

HOUSING PROGRESS REPORT

Villages

Draft December 2019

Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions to progress delivery
Baltonsborough					
Land West of Date Palms	36	Technical Start	Yes	2016/1076/REM	Monitor progress to ensure timely delivery.
Nursery/lab site, Ham Street	16	Planning Permission	Yes	2018/2722/REM	Monitor progress to ensure timely delivery.
Butleigh					
Land at West View, Sub Road	25	LP2 allocation application at appeal	Yes	2018/2648/OTS	Engage with developer to deliver a permission in line with draft policy agreed at examination. This may be through the current appeal process or re-submission. Secure reserved matters.
Coleford					
Land off Highbury Street	21	LP2 Allocation	No	-	Secure adopted allocation in LP2. Engage with SCC as landowner to promote site for development
Coxley					
Fmr Vineyard Hotel, Main Road	10	Under Construction	Yes	2017/2282/FUL	None – virtually complete
Ditcheat					
Land on eastern edge of Ditcheat	16	LP2 Allocation Site	No	-	Secure adopted allocation in LPP2. Engage with landowners to bring forward a developable scheme.
Draycott					
Land north of Westfield Lane	30	LP2 Allocation Site	No	-	Secure adopted allocation in LPP2. Engage with landowners to bring forward a developable scheme.
Gurney Slade					
Land at Gurney Slade	11	LP2 Allocation Site	No	-	Secure adopted allocation in LPP2. Engage with landowner to bring forward a developable scheme.
Lydford on Fosse					

Land East of Toy Farm	14	Outline application approved 29.11.2017	No	2016/2701/OTS	Engage with applicant to deliver acceptable scheme at reserved matters. Submission of Reserved Matters under discussion
Norton St Philip					
Land to south of Longmead Close	21	Under Construction	Yes	2017/1380/REM	Monitor progress of build out (17 left to be completed)
Bell Hill Garage	10	On Brownfield Register	No	-	Work to secure the adoption of the NSP Neighbourhood Plan
Nunney					
Land at Green Pits Lane	70	Pre-application	No	2019/2341/PRE APP	Secure allocation in LPP2. Engage with developer to achieve planning consent in 2020.
Pilton					
John Burns Cottages, Neats Lane (2 nd Phase)	20	2019/2298/FUL	No	-	Affordable Housing Exception site. Work proactively Registered Provider to secure permission.
Rode					
Church Farm	44	Under Construction	Yes	2014/0851/REM	None - Monitor progress of housing delivery
Stoke St Michael					
Land east of Frog Lane	30	LP2 Allocation	No	-	Secure adopted allocation in LP2. Engage with PC and landowner to promote site for development
Walton					
Land o/r Purseys Garage, Main Street	19	Full Planning Permission	Yes	2017/1640/FUL	Site due to start construction. Monitor progress of build out
Yew Tree Farm, Main Street	10	Under Construction	Yes	2017/1640/FUL	Monitor progress of build out
Westbury sub Mendip					
Land south of Roughmoor Lane	40	LP2 Allocation	No	-	Secure adopted allocation in LP2. Engage with landowner/agent and parish council to bring forward proposals for housing/ village hall

