

# **HOUSING PROGRESS REPORT**

## **Mendip Villages**

**January 2021**

**Introduction**

This schedule gives details of progress on major housing sites (over 10 units) in Mendip Villages. 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).

**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 villages in the west of Mendip 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

Site Name	Dwellings	Planning Status	In 5 Year Supply	Application	Council Actions to progress delivery
<b>Baltonsborough</b>					
Land West of Date Palms	36	Technical Start	Yes	2016/1076/REM	Monitor and review any options to progress delivery
Nursery/lab site, Ham Street	16	Planning Permission	Yes	2018/2722/REM	AS above
<b>Beckington</b>					
Land off Great Dunns Close	28	LP2 allocation	No		Progress following recommendations of Plan Inspector in April 2021
<b>Butleigh</b>					
Land at West View, Sub Road	32	LP2 allocation Outline agreed	Yes	2018/2648/OTS	Outline permission granted being marketed as a development site. Engage with developer on phosphates mitigation
<b>Coleford</b>					
Land off Highbury Street	21	LP2 Allocation	No	-	Secure adopted allocation in LP2. Engage with landowners to promote site for development
<b>Ditcheat</b>					
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 including phosphates mitigation
<b>Draycott</b>					
Land north of Westfield Lane	30	LP2 Allocation Site	No	-	Secure adopted allocation in LPP2. Engage with landowners to bring forward a developable scheme.
<b>Gurney Slade</b>					

Land at Gurney Slade	11	LP2 Allocation Site	No	-	Secure adopted allocation in LPP2. Engage with landowner to bring forward a developable scheme
<b>Lydford on Fosse</b>					
Land East of Toy Farm	14	Full permission	No	2029/0387/REM	Secure discharge of conditions and monitor progress
<b>Norton St Philip</b>					
Land to south of Longmead Close	21	Under Construction	Yes	2017/1380/REM	Monitor progress of build out
Land off Mackley Lane	27	LP2 allocation site	No		Progress following recommendations of Plan Inspector
Bell Hill Garage	10	Brownfield Register	No	-	
<b>Nunney</b>					
Land at Green Pits Lane, Nunney	82	Full permission	No	2020/0158/FUL	Monitor progress to implementation
<b>Pilton</b>					
John Burns Cottages, Neats Lane (2 <sup>nd</sup> Phase)	20	Application under consideration	No	2019/2298/FUL	Affordable Housing Exception site. Work proactively to secure permission including phosphates mitigation
<b>Rode</b>					
Church Farm	44	Under Construction	Yes	2014/0851/REM	Monitor progress of housing delivery
Land at The Mead		Draft LP2 Site / NP site	No		Draft LP2 allocation may be deleted in additional main modifications
<b>Stoke St Michael</b>					
Land east of Frog Lane	30	LP2 Allocation	No	-	Secure adopted allocation in LP2. Engage with PC and landowner to promote site for development.
<b>Walton</b>					
Land r/o Purseys Garage, Main Street	19	Under Construction	Yes	2017/1640/FUL	Monitor progress of build out

