26 dwellings) and 2014/0093/OTA (151 dwellings) – both refused 24 March 2015. Draft allocation introduced as a local plan main modification and subject to additional examination hearings Nov/Dec 2020 A statement of common ground submitted to examination has been agreed with BaNES on cumulative highways impact assessment and infrastructure. Likely to be subject to additional Main Modifications published for consultation if the site is recommended for allocation.																																																										
Progress on Delivery	If this site is recommended and adopted by mid 2021, trajectory assumes outline application could be submitted in Year 2 Outline pp could be in place in Year 3 taking into account cross-border working on studies and requirements. Site acquisition/full application in Year 4 and implementation from Year 5																																																										
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		1	2	3	4	5																																																					
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Private						25	25	25	26																																																		
Affordable						20	20	4																																																			
Total						45	45	29	26																																																		
Developer updates & supporting information																																																											
2020 Housing Supply	Site is capable of some housing delivery within five years Discounted from five year supply as remains subject to local plan examination																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
<b>Land at Underhill Lane, BA3 2RX, Midsomer Norton</b>	<b>MN2 in LPP2</b>	60	Curo/Emergy Ltd	Greenfield site on Mendip boundary with Bath & NE Somerset in Midsomer Norton Draft allocation made in response to LP2 Inspectors Interim advice. HELAA Site Ref NRAD003																																																							
<b>Planning History</b>	Draft allocation introduced as a local plan main modification and subject to additional examination hearings Nov/Dec 2020 A statement of common ground submitted to examination has been agreed with BaNES on cumulative highways impact assessment and infrastructure. Likely to be subject to additional Main Modifications published for consultation if the site is recommended for allocation.																																																										
Progress on Delivery	If this site is recommended and adopted by mid 2021, trajectory assumes a full application could be submitted in Year 1 and agreed in Year 2, taking into account cross-border working on studies and requirements. Development start would be Year 3 and build out from Year 4.																																																										
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		1	2	3	4	5																																																					
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2020 Housing Supply	Site is capable of delivery within five years (as has a named developer). Discounted from five year supply as remains subject to local plan examination																																																										