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Land West of Date Palms (Ham Street) Baltonsborough BA6 8NY	Technical Start	36	Flower & Hayes																																																														
Progress on Delivery	Outline consent granted 29/09/2014 (2013/1536/OTS), Reserved matters granted 21/11/2016 (2016/1076/REM). Site has a technical start, however, work is not expected to start until 2022.																																																																
Delivery Assumptions	<table border="1"> <thead> <tr> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> </tr> </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>15</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td>5</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>15</td> <td>21</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				10	15						Affordable				5	6						Total				15	21					
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Five Year Housing Supply	The site is within the five year housing supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																								
Nursery/lab site (former date palm premises) Ham Street Baltonsborough BA6 8PT	Planning Permission	16	Flower & Hayes	This site adjoins the one above and is an extension to it.																																																							
Progress on Delivery	Previously an employment permission - Outline consent granted 20/10/2016 (2015/2532/OTS), Reserved matters granted 14/05/2019 (2018/2722/REM).																																																										
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Land at West View, Sub Road Butleigh	At appeal	25	LVA Planning	LP2 Revised Allocation																																																							
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Land off Highbury Street Coleford	LP2 Allocation	21	Somerset County Council (landowner)																																																														
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Land East of Toy Farm Lydford on Fosse	Reserved Matters under discussion	14									LP2 Allocation																																																						
Progress on Delivery	Outline application approved 29/11/2017 and RM application currently under discussion and expected to be submitted shortly. Site is expected to be delivered by 2024. However some issues with deliverability have been raised by other parties at the local plan examination.																																																																
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Land to south of Longmead Close Norton St Philip BA2 7NS	Under Construction	21	Malcolm Lippiat Homes																																																								
Progress on Delivery	Outline consent granted 29/01/2014 (2013/1821/OTS), reserved matters approved 24/10/2017 (2017/1380/REM). 17 dwellings still to be completed																																																										
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>3</td> <td>4</td> <td>4</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>3</td> <td>4</td> <td>4</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					1	2	3	4	5	6	7	8	9	10	Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Private	3	4	4	6							Affordable	0	0	0	0							Total	3	4	4	6						
	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	3	4	4	6																																																							
Affordable	0	0	0	0																																																							
Total	3	4	4	6																																																							
2019 Housing Supply	The site is under construction and is included within the five year housing supply																																																										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Bell Hill Garage Norton St. Phillip	On Brownfield Register	10		(in NSP Neighbourhood Plan)																																																													
Progress on Delivery	The residential development of the site has been subject to a number of past applications (most recent being 2013/2217/FUL), but is considered suitable for development in principle. The site has been earmarked for development within the unadopted Norton St Philip Neighbourhood Plan – 10 dwellings is considered to be deliverable.																																																																
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	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																																																								
Affordable									0																																																								
Total									10																																																								
2019 Housing Supply	The site is not included within the five year housing supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
Land at Green Pits Lane Nunney	Pre-application	70	David Wilson Homes/ Church Commissioners	Field adjoining the settlement boundary to the south of the village.							
Progress on Delivery	Capacity – the Council consider that the stated capacity of this site of 70 dwellings is robust. Evidence submitted to the Local plan examination confirms that the implementation of the dwelling numbers specified is realistic. The site is deliverable and is being actively promoted by a house builder. The scheme has been through the pre-application process ref: 2019/2341/PREAPP for 82 dwellings with 25 affordable units.										
Delivery Assumptions	The Council consider the site could deliver dwellings by 2022										
		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				15	15	19				
	Affordable				0	10	11				
	Total				15	25	30				
Evidence	Submission to Local Plan examination https://mendip.gov.uk/media/21794/PS09-03-David-Wilson-Homes-604-605-Hearing-statement-9-6-Redacted/pdf/PS09-03 - David Wilson Homes 604 605 - Hearing statement - 9.6 Redacted.pdf?m=636943014162630000										
2019 Housing Supply	The site is not included in the five year housing supply										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
John Burns Cottages, Neats Lane (2nd Phase)	Application	20	Guinness Trust	2 nd Phase of affordable units on land owned by Michael Eavis							
Progress on Delivery	Second phase of a scheme which was originally granted consent on 13/10/2016 (2016/0288/FUL) for 18 affordable dwellings. Application submitted 18.09.19 and under consideration. (2019/2298/FUL), decision expected January 2020. Construction is expected to start in June 2020 with a 12-18 month build programme.										
Delivery Assumptions	The site is capable of delivery within five years – subject to supporting information from the RSL										
		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			0	0						
	Affordable			10	8						
	Total										
2019 Housing Supply	This site is discounted from the 5 Year supply										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
Church Farm Rode	Under Construction	44	Autograph Homes	Part redevelopment of site with agricultural, storage and food processing uses. These have been relocated.							
Progress on Delivery	Outline consent granted 10/02/2014 (2011/3124), Reserved matters approved 06/03/2015 (2014/0851/REM) Work currently underway with 19 under construction and 25 not yet started. Site expected to be fully delivered in 2022.										
Delivery Assumptions	Description – Capacity – the Council consider that the stated capacity of this site of 70 dwellings is robust. Promoter representation relates to this site. It confirms that the implementation of the dwelling numbers specified is realistic. The site is deliverable and is being actively promoted by a house builder. The Council consider the site could deliver dwellings by 2022										
		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		11	20							
	Affordable		8	5							
	Total		19	25							
2019 Housing Supply	Site is under construction and included in five year supply.										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Land east of Frog Lane Stoke St Michael	LP2 Revised Allocation	30																																																															
Progress on Delivery	LP2 Allocation Site only.																																																																
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	1	2	3	4	5	6	7	8	9	10																																																							
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Private						10	10																																																										
Affordable						5	5																																																										
Total						15	15																																																										
2019 Housing Supply	The site is not included within the five year housing supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer								
Land r/o Purseys Garage, Main Street Walton BA16 9QA	Planning Permission	19	Aster Homes								
Progress on Delivery	Full permission granted 13/12/2019 (2017/2763/FUL), Various applications to discharge conditions submitted between 2017-2019. Site cleared and ready to start (September 2019)										
Delivery Assumptions	Timescales - Scheme likely to start in Y1 with delivery by 3										
		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			0							
	Affordable			19							
	Total			19							
2019 Housing Supply	The site is included within the five year housing supply										

Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																														
Yew Tree Farm Main Street Walton	Under Construction	10																																																															
Progress on Delivery	Full planning permission granted 28/09/2017 (2017/1640/FUL). Site currently under construction and due to be completed in early 2020.																																																																
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	1	2	3	4	5	6	7	8	9	10																																																							
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Affordable	0																																																																
Total	10																																																																
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Site Name	Planning Status	Total Dwellings	Promoter/ Developer																																																								
Land south of Roughmoor Lane, Westbury sub Mendip	LP2 Allocation	40	Church Commissioners (landowner)																																																								
Progress on Delivery	LP2 Allocation Site Agents for the landowners state the scheme is deliverable within 5 years of plan adoption and within the plan period.																																																										
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	1	2	3	4	5	6	7	8	9	10																																																	
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Private							10	10	10																																																		
Affordable							0	5	5																																																		
Total							10	15	15																																																		
Website evidence	Submission on deliverability to Local Plan Examination https://mendip.gov.uk/media/21792/PS09-01-Church-Commissioners-557-562-582-Hearing-statement-9-Redacted/pdf/PS09-01_-_Church_Commissioners_557__562__582_-_Hearing_statement_-_9_Redacted.pdf?m=636943013291730000																																																										
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