



Taunton Deane Borough Council

Housing and Employment Land Availability Report

MARCH 2019

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1. Introduction

This document contains information on the development and availability of land for housing and employment use within Taunton Deane. The information is presented in one single report, but separated into Part 1: Housing Land Availability and Part 2: Employment Land Availability.

The report forms part of the Council's on-going evidence base, identifying land supply, development and completions by housing and employment type across the Borough. Annual monitoring of the effectiveness of the Council's Plans will help to identify priorities as to where policies and objectives need strengthening, maintaining or changing in any future plan review.

The period between 1 April and 31 March has been used as a basis for monitoring, unless otherwise stated. Information has been gathered through a combination of desk based assessment, together with on-site investigation for certain matters such as 'Completions'. Comparative figures have also been included from previous monitoring periods in order to identify trends over a medium timeframe.

The following information has been gathered for monitoring purposes:

- Approvals
- Commitments
- Sites under construction
- Completions

Monitoring is undertaken on a yearly basis and assists in the provision of a consistent base line assessment of housing and employment land within the whole of the Deane area. This monitoring report supersedes any information contained in previous monitoring reports.

A new council, Somerset West and Taunton Council, came into being on 1 April 2019 covering the administrative areas of the former Councils of West Somerset and Taunton Deane. For the April 2018 - March 2019 monitoring period the Council has retained two documents, one for each of the former separate Councils geographical areas. From March 2020 there will be a single Housing and Employment Land Availability Report for the new Council area.

If you require any further information, or have any queries, please contact:

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Part 1: Housing Land Availability

2. Housing Land Availability against Core Strategy Housing Target

	Dwellings
A. Core Strategy Housing Target (April 2008 – March 2028)	17,000
B. Completions (April 2008 to end March 2019)	6,842
C. Under construction	302
D. With planning permission	3,096
E. Sites of 10 or more dwellings awaiting completion of Section 106 agreement	3,870
F. Taunton Deane Adopted Local Plan Allocations (adopted Nov 04), Taunton Town Centre Area Action Plan Allocations (adopted Dec 08), Core Strategy Allocations (adopted Sep 12) and Site Allocations and Development Management Plan Allocations (adopted Dec 16)	9,607
G. Uncommitted residue against Core Strategy Housing Target Proposed figure {A - (B+C+D+E+F)}	-6,717
H. Average annual completion rate, April 2008 to end March 2019 {B ÷ 11}	622
I. Average annual completion rate required, April 2019 to end March 2028 to meet Core Strategy Housing Target {(A-B) ÷ 9}	1,128
J. Average annual completion rate required to meet Core Strategy Housing Target {A ÷ 20}	850

In February 2019 the Government published the Housing Delivery Test 2018, which measures the number of homes required over the last 3 years, against the number of homes actually delivered. The Housing Delivery Test 2018 measurement for TDBC is 191%.

The NPPF states that where strategic policies are more than 5 years old housing requirements should be calculated using the Government's planning practice for calculating housing need. As this is currently the case in Taunton Deane this method has been applied in the latest Taunton Deane SHLAA (March 2019) and calculates that for the period April 2019 to March 2024 the total housing need is 3,223 dwellings, which is an average of 645 per annum. This figure includes a 5% buffer and will be used as the requirement in future monitoring reports.

3. Housing Figures by Parish

CODE	PARISH	NOT YET STARTED		UNDER CONSTRUCTION		COMPLETED IN YEAR		COMPLETED SINCE APRIL 2008	
		AREA (HA)	DW	AREA (HA)	DW	AREA (HA)	DW	AREA (HA)	DW
PRIVATE DEVELOPMENT									
01	Ashbrittle	0.14	01	0.06	02	0.00	00	0.70	04
02	Ash Priors	0.12	01	0.00	00	0.08	01	0.10	05
03	Bathealton	0.17	01	0.13	01	0.00	00	1.31	08
04	Bickenhall	0.09	02	0.00	00	0.00	00	0.00	01
05	Bishops Hull*	0.15	04	0.00	01	0.53	16	3.03	91
05	Bishops Hull (other)	0.00	01	0.00	00	0.16	02	6.99	128
06	Bishops Lydeard	0.63	43	0.03	07	0.17	04	3.05	117
07	Bradford on Tone	0.00	01	0.00	00	0.00	00	0.15	12
08	Cheddon Fitzpaine*	12.79	376	2.80	50	1.40	25	8.16	142
08	Cheddon Fitzpaine (other)	0.17	01	0.00	00	0.00	00	0.62	10
09	Chipstable	0.24	04	0.00	00	0.02	01	0.53	11
10	Churchstanton	0.00	00	0.17	02	0.09	01	4.65	52
11	Combe Florey	0.11	03	0.00	00	-0.02	00	0.09	06
12	Corfe	0.00	00	0.00	00	0.00	00	0.42	12
13	Cothelstone	0.00	00	0.00	00	0.00	00	0.02	04
14	Creech St Michael	0.11	12	0.11	02	0.26	04	7.91	159
15	Curland	0.00	01	0.00	00	0.00	00	0.13	01
16	Durston	0.01	01	0.00	00	0.00	00	0.47	02
17	Fitzhead	0.00	00	0.00	00	0.00	00	0.03	02
18	Halse	0.00	00	0.20	01	0.00	00	0.41	09
19	Hatch Beauchamp	0.23	02	0.00	00	0.00	00	0.02	07
20	Kingston St Mary	0.34	13	0.11	05	0.00	00	0.46	14
21	Langford Budville	0.40	07	0.37	04	0.00	00	0.98	23
22	Lydeard St Lawrence	0.20	06	0.04	01	0.00	00	1.39	11
23	Milverton	4.73	84	0.58	03	0.00	00	1.21	20
24	North Curry	0.21	06	0.91	09	0.61	06	4.34	66
25	Norton Fitzwarren*	6.20	227	0.00	01	0.00	00	13.28	546
25	Norton Fitzwarren (other)	0.68	01	0.15	02	0.00	00	0.16	01