Mendip Housing Land Availability

Major sites – Villages

<b>Westbury sub Mendip</b>					
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	Description and Background																																																													
<b>Land West of Date Palms (Ham Street) Baltonsborough BA6 8NY</b>	<b>Technical Start</b>	35	Flower & Hayes																																																														
<b>Planning History</b>	Outline consent granted 29/09/2014 (2013/1536/OTS) Reserved matters granted 21/11/2016 (2016/1076/REM).																																																																
Progress on Delivery	Site has a technical start, however, work is not expected to start until 2022. <a href="#">HLA 2020 1 complete and 35 not started.</a>																																																																
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>1</td> <td></td> <td></td> <td>1</td> <td>8</td> <td>15</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>1</td> <td></td> <td></td> <td>1</td> <td>13</td> <td>21</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	1			1	8	15					Affordable					5	6					Total	1			1	13	21				
		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	1			1	8	15																																																											
Affordable					5	6																																																											
Total	1			1	13	21																																																											
Developer updates & supporting information	<a href="#">Response from developer as at April 2020 received stating "Nothing has changed since our email since our email on 4th July last year apart from the building of 1 plot". "We do not intend building any more than one plot within the next two and half years."</a>																																																																
2020 Housing Supply	The site has a full permission and is within the five year housing supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Nursery/lab site ( Ham Street Baltonsborough BA6 8PT</b>	<b>Planning Permission</b>	16	Flower & Hayes	former Date Palm Premises																																																													
<b>Planning Permission</b>	Previously an employment permission - Outline consent granted 20/10/2016 (2015/2532/OTS), Reserved matters granted 14/05/2019 (2018/2722/REM).																																																																
Progress on Delivery	<a href="#">HLA 2020 not started and not likely in next 2 years.</a>																																																																
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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						11																																																											
Affordable						5																																																											
Total						16																																																											
Developer updates & supporting information	See land west of Date Palms above																																																																
2020 Housing Supply	The site is deliverable within the five year housing supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background						
Land of Great Dunns Close	Local Plan Part 2 Allocation	28		Site allocated through main modifications in Local Plan Part 2 in response to Inspectors Report						
Planning History	Planning application 2020/1150/FUL submitted 20.06.20 for 30 dwellings incl.9 affordable Current application is subject to a holding objection from Highways England – see draft policy DP37									
Progress on Delivery	Need for allocation and allocation policy considered at local plan hearings Nov/Dec 2021 Site remains subject to Inspectors Report and adoption of plan (Spring 2021) Site is capable of coming forward in 5 years									
Delivery Assumptions	The site is capable of delivery within five years but not included in supply as it is still subject to recommendations of the LP2 Inspector									
		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		
Affordable								8		
Total							10	18		
Developer updates & supporting information										
2020 Housing Supply	Discounted from five year supply									



Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background						
<b>Land at West View, Sub Road, Butleigh</b>	<b>Outline Permission</b>	32	LVA Planning (Promoter)	Greenfield allocation in Local Plan Part 2 - 25 units.						
Planning History	Outline planning application (ref: 2018/2648/OTS) for 32 dwellings granted on appeal 08/04/2020 including 30% affordable.									
Progress on Delivery	Site being marketed by land promoter as at July 2020. However, the reserved matters application will need to take into account phosphate mitigation The site is considered to be deliverable and likely to come forward for development given its village location.									
Delivery Assumptions	Subject to mitigation being agreed in Y2, disposal to a developer and reserved matters could be agreed in Y3 with a start in Y4 Delivery would be in Y5 and Y6									
		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	12			
Affordable						5	5			
Total						15	17			
Developer updates & supporting information										
2020 Housing Supply	Site is capavble									

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background						
<b>Land off Highbury Street Coleford</b>	LP2 Allocation	21	Private land	Brownfield allocation in Local Plan Part 2						
<b>Planning History</b>										
Progress on Delivery										
Delivery Assumptions	This is a medium term allocation. The allocation is on 'made ground' and may need remediation Delivery is therefore estimated to be 5+ 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							5	10		
Affordable							3	3		
Total							8	13		
Developer updates & supporting information										
2020 Housing Supply	The site is not within the five year housing supply									

Mendip Housing Land Availability

Major sites – Villages

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land on eastern edge of Ditcheat</b>	<b>LP2 Allocation</b>	16		Greenfield allocation in Local Plan Part II																																																													
Planning History																																																																	
Progress on Delivery	LP2 Allocation site only - still subject to confirmation in adopted Local Plan Part 2																																																																
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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	6																																																									
Affordable							3	2																																																									
Total							8	8																																																									
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 north of Westfield Lane, Draycott</b>	<b>LP2 Revised Allocation</b>	30	Private landowners	Site allocated in Local Plan Part 2 to meet settlement requirements in the adopted plan.							
<b>Planning History</b>											
Progress on Delivery	LP2 Allocation subject to confirmation in local plan part 2 (Spring 2021). Likely to be a medium term site as properties may need to be vacated to enable access and the allocation has several landowners										
Delivery Assumptions	Shown for purposes of trajectory to be Yr 5 +										
		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	
	Affordable								5	5	
	Total								15	15	
Developer updates & supporting information											
2020 Housing Supply	The site is not included within the five year housing supply										

