

HOUSING PROGRESS REPORT

Street

Draft December 2019

Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions Needed to progress delivery/ deliverability
Land West of Street, Brooks Road	370 - 400	LP1/LP2 allocation and Future Growth Area	No	-	Progress LPP2 to adoption and promote site to potential developers.
Land West of Somerton Road	280	Planning Application Under Consideration	No	2019/2946 /OTS.	Work with developer to achieve planning consent by mid-2020.
Land adj Street Cemetery	32	LP2 Allocation	No	-	Progress LPP2 to adoption and promote site to potential developers.
Amberleigh (Isaacs Close)	25	Under construction	Yes	2016/2525 /FUL	None

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																								
Land West of Street Brooks Road Street	LP1/ LP2 allocation & Future Growth Area	370	Landowner – Richard Clark & Adjacent owners	Promoted with 30% affordable housing (equivalent to 110 dwellings)																																																							
Progress on Delivery	Allocation and Future Growth Area only.																																																										
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 and development in 2024 onwards</p> <table border="1"> <thead> <tr> <th></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> <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></th> <th></th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>20</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>40</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td>0</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>20</td> <td>60</td> <td>60</td> <td>60</td> <td>60</td> <td>60</td> <td>50</td> <td>30</td> <td></td> <td></td> </tr> </tbody> </table>					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			Private	20	40	40	40	40	40	40	20			Affordable	0	20	20	20	20	20	10	10			Total	20	60	60	60	60	60	50	30		
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Total	20	60	60	60	60	60	50	30																																																			
2019 Housing Supply	This site does not form part of the five year supply.																																																										

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Land West of Somerton Road, Street	Pre-app	280	The Ninesquare Trust	Greenfield site on the urban edge promoted for housing through LP1 and LP2																																																							
Progress on Delivery	<p>Allocated in Local Plan Part 2 Outline application submitted December 2019 ref: 2019/2946/OTS. 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. However there is no named developer at this stage.</p> <p>Capacity - the Council consider that the stated capacity of this site of 280 dwellings is robust.</p>																																																										
Delivery Assumptions	<p>Timescales - The council estimate that reserved matters/ site start could be agreed by 2020/2021 with delivery from 2022. This is dependent on a named developer.</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>20</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>36</td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td>0</td> <td>0</td> <td>20</td> <td>20</td> <td>20</td> <td>24</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>20</td> <td>35</td> <td>55</td> <td>55</td> <td>55</td> <td>60</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	35	35	35	35	36			Affordable			0	0	20	20	20	24			Total			20	35	55	55	55	60		
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Evidence	<p>From: samantha.thomas [mailto:samantha.thomas@wyg.com] Sent: 23 December 2019 12:06 To: Palmer, Robert Cc: Sestini, Andre Subject: RE: [OFFICIAL] Land West of Somerton Road, Street Hi Robert</p> <p>The delivery rates looks reasonable although please note we have now submitted the application – reference 2019.2946.OTS. Kind regards Samantha Thomas Principal Planner WYG Hawkridge House, Chelston Business Park, Wellington, Somerset, TA21 8YA</p>																																																										
2019 Housing Supply	Site is likely to come forward in 5 years as confirmed by planning agent																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Land adj, Street Cemetery Cemetery Lane Street	LP2 Allocation	32	Mendip Council (landowner)	Former cemetery extension land confirmed as no longer required for this purpose.																																																													
Progress on Delivery	Promoted as an allocation in Local Plan Part 2.																																																																
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2019 Housing Supply	Site is capable of delivery within 5 years but council assets have not yet determined a specific timescale for sale and redevelopment. The site is not part of the five year supply.																																																																

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Amberleigh (Isaacs Close) Street BA16 0LS	Under Construction	25	Knightstone																																																								
Progress on Delivery	Full planning permission granted 27/09/2017 (2016/2525/FUL) Under construction and close to completion in summer 2019.																																																										
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