26	Nynehead	0.04	01	0.27	02	0.00	00	1.30	29
27	Oake	0.11	05	0.04	01	0.00	00	1.18	17
28	Orchard Portman	0.03	01	0.00	00	0.00	00	0.24	02
29	Otterford	0.00	00	0.27	01	0.00	00	0.33	09
30	Pitminster	0.05	04	0.09	02	0.00	01	1.77	29
31	Ruishton	0.09	02	0.25	01	0.00	00	0.24	13
32	Sampford Arundel	0.00	00	0.14	01	0.00	00	0.13	03
33	Staple Fitzpaine	0.47	02	0.00	00	0.00	00	0.00	00
34	Staplegrove*	0.00	00	0.00	01	0.00	00	1.98	114
34	Staplegrove (other)	0.00	01	0.00	00	0.00	00	0.33	07
35	Stawley	1.00	12	0.15	04	0.11	01	0.32	02
36	Stoke St Gregory	1.20	05	0.03	02	0.00	00	0.43	16
37	Stoke St Mary	0.29	11	0.11	01	0.00	00	0.89	14
38	Taunton*	21.90	648	1.42	56	2.63	30	16.83	1267
40	Thornfalcon	0.16	01	0.00	00	0.00	00	0.17	02
41	Tolland	0.00	00	0.00	00	0.00	00	0.23	02
42	Trull*	0.00	03	0.00	00	0.00	00	0.11	15
42	Trull (other)	0.00	01	0.00	00	0.00	00	1.91	30
43	Wellington	46.27	856	2.01	59	3.25	123	32.37	1090
44	Wellington Without	0.31	05	0.01	01	0.00	00	0.41	09
45	West Bagborough	0.03	01	0.00	00	0.00	00	0.32	09
46	West Buckland	0.31	10	0.22	01	0.00	00	1.33	12
47	West Hatch	0.29	03	0.11	02	0.00	00	0.00	00
48	West Monkton*	18.45	302	0.00	01	1.79	62	27.40	875
48	West Monkton (other)	0.03	05	0.00	00	0.00	00	0.03	01
49	Wiveliscombe	2.44	79	0.69	19	0.00	00	4.54	90
51	Burrowbridge	0.13	03	0.12	03	0.00	00	0.01	04
52	Comeytrove*	0.00	02	0.02	02	-0.04	01	-0.04	10
52	Comeytrove (other)	0.00	00	0.00	00	0.00	00	0.00	00
53	Cotford St Luke	3.42	50	0.00	00	0.07	02	0.35	11
TOTAL	Private Housing	124.74	2811	11.61	251	11.11	280	155.72	5146

*The Principal Urban Area (or Strategically Significant City or Town) of Taunton is the area defined in the Taunton Deane Local Plan within the settlement limit of Taunton which includes the urban areas of Bishops Hull, Cheddon Fitzpaine, Comeytrove, Norton Fitzwarren, Staplegrove, Taunton, Trull and West Monkton. Wellington is the area within the settlement limit of Wellington as shown in the Local Plan.

CODE	PARISH	NOT YET STARTED		UNDER CONSTRUCTION		COMPLETED IN YEAR		COMPLETED SINCE APRIL 2008	
		AREA (HA)	DW	AREA (HA)	DW	AREA (HA)	DW	AREA (HA)	DW
AFFORDABLE HOUSING DEVELOPMENT									
05	Bishops Hull*	0.00	00	0.00	00	0.16	05	0.86	24
05	Bishops Hull (NonPUA)	0.00	00	0.00	00	0.00	00	3.90	58
06	Bishops Lydeard	0.07	03	0.00	00	0.00	00	0.40	16
08	Cheddon Fitzpaine*	0.16	54	1.03	31	2.96	53	3.59	79
10	Churchstanton	0.00	00	0.00	00	0.00	00	0.35	07
12	Corfe	0.00	00	0.00	00	0.00	00	0.08	02
14	Creech St Michael	0.00	00	0.00	00	0.00	00	3.26	78
19	Hatch Beauchamp	0.00	00	0.00	00	0.00	00	0.00	00
20	Kingston St Mary	0.00	00	0.00	00	0.00	00	0.00	00
21	Langford Budville	0.10	04	0.00	00	0.00	00	0.04	02
22	Lydeard St Lawrence	0.00	00	0.00	00	0.00	00	0.00	00
23	Milverton	0.00	00	0.00	00	0.00	00	0.21	05
24	North Curry	0.00	00	0.10	01	0.40	04	0.59	08
25	Norton Fitzwarren*	0.00	00	0.00	00	0.00	00	2.68	113
27	Oake	0.00	00	0.00	00	0.00	00	0.00	00
29	Otterford	0.00	00	0.00	00	0.00	00	0.00	00
30	Pitminster	0.00	00	0.00	00	0.00	00	0.12	04
31	Ruishton	0.00	00	0.00	00	0.00	00	0.58	26
33	Staple Fitzpaine	0.00	00	0.00	00	0.00	00	0.00	00
34	Staplegrove*	0.00	00	0.00	00	0.00	00	0.82	41
36	Stoke St Gregory	0.00	00	0.00	00	0.00	00	0.00	00
38	Taunton*	1.59	45	0.48	07	1.43	116	3.59	475
42	Trull*	0.00	00	0.00	00	0.00	00	0.00	00
42	Trull (Non PUA)	0.00	00	0.00	00	0.00	00	0.00	21
43	Wellington	5.03	103	0.13	03	0.00	16	10.45	396
45	West Bagborough	0.00	00	0.00	00	0.00	00	0.17	07
46	West Buckland	0.00	00	0.00	00	0.00	00	0.00	00
48	West Monkton*	1.59	42	0.28	09	0.44	23	7.47	284
49	Wiveliscombe	0.63	18	0.00	00	0.00	00	0.71	13
53	Cotford St Luke	1.10	16	0.00	00	0.00	00	0.75	28
TOTAL	Affordable Housing	10.27	285	2.02	51	5.39	217	42.47	1696
GRAND TOTAL		135.01	3096	13.63	302	16.05	497	198.19	6842

4. Local Plan, Taunton Town Centre Area Action Plan and Core Strategy Housing Allocations

Adopted Taunton Deane Local Plan Allocations - March 2019

Taunton Urban	Policy	Approximate Capacity		
		Brown	Green	Total
St James Street Garage	T15(C)	40	0	40
TOTAL LOCAL PLAN ALLOCATIONS		40	0	40

Adopted Taunton Town Centre Area Action Plan Allocations – March 2019

Taunton Urban	Policy	Approximate Capacity		
		Brown	Green	Total
Firepool Riverside*	Fp1	227	0	227
Cameron Dixon, Albemarle Rd	Fp6	30	0	30
Kilkenny Car Park	Fp8	40	0	40
Coal Orchard Car Park	Cr2	50	0	50
Morrison's	Cr5	200	0	200
Wood Street	Tg1	80	0	80
Tangier	Tg2	525	0	525
High Street	Hs1	210	0	210
TOTAL TTCAAP ALLOCATIONS		1,362	0	1,362

*remaining part of site without planning permission

Adopted Core Strategy Allocations – March 2019

	Policy	Approximate Capacity		
		Brown	Green	Total
Monkton Heathfield*	SS1	0	2,950	2,950
Nerrols / Priorswood*	SS2	0	270	270
Longforth*	SS3	0	400	400
TOTAL CORE STRATEGY ALLOCATIONS		0	3,620	3,620

*remaining part of site without planning permission

Adopted Site Allocations and Development Management Plan Allocations – March 2019

Taunton Urban	Policy	Approximate Capacity		
		Brown	Green	Total
Comeytrove/Trull	TAU1	0	2,000	2,000
Staplegrove	TAU2	0	1,500	1,500
Pyrland Farm	TAU3	0	45	45
Ford Farm, Norton Fitzwarren	TAU4	0	400	400
The Uppers	TAU7	0	60	60
Remainder of Norton Fitzwarren*	TAU8	30	0	30
Hamilton Road Bus Depot	TAU9	50	0	50
Taunton total		80	4,005	4,085
Wellington				
Tonedale Mill	WEL1	220	0	220
Wellington total		220	0	220
Major Rural Centres				
Croft Way, Wiveliscombe	MAJ2	0	80	80
Taunton Road, Bishops Lydeard	MAJ4	0	150	150
Major Rural Centres total		0	230	230
Minor Rural Centres				
East of Deane Barton, Cotford St Luke*	MIN1	0	30	30
Butts Way, Milverton	MIN5	0	20	20
Minor Rural Centres total		0	50	50
TOTAL SADMP ALLOCATIONS		300	4,285	4,585

*remaining part of site without planning permission

5. Housing Completions 1981 - 2019

NET ANNUAL TOTAL FOR TAUNTON DEANE			
	PRIVATE	PUBLIC (including housing association)	TOTAL
7/81 - 3/82	Earlier information not	Earlier information	297
4/82 - 3/83	readily available	not readily	410
4/83 - 3/84		available	827
4/84 - 3/85			590
4/85 - 3/86			763
4/86 - 3/87			674
4/87 - 3/88			714
4/88 - 3/89			762
4/89 - 3/90			824
4/90 - 3/91	232	08	240
4/91 - 3/92	355	96	451
4/92 - 3/93	168	58	226
4/93 - 3/94	270	101	371
4/94 - 3/95	159	89	248
4/95 - 3/96	431	72	503
4/96 - 3/97	345	16	361
4/97 - 3/98	358	34	392
4/98 - 3/99	621	141	762
4/99 - 3/2000	1,011	91	1,102
4/00 - 3/2001	703	66	769
4/01 - 3/2002	476	30	506
4/02 - 3/2003	400	79	479
4/03 - 3/2004	393	33	426
4/04 - 3/2005	409	46	455
4/05 - 3/2006	307	93	400
4/06 - 3/2007	320	53	373
4/07 - 3/2008	395	159	554
4/08 - 3/2009	372	64	436
4/09 - 3/2010	343	124	467*
4/10 - 3/2011	311	153	464*
4/11 - 3/2012	297	193	490
4/12 - 3/2013	360	84	444
4/13 - 3/2014	431	136	567
4/14 - 3/2015	602	176	778
4/15 - 3/2016	678	205	883
4/16 - 3/2017	698	252	950
4/17 - 3/2018	774	92	866
4/18 - 3/2019	280	217	497

The number of affordable houses completed in a year is based on the planning permission granted by the Council and includes social and intermediate housing. The Housing Enabling Unit reports their data in terms of gross completions, however in this report net figures are used (i.e. taking account of any demolitions necessary in regeneration projects). Therefore there might be discrepancies in the number of reported affordable units between Policy and Housing Enabling Teams.

6. Breakdown of Completion Figures since 2008

The breakdown of completion figures since 2008 are shown in the final column.

	NOT YET STARTED		UNDER CONSTRUCTION		COMPLETED IN YEAR		COMPLETED SINCE APRIL 2008	
	DW	AREA	DW	AREA	DW	AREA	DW	AREA
Taunton (Private)	1562	59.49	112	4.24	134	6.31	3060	70.75
Taunton (Affordable Housing)	141	3.34	47	1.79	197	4.99	990	18.38
Taunton	1703	62.83	159	6.03	331	11.30	4050	89.13
Wellington (Private)	856	46.27	59	2.01	123	3.25	1090	32.37
Wellington (Affordable Housing)	103	5.03	3	0.13	16	0.00	396	10.45
Wellington	959	51.30	62	2.14	139	3.25	1486	42.82
Elsewhere (Private)	393	18.98	80	5.36	23	1.55	996	52.60
Elsewhere (Affordable Housing)	41	1.90	1	0.10	4	0.40	310	13.64
Elsewhere	434	20.88	81	5.46	27	1.95	1306	66.24
Taunton Deane Total (Private)	2811	124.74	251	11.61	280	11.11	5146	155.72
Taunton Deane Total (Affordable Housing)	285	10.27	51	2.02	217	5.39	1696	42.47
Taunton Deane Total	3096	135.01	302	13.63	497	16.50	6842	198.19

7. Taunton, Wellington and Wiveliscombe – Sites with planning permission for 10 or more dwellings (Gross)

SITE DESCRIPTION, DEVELOPER AND APPLICATION NUMBER	STATUS	NUMBER OF DWELLINGS PERMITTED	NUMBER OF DWELLINGS COMPLETED	SITE AREA (HA)
Taunton				
Mixed use development at Nerrols Drive The Crown Estate 08/15/0012 & 08/10/0024oa	U/C	630	192	27.00
Residential development of affordable dwellings North of Ladymead School, Cheddon Road Summerfield Developments 08/16/0031, 08/13/0013 & 08/10/0009oa	U/C	99	26	1.15
Redevelopment including dwellings Taunton Trading Estate, Norton Fitzwarren St Modwen Developments/Knightstone Housing Association 25/17/0026, 25/12/0032, 25/13/0014, 25/13/0035 & 25/09/0016	U/C	526	299	15.08
Taunton East Goods Yard redevelopment site, including residential use. (Firepool Lock area A, B, C, D, E, F, H, I, J) Abbey Manor Group 38/99/0394, 38/09/0190, 38/11/0595, 38/11/0596, 38/13/0477, 38/15/0506 & 38/14/0076, 38/18/0144	U/C	471	427	3.26
Conversion of Guest House to flats 57/59 Staplegrove Road Mr P Painter 38/05/0430	U/C	14	3	0.17
Residential development to rear of 12-13 East Reach Mr A Brown 38/12/0164	N/S	10	0	0.05
Residential development, land at Killams Summerfield Homes 38/12/0203oa & 38/15/0177	U/C	317	98	21.63
Erection of 12 flats at 49 East Reach BH3 Investments 38/15/0140	N/S	11	0	0.07
Mixed use development with dwellings on upper floors at The Coal Orchard. TDBC 38/18/0185	N/S	42	0	0.00
Residential development at the Hydrographic Office, Admiralty Way UK Hydrographic 38/16/0324oa	N/S	100	0	2.80
Mixed use development at former livestock market, Priory Bridge Road St Modwen Developments 38/17/0150oa	N/S	200	0	7.47

Redevelopment including dwellings at Monkton Heathfield The Monkton Heathfield Consortium 48/05/0072oa, 48/10/0036, 48/11/0027, 48/12/0015, 48/12/0064, 48/12/0068, 48/13/0004, 48/13/0037, 48/13/0081, 48/14/0007, 48/14/0016, 48/14/0028, 48/15/0018, 48/15/0030, 48/15/0053	U/C	980	960	26.0
Residential development at Hartnells Farm, Monkton Heathfield Strategic Land Partnerships 48/13/0008oa, 43/16/0025 & 48/16/0036	N/S	320	0	16.20
Wellington				
Residential development at Longforth Farm Bloor Homes 43/11/0104oa, 43/13/0013, 43/15/0143, 43/17/0110	U/C	503	280	16.00
Residential development, off Taunton Road, Summerfield Developments 43/13/0128	N/S	18	0	1.70
Residential development at Jurston Farm CG Fry & Son Ltd 43/14/0130oa, 43/16/0103	U/C	650	0	40.02
Residential development at Bagley Road, Rockwell Green Gladman Developments 43/17/0002oa	N/S	205	0	10.12
Wiveliscombe				
Redevelopment, Old Hancock Brewery, Golden Hill Barn Restorations 49/06/0008	U/C	14	0	0.26
Residential development on land off Burges Lane Lone Star Land LLP 49/13/0015oa	N/S	71	0	2.68

8. Other sites with planning permission for 10 or more dwellings (Gross)

SITE DESCRIPTION, DEVELOPER AND APPLICATION NUMBER	STATUS	NUMBER OF DWELLINGS PERMITTED	NUMBER OF DWELLINGS COMPLETED	SITE AREA (HA)
Residential development at Tone Vale Hospital and Burgess Farm, Cotford St. Luke Various Developers, 06/00/0049 & 53/15/0014	U/C	900	883	49.19
Residential development of 57 units, Sandhill Park, Bishops Lydeard Gradeclear Ltd 06/08/0010, 06/15/0019 & 06/15/0029	U/C	57	30	0.00
Erection of 10 dwellings, The Paddock, Bishops Lydeard Mr Tapson, 06/13/0001oa & 06/14/0056	N/S	10	0	0.37
Erection of 10 dwellings, Station Farm, Station Road, Bishops Lydeard Taylor Wimpy 06/18/0017	N/S	10	0	0.33
Residential development and conversions at Hill Farm, Kingston St Mary Dormer Rud Neubau, 20/04/0026	U/C	23	11	0.80
Residential development at Creedwell Orchard, Milverton Notaro Homes 23/78/0025	N/S	80	0	4.60
Residential development at Knapp Lane, North Curry Strongvox 24/16/0042	U/C	20	0	2.02
Residential development at West Villas, Cotford St Luke Notaro Homes 53/14/0008oa, 53/18/0003	N/S	33	0	2.54
Residential development at North and West Villas, Cotford St Luke Larkfleet Homes 53/16/0012oa, 53/18/0005	N/S	33	0	1.98

9. Sites of 10 or more dwellings awaiting completion of Section 106 Agreement

SITE DESCRIPTION AND APPLICATION NUMBER	NUMBER OF DWELLINGS	SITE AREA (HA)
Residential Development at Taunton Road, Bishops Lydeard 06/17/0033	173	8.90
Mixed use development at Staplegrove – East & West 34/16/0014oa & 34/16/0007oa	1628	37.47
Mixed use urban extension at Comeytrowe/Trull 42/14/0069	2000	118.00
Residential development at Tonedale Mill, Wellington (Block H) 43/07/0092	69	0.14
Total	3,870	164.51

10. Statistics relating to completions 1ST April 2018 – 31st March 2019

	Total 01/04/18 – 31/03/19	
Total no of dwellings completed (net gain)	497	100 %¹
Greenfield	314	63.18%
Barn conversions	1	0.20%
New dwellings	313	62.98%
Private	216	43.46%
Housing Association	97	19.52%
Brownfield	216	43.46%
Conversion of buildings ²	18	3.62%
Private	16	3.22%
Housing Association	2	0.40%
Increase due to subdivision ³	0	-
Private	0	-
Housing Association	0	-
New dwellings	198	39.84%
Private	80	16.10%
Housing Association	118	23.74%
Demolitions/Losses ⁴	-33	-6.64 %

Percentage of dwellings on Brownfield sites: **43.46 %**

Percentage of dwellings on Greenfield sites: **63.18 %**

Demolition/Losses: **-6.64 %**

¹ Rounded to nearest 0.01%

² Not previously used as dwellings

³ Conversions of existing dwellings leading to more housing units

⁴ Loss of 2 dwellings due to conversions to other uses, and 31 dwellings demolished to enable redevelopment

New Build Dwellings 511 (gross)					
	Private	Housing Association	Local Authority	Total	% of Total
Houses/bungalows					
1 bedroom	2	-	-	2	0.55%
2 bedrooms	58	25	9	92	18.00%
3 bedrooms	123	46	4	173	33.86%
4 or more bedrooms	85	11	-	96	18.79%
TOTAL	268	82	13	363	71.04%
Flats					
1 bedroom	2	87	3	92	18.00%
2 bedrooms	24	30	-	54	10.57%
3 bedrooms	2	0	-	2	0.39%
4 or more bedrooms	-	-	-	-	-
TOTAL	28	117	3	148	28.96%

Dwellings from Conversions and Subdivisions 19 (gross)					
	Private	Housing Association	Local Authority	Total	% of Total
Houses/bungalows					
1 bedroom	2	-	-	2	10.53%
2 bedrooms	1	-	-	1	5.26%
3 bedrooms	2	-	-	2	10.53%
4 or more bedrooms	1	-	-	1	5.26%
TOTAL	6	-	-	6	31.58%
Flats					
1 bedroom	7	2	-	9	47.37%
2 bedrooms	4	-	-	4	21.05%
3 bedrooms	-	-	-	-	-
4 or more bedrooms	-	-	-	-	-
TOTAL	11	2	-	13	68.42%

Total Dwellings				
	Private	Housing Association	Local Authority	Total
New build (gross)	296	199	16	511
Conversion / Subdivisions (gross)	17	2	0	19
Sub Total	313	201	16	530
Losses				-33
Total (net)				497

Subdivisions:

There were no subdivisions during this monitoring period.

Losses:

There were 33 losses due to demolition and changes of use (See page 14 footnote 4).

Location and type of dwelling 1ST April 2018 – 31st March 2019

	Local Plan	Core Strategy	Site Alloc	LP, CS & SA Total		WINDFALL	
Total no of dwellings completed (net gain)	34	177	36	247	49.70%	250	50.30%
PUA⁵	34	119	21	174	35.01%	120	24.14%
Greenfield	0	119	21	140	28.17%	55	11.07%
Brownfield	34	-	-	34	6.84%	65	13.08%
Wellington	-	-	-	-	-	81	16.30%
Greenfield	-	-	-	-	-	1	0.20%
Brownfield	-	-	-	-	-	80	16.10%
Villages / Rural Centres⁶	-	58	15	73	14.69%	7	1.41%
Greenfield	-	58	15	73	14.69%	4	0.80%
Brownfield	-	-	-	-	-	3	0.60%
Rural / Outside Settlement Limits	-	-	-	-	-	42	8.45%
Greenfield	-	-	-	-	-	41	8.25%
Brownfield	-	-	-	-	-	1	0.20%

⁵ Principal Urban Area is defined in the Taunton Deane Local Plan to be the area within the settlement limits of Taunton which includes the urban areas of Bishops Hull, Cheddon Fitzpaine, Comeytrove, Norton Fitzwarren, Staplegrove, Taunton, Trull and West Monkton.

⁶ Rural Centres and Villages as defined in the Taunton Deane Local Plan

Part 2: Employment Land Availability

The employment land monitor focuses primarily on Class B1 (Business), Class B2 (General Industrial), Class B8 (Storage and Distribution) and other appropriate uses within employment areas across the Deane and under which the application of policy Policy CP2 (Economy) of the Core Strategy is applied.

The monitor is not always able to separate approvals for individual Class B1 (non office), B2 and B8 applications since many are submitted 'speculatively' for permission across the Class B definition, with no known end user. Likewise, it is sometimes hard to distinguish the use class of some occupiers due to the range of activities taking place and which may vary year on year.

Unless specified, monitoring has also excluded certain other applications such as renewals of existing permissions, hectare extensions to existing premises (although changes in floorspace are recorded), change of use applications between B1, B2 and B8 uses, variation of conditions, minerals applications, withdrawn applications and refusals for employment development.

Since 2011-12, the monitor has excluded office proposals under 100m² floorspace and 0.20 ha of other employment land. This applies equally to both additions and losses, and appears to have had limited effect.

Although earlier monitoring reports exist, the tables in this report provide information from 2006, being the economic baseline date adopted by Roger Tym and Partners in their Economy Topic Paper which informed Core Strategy preparation.

11. Employment Land Approvals

Table 1 over the page provides a yearly comparison of employment land approvals since 2006/07. Renewals of permissions are not recorded as a new approval in Table 1 but are retained as a 'Commitment' under Table 2. However, there may be a degree of repetition between years, for example, the 2010/11 figure includes the outline approval for office development on Priory Bridge Road. The 2011/12 figure includes the reserved matters application for Phase 1 of the scheme. Nevertheless, the table remains of use, demonstrating year on year, the extent of interest in bringing employment land into the supply pipeline.

The current monitoring period 2018/19 shows decrease in employment land approvals.