Mendip Housing Land Availability

Major sites – Villages

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land at Gurney Slade Gurney Slade</b>	<b>LP2 Allocation</b>	11	Private	Site allocated in Local Plan Part 2 to meet settlement requirements in adopted plan.																																																													
<b>Planning History</b>																																																																	
Progress on Delivery	LP2 Allocation site - remains subject to confirmation in Local Plan Part 2 (Spring 2021)																																																																
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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							3	3	1																																																								
Affordable							0	2	2																																																								
Total							3	5	3																																																								
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 East of Toy Farm Lydford on Fosse</b>	<b>Full permission</b>	14								
<b>Planning History</b>	Outline application 2016/2701/OTS approved 29/11/2017 Reserved Matters 2020/0387 REM approved 18/06/2020 - Application for approval of reserved matters following outline approval 2016/2701/OTS for the erection of 14no. dwellings and associated access. Matters of appearance/landscaping/layout/scale to be determined.									
<b>Progress on Delivery</b>										
<b>Delivery Assumptions</b>	Estimated that conditions will be cleared in Year 1 with start on site in Year 2 and delivery in Years 3 and 4.									
		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				7	7					
Affordable				0	0					
Total				7	7					
<b>Developer updates &amp; supporting information</b>										
<b>2020 Housing Supply</b>	The site has full permission and is included in the five year supply. Discounted in current position statement as will require phosphates mitigation									

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land to south of Longmead Close Norton St Philip BA2 7NS</b>	<b>Under Construction</b>	29	Malcolm Lippiat Homes																																																														
<b>Planning History</b>	Outline consent granted 29/01/2014 (2013/1821/OTS), reserved matters approved 24/10/2017 (2017/1380/REM).																																																																
Progress on Delivery	At 31 <sup>st</sup> March 2020 16 dwellings still to be completed.																																																																
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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		6	5	5																																																													
Affordable		0	0	0																																																													
Total		6	6	6																																																													
Developer updates & supporting information	Malcolm Lippiatt responded 01/04/2020 with completed spreadsheet showing 16 still to be completed with 6 expected in 2020, 5 in 2021 and 5 in 2022.																																																																
2020 Housing Supply	The site is under construction and is included within the five year housing supply.																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Land of Mackley Lane. Norton St Phillip</b>	<b>LP2 Allocation</b>	27		Local Plan Part 2 allocation proposed through Main Modifications in response to Inspectors interim note																																																													
<b>Planning History</b>	2020/2053/FUL Fortescue Fields Phase II – Lochailort Developments																																																																
Progress on Delivery	Need for allocation and allocation policy considered at local plan hearings Nov/Dec 2021 Site remains subject to Inspectors Report and adoption of plan (Spring 2021) Site is capable of coming forward in 5 years																																																																
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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																																																										
Affordable							7																																																										
Total							27																																																										
Developer updates & supporting information																																																																	
2020 Housing Supply	Allocation is not counted towards five year supply																																																																




Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>Bell Hill Garage Norton St. Phillip</b>	<b>Brownfield Register</b>	10		(in NSP Neighbourhood Plan)																																																													
<b>Planning History</b>																																																																	
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 in the draft Norton St Philip Neighbourhood Plan – 10 dwellings is considered to be deliverable.																																																																
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></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</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		Affordable									0		Total									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																																																								
Affordable									0																																																								
Total									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 at Green Pits Lane Nunney</b>	Full permission subj s106 agreement	82 25 affordable	David Wilson Homes (developer) Church Commissioners (landowner)	Greenfield allocation in Local Plan Part II. Originally submitted for 70 dwellings, but now 82 in total.						
<b>Planning History</b>	Evidence submitted to the 2019 Local plan examination The 2019 - scheme has been through the pre-application process ref: 2019/2341/PREAPP for 82 dwellings with 25 affordable units. Full permission 2020/0158/FUL agreed at August Planning Board. S106 agreed and permission issued 10 December 2020									
Progress on Delivery										
Delivery Assumptions	The Council estimate development could start in 2020/2021 and could deliver dwellings from 2022/23 (Year 3)									
		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				17	20	20				
Affordable				0	10	15				
Total										
Developer updates & supporting information										
2020 Housing Supply	The site is deliverable and is being actively promoted by a house builder and has a full consent The site is included in the five year housing supply.									