In total, 0.13 ha was approved in Taunton (all B1 office use) and 0.93 ha in Wellington (all industrial / other land). In the rural area 1.10 ha was approved (1.08 ha industrial / other land and 0.02 ha office).

In addition, there was a further 1603m² industrial floorspace (new or extensions to industrial units on existing employment land) approved across the Borough.

This year, only 6.02% of all new approvals were on brownfield land, a fall increase from last year.

Table 1: Employment Land Approvals

YEAR	AMOUNT	PERCENTAGE ON BROWNFIELD SITES
2006/07	9.50 ha	77.79%
2007/08	18.58 ha	3.23%
2008/09	29.34 ha	8.50%
2009/10	2.83 ha	85.16%
2010/11	4.76 ha	84.66%
2011/12	0.84 ha	14.30%
2012/13	0.98 ha	22.40%
2013/14	3.37 ha	7.12%
2014/15	2.81 ha	3.56%
2015/16	2.40 ha	27.50%
2016/17	9.83 ha	13.33%
2017/18	4.43 ha	91.65%
2018/19	2.16 ha	6.02%

12. Employment Commitments

The Governments current policy document the National Planning Policy Framework (NPPF, 2012) advocates a positive and proactive approach to encourage sustainable economic growth to meet anticipated needs over the Plan period. A sufficient supply of available employment land, of varying type and location is an important element of this.

Sites with Planning Permission: Table 2 below provides comparative detail of committed employment land held for development in Taunton Deane over recent years, i.e. land with a valid permission for employment use, either undeveloped or under construction. The total excludes land with permissions for extensions within the curtilage of existing premises. Allocations in the adopted Local Plan but without a current permission have also been excluded.

Table 2: Employment Land Commitments

YEAR	AMOUNT
As at 01 April 2006	22.60 ha
As at 01 April 2007	24.49 ha
As at 01 April 2008	38.06 ha
As at 01 April 2009	54.01 ha
As at 01 April 2010	50.54 ha
As at 01 April 2011	48.70 ha
As at 01 April 2012	47.38 ha
As at 01 April 2013	47.04 ha
As at 01 April 2014	45.33 ha
As at 01 April 2015	46.18 ha
As at 01 April 2016	41.36 ha
As at 01 April 2017	46.65 ha
As at 01 April 2018	48.09 ha
As at 01 April 2019	42.88 ha

This consists of two elements:

- Development approved but not commenced, and
- Under construction.

Development not commenced totals 42.01 ha of industrial and office land (excluding extensions to existing buildings / premises and any losses of employment land).

Of this 42.01 ha, 23.56 ha are in Taunton (22.15 ha industrial / other land and 1.41 ha office), 11.79 ha are in Wellington (of which 10.09 ha is industrial / other use and 1.70 ha is office use) and the remaining 6.66 ha are in rural areas (6.06 ha industrial / other and 0.60 ha office use).

These figures cannot accurately be translated into floorspace since some of these commitments are in outline only, thus eventual floorspace is not necessarily known.

None of the above figure includes sites where permission has expired, even if within a defined employment estate, nor does it include statutory plan commitments without consent.

13. Sites Under Construction

Table 3: Sites 'Under Construction'

YEAR	AMOUNT	
2006/07	4.71 ha	12,785m ²
2007/08	3.31 ha	10,958m ²
2008/09	3.92 ha	10,882m ²
2009/10	4.10 ha	9,426m ²
2010/11	2.34 ha	7,613m ²
2011/12	1.36 ha	7,791m ²
2012/13	1.26 ha	4,338m ²
2013/14	1.47 ha	5,789m ²
2014/15	3.98 ha	8,223m ²
2015/16	2.67 ha	8,353m ²
2016/17	0.61 ha	3,955m ²
2017/18	2.15 ha	16,942m ²
2018/19	0.87 ha	4,422m ²

All of the 0.87 ha of land 'under construction' is for industrial use; 0.61 ha in Wellington and 0.26 ha in the rural areas.

In terms of additional new floorspace: 3121m² is industrial space in Wellington and 604m² in the rural areas. There is only 57m² of additional new office floorspace currently under construction in the Borough. When floorspace associated with any extension of existing premises is added (office and industrial), total floorspace under construction in the Borough reached 4,422m² at April 2019.

14. Employment Completions

A good indicator of employment growth can be gauged by an assessment of completions of development on employment land (or 'take-up') within the monitoring periods. Table 4 below is for new build completions only. The hectare and brownfield totals exclude any extensions to existing premises but the square metre column includes any floorspace that may result from an extension.

Table 4: Employment Completions

YEAR	AMOUNT		PERCENTAGE ON BROWNFIELD SITES
	ha	m ²	
2006/07	2.24	9,031	4.02%
2007/08	4.59	12,540	9.80%
2008/09	5.44	16,341	25.18%
2009/10	3.10	10,624	82.26%
2010/11	2.93	7,073	33.79%*
2011/12	1.65	4,328	43.64%
2012/13	0.66	5,079	15.15%
2013/14	0.02	459	100%
2014/15	1.05	4,215	30.48%
2015/16	3.66	28,235	10.93%
2016/17	1.41	3,670	0.71%
2017/18	0.70	4,019	2.86%
2018/19	1.56	7,033	98.72%

*The total figure includes a completion of public house / restaurant in Wellington, a part of the Chelston Employment site (consisting of 0.64 ha and 2,506m²)

This year's completion figure is double last years figure, and the percentage of hectares completed on brownfield sites rose significantly to 98.72%. Of the ten completions this period, only one was on a greenfield site (a 0.02 ha change of use from agricultural use).

Additional new floorspace accounted for 6,884m² of industrial space and 149m² of office space. None of this new floor space was created by an extension.

15. Office Completions

The following table should not be regarded as an additional figure to the 'Employment Completions' table above. It is simply providing an indication of office floorspace completions within the overall figures set out in Table 4 above.

Table 5: Office Floorspace Completions

YEAR	AMOUNT
2006/07	2,960m ²
2007/08	5,180m ²
2008/09	4,604m ²
2009/10	1,970m ²
2010/11	1,131m ²
2011/12	1,153m ²
2012/13	2,711m ²
2013/14	160m ²
2014/15	120m ²
2015/16	1,433m ²
2016/17	166m ²
2017/18	191m ²
2018/19	149m ²

This monitoring period, the new office floorspace completion was as a result of a change COU use from an agricultural barn. In addition to this, the new Hydrographic

Office was completed, the replacement offices were on the existing site and are 6,786m² larger than the previous offices.

16. Employment Land Losses

The monitoring of employment land loss is one factor in assessing the effectiveness of existing Plan policies. However, there may be losses outside of established employment areas that are so minor in terms of 'land take' as to not undermine policy and indeed may be consistent with other policy considerations such as problems of noise, pollution and heavy vehicles associated with historic non conforming uses within established residential areas. These have not been recorded unless it is considered a significant loss of employment land.

There are also many instances where uses have changed over time, gradually evolving away from what was originally a clearly defined employment classification. These are not recorded since the Borough does not have the resources to necessarily check the background on each site unless the issue is specifically drawn to the Councils attention. The same also applies to direct breaches of planning control such as retailing from employment sites without permission. These have not been recorded unless/until the Council decides whether to pursue enforcement or seek regularisation of the use.

As with employment approvals and completions etc, due to staff resources and the limited resultant impact, losses of office floorspace below 100m² or other employment land below 0.2 ha, have not been recorded since the monitoring period 2011/12.

Finally, it should also be borne in mind that the grant of permission does not necessarily result in the proposal being implemented, although obviously it does mean that the Council finds the proposal acceptable.

Table 6: Employment Land Losses

YEAR	APPROVED	COMMENCED /LOST
2008/09	0.12 ha	0.00 ha
2009/10	0.11 ha	0.05 ha
2010/11	0.41 ha	0.22 ha
2011/12	0.53 ha	0.00 ha
2012/13	0.77 ha	0.60 ha
2013/14	0.52 ha	0.35 ha
2014/15	0.01 ha	0.09 ha
2015/16	0.43 ha	0.35 ha
2016/17	0.94 ha	0.10 ha
2017/18	1.09 ha	1.67 ha
2018/19	0.33 ha	0.00 ha

This year's recorded potential loss of employment land resulted from the approval of three changes of use to an A3 café, D1 education use and a hotel.

There were no employment land losses completed in this monitoring year. Further details of potential employment land loss applications can be found in the appendices.

17. Employment Land Availability in Taunton Deane

Table 7

	OFFICE m²	Industrial/Other Hectares
Completions 2006-2018	21,707	21.70
Completions 2018-2019	149	1.56
Commitments 2018-2019		
Not commenced	16,708 ⁽¹⁾	38.30
Under construction	57	0.87
Development Plan allocations without planning permission	c54,300 ⁽²⁾	31.17 ⁽³⁾
Other sites without planning permission	2,707 ⁽⁴⁾	1.30 ⁽⁵⁾
TOTALS	95,628m²	94.90 ha

NOTE: The table excludes proposals in emerging plans and sites with 'in principle' support but with no past or present planning permission and outside of an established employment area.

(1) this includes an estimate of 5,000m² of office floorspace at Blackbrook (0.73 ha site)

(2) this estimate consists of 44,300m² remaining at Riverside from AAP 47,000m² (minus 2,711m² Priory Bridge Rd which is included as 'completed'), 7,000m² AAP Firepool Lock and c2,000m² AAP Station Approach and Coal Orchard sites. Core Strategy Monkton district centre site 1,000m² est. The AAP 10,000m² est at Morrisons is excluded.

(3) consists of c1.5 ha mixed use at Tonedale Mill, 5.5 ha Crown Industrial Estate and 4.5 ha Taunton Road, Wiveliscombe (SADMP), 0.19 ha Chelston (WDLP), 10ha additional Monkton H, 1 ha Nerrols and 8.67ha Chelston in Core Strategy. (Note: The longer term 10 ha Monkton is excluded from these figures as is the 11 ha Longforth Core Strategy site as it is a land 'swap')

(4) Barnicotts expired 2010/11; Deane Court, Oake Manor and Whitmore Fm expired 2012/13.

(5) consists of: Crown (site T11) 0.98ha (never had planning permission); 0.32ha Frobisher Way, Bindon Road (expired Oct 2013).

Table 7 above uses a 2006 baseline date, which was the commencement of the Regional Spatial Strategy and subsequently the Borough Councils Core Strategy.

In terms of 'net addition' since 2006 these figures would need to be adjusted to take account of losses in Table 6.

The Core Strategy (adopted 2012) evidence base establishes provision for a projected requirement of 36.5 hectares of (non office) employment land and 49,500m² of office space over the period 2006-2028. Whilst Table 7 indicates that the projected requirements can be accommodated, the Core Strategy also identifies a qualitative need for a 'quality' business park to serve Taunton's future needs to be identified in a future plan. Likewise, appropriate additional allocations and approvals will help the overall range and choice of sites, consistent with the NPPF's principle of planning proactively to meet the development needs of business.

The council has a new strategic employment site, known as Nexus 25, which is to be delivered through the use of a Local Development Order (LDO) which was adopted in March 2018. This new 25 ha development site is adjacent to the M5 at junction 25, and is expected to provide over 3,500 relatively high value new jobs.

Table 7 does not currently contain any allowance for Nexus 25, as the size, quantity and the ultimate class use of the units (i.e. whether office or industrial) is unknown, however the Nexus 25 LDO Design Guide gives the following breakdown of proposed

uses. The hectarage and floorspace figures should be added to the figures in Table 7.

Table 8: Nexus 25 Proposed Uses

	Developable area	Maximum Floorspace	Proposed Use
Plot 1	2.24 ha	16,057m ²	B1(a), B1(b) with ancillary C1, D2e, A1, A3, A4
Plot 2	2.61 ha	14,818m ²	B1(a), B1(b), B1(c) B2, B8, sui-generis (car showrooms)
Plot 3	1.73 ha	9,150m ²	B1(a), B1(b), B1(c) C1, D2e, A1, A3, A4
Plot 4	2.08 ha	7,989m ²	B1(c) B2, B8, sui-generis (car showrooms)
Plot 5	3.73 ha	21,785m ²	B1(a), B1(b), C2, D1
Plot 6	2.57 ha	15,654m ²	B1(a), B1(b), C1, D2e, A1
Total:	14.96 ha	85,453m²	

Appendices

Definitions:

- Class B1, B2, B8 all recorded. Car showrooms are included if repairs are undertaken. Other Sui Generis uses normally found in an employment area such as scrap dealers, plant hire etc are also included;
- Uses such as Accountants, Solicitors, consulting rooms and employment agencies are only classed as 'Office' if the use is not principally for visiting members of the public (otherwise classed as A2);
- Health related developments such as Musgrove Hospital and private consultants rooms have been excluded from the monitoring;
- Renewals of existing permission, change of use between B1, B2 and B8 uses, variations of condition, minerals applications and refusals have also been excluded from the monitoring;
- Extensions to existing premises are not included as a hectare total within commitment or completion columns (as within existing curtilage) but the actual floorspace is recorded in the appropriate column;
- Note for example that in new approvals hectare and floorspace don't necessarily equate since hectare may include outline permissions (with no floorspace listed) and floorspace may include (and thus exclude hectare of) extensions to existing premises;
- Note also that some applications appear to be included twice or more. This is not an error but may be different parts of the same application (eg completion of 3 separate office buildings on one site for example).
- From the monitoring period 2011/12 office floorspace under 100m² and industrial/sui generis permissions under 0.2 ha have not been recorded, either as additions or losses.

Extant Planning Permissions

2018/2019 Employment Land Monitor

Summary of Results (excluding any losses)

Parish	Application number	Green/Brown Taunton; Wellington; Rural	Approved 2018/2019	Not Started	Under Construction	Completed	Comments
	Site Description		Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	
Site Location							
Bishops Hull	05/16/0018 Erection of 2 industrial units Fideoak Mill, Upcott Road	Brown Rural				N/A 216	B2 IND
	05/17/0061 Replacement of workshop Taunton Fabrications, Cornishway South	Brown Taunton	N/A 579		N/A 579		B2 IND
Bishops Lydeard	06/07/0013 Workshop extension Mount St Garage, Bishops Lydeard	Brown Rural			N/A 118		B1c IND
	06/16/0003 COU of agricultural building to commercial use Dene Farm, Bishops Lydeard	Green Rural		1.05 2496			B1, B2, B8 IND
Bradford on Tone	07/18/009 Erection of 1 x extension and 1 x new building Hele Manor Farm, Hele Road	Brown Rural	N/A 900	N/A 900			B1c IND
Cheddon Fitzpaine	08/16/0042 Erection of 4 industrial units Plot 1, Crown Close, Crown Industrial Estate	Brown Taunton				0.6 2814	B1c, B2, B8 IND
	08/16/0043 Erection of industrial unit Plot 2, Crown Close, Crown Industrial Estate	Brown Taunton				0.38 670	B1c, B2, B8 IND
Combe Florey	11/16/0009 COU of building to business use Sandhill Park Reservoir Building	Brown Rural		0.05 130			B1a OFF
Creech St Michael	14/17/0020 Erection of 2 industrial buildings (11 units) Walford Cross Depot, Walford Cross	Brown Taunton		0.8 669 656			B1c IND B8 IND
Hatch Beauchamp	19/17/0018 Extension to existing building, plus new building Woodlands Builders Yard, Village Road	Brown Rural		N/A 866			SG

Parish	Application number	Green/Brown Taunton; Wellington; Rural	Approved 2018/2019	Not Started	Under Construction	Completed	Comments
	Site Description		Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	
Site Location							
Norton Fitzwarren	25/06/0020 Erection of Office buildings Former Taunton Cider Factory	Brown Taunton		0.33 2013			B1a OFF
	25/12/0032oa Mixed use development for 2.78ha B1c and B8 use plus 407 dwellings Taunton Trading Estate	Brown Taunton		2.78 2250 6750			B1c IND B8 IND
	25/18/0016 Erection of 2x buildings and COU from agricultural to B class use Courtlands Industrial Estate, Minehead Road	Green Rural	0.34 B1a 33 B1c 80 B8 27	0.34 B1a 33 B1c 80 B8 27			B1a, B1c, B8 IND
Nynehead	26/18/0004 COU from agricultutal barn to offices Grange Farm	Green Rural	0.02 149			0.02 149	B1a OFF
Ruishton	31/17/0019 COU from care home to offices Ruishton Court, Illminster Road	Brown Rural		0.55 1244			B1a OFF
Staplegrave	34/16/0029oa Erection of industrial units Land off Silk Mills Lane	Green Taunton		5.57 9200			B1b, B1c, B8, SG IND
Taunton	38/01/0292 Erection of 13 buildings for B1 use (total 5.62ha) Blackbrook Business Park	Green Taunton		0.73			B1a OFF
	38/08/0531 Erection of office building SW of J25 M5, Blackbrook Business Park	Brown Taunton		0.22 1395			B1a OFF
	38/16/0323 Demolition of buildings and erection of replacement office building UK Hydrographic Office, Admiralty Way	Brown Taunton				N/A 6786	B1a OFF
	38/17/0039 Replacment 3 storey extension 112 St Augustine Street	Brown Taunton		N/A 502			B1a OFF

Parish	Application number	Green/Brown Taunton; Wellington; Rural	Approved 2018/2019	Not Started	Under Construction	Completed	Comments
	Site Description		Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	
Site Location							
Taunton	38/18/0179 COU from D1 to B1a offices 2-4 Osbourne House, Trull Road	Brown Taunton	0.07 122	0.07 122			B1a OFF
	38/18/0283 COU from D2 gym to B1a offices Suites G9, G10 & 107 Viney Court, Viney Street	Brown Taunton	0.04 468	0.04 468			B1a OFF
	38/18/0313 COU part of ground floor to B