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
<b>John Burns Cottages, Neats Lane (2<sup>nd</sup> Phase)</b>	<b>Application</b>	20 100% affordable housing	Guinness Trust	2 <sup>nd</sup> Phase of affordable units on land owned by Michael Eavis.																																																													
<b>Planning History</b>	2019/2298/FUL - Extension of existing residential development for 20 new residential units including: 4 no. 3 bed houses, 8 no. 2 bed houses, 8 no. 1 bed flats following submission of revised location. Scheme will need to await a solution for phosphate mitigation																																																																
<b>Progress on Delivery</b>	The site is capable of delivery within five years but will need to await agreement on a phosphate mitigation solution.																																																																
<b>Delivery Assumptions</b>	<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></td> <td></td> <td>9</td> <td>9</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>9</td> <td>9</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							9	9			Total							9	9		
		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							9	9																																																									
Total							9	9																																																									
<b>Developer updates &amp; supporting information</b>																																																																	
<b>2020 Housing Supply</b>	This site is excluded from the 5 Year supply																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																													
Church Farm Rode	Under Construction	44	Autograph Homes	Site on village edge involving redevelopment of site with agricultural, storage and food processing uses. These have been relocated.																																																													
Planning History	Outline consent granted 10/02/2014 (2011/3124), Reserved matters approved 06/03/2015 (2014/0851/REM) <a href="#">Reserved matters approved 21/11/17 (2016/2113/REM)</a>																																																																
Progress on Delivery	Work currently underway with 19 under construction and 25 not yet started. Site expected to be fully delivered in 2022.																																																																
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>21</td> <td>10</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td>13</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>34</td> <td>10</td> <td></td> <td></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		21	10								Affordable		13	0								Total		34	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		21	10																																																														
Affordable		13	0																																																														
Total		34	10																																																														
Developer updates & supporting information	<a href="#">Information from Autograph-Homes.co.uk</a> (April 2020) = 23 not started and 21 under construction. The spreadsheet estimates 34 to be complete in 2020/2021 and 10 to be complete in 2021/2022.																																																																
2020 Housing Supply	Site is under construction and included in five year supply.																																																																
Web links	<a href="https://www.churchfarmrode.co.uk/">https://www.churchfarmrode.co.uk/</a>																																																																

Site Name	Planning Status	Total Dwellings	Promoter/ Developer	Description and Background																																																							
<b>Land east of Frog Lane Stoke St Michael</b>	<b>LP2 Revised Allocation SS1a</b>	30		Site allocated to meet village requirements set out in Local Plan Part 1 .																																																							
<b>Planning History</b>																																																											
Progress on Delivery	Allocation is subject to LP2 Inspectors report and adoption of plan (Spring 2021)																																																										
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		1	2	3	4	5																																																					
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Affordable							5	5																																																			
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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 r/o Purseys Garage, Main Street Walton BA16 9Q</b>	<b>Under Construction</b>	19	Aster Carter Construction	19 affordable dwellings garage premises remains in operation Aster Homes Site being marketed as “Foxlands”							
<b>Planning History</b>	Full permission granted 13/12/2019 (2017/2763/FUL), Various applications to discharge conditions submitted between 2017-2019.										
Progress on Delivery	Site cleared and ready to start (September 2019) Includes shared ownership properties available via Aster <a href="#">HLA 2020 all under construction.</a>										
Delivery Assumptions	Timescales - Scheme likely to start in Y1 with delivery by Year 3										
		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			0							
	Affordable			19							
	Total			19							
Developer updates & supporting information	Response from Aster “The estimated completion date for all 19 units is January 2021. However it is possible that the current Covid 19 situation could impact this.” Trajectory estimates delivery in early Year 2.										
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>Land south of Roughmoor Lane, Westbury sub Mendip</b>	<b>LP2 Allocation</b>	40	Church Commissioners (landowner)	Site allocated to meet village requirements set out in Local Plan Part 1 . Includes provision of land for a community facility																																																							
<b>Planning History</b>																																																											
Progress on Delivery	LP2 Allocation Site - subject to Inspectors report and adoption – Spring 2021 Agents for the landowners state the scheme is deliverable within 5 years of plan adoption and within the plan period. Site is understood not to be subject to phosphate mitigation requirements																																																										
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>10</td> <td>10</td> <td></td> </tr> <tr> <td>Affordable</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>5</td> <td>5</td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td>15</td> <td>15</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	10	10		Affordable							0	5	5		Total							10	15	15	
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Private							10	10	10																																																		
Affordable							0	5	5																																																		
Total							10	15	15																																																		
Developer updates & supporting information																																																											
2020 Housing Supply	This site is not included in the five year supply.																																																										
Web links	<b>Submission on deliverability to Local Plan Examination</b> <a href="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">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</a>																																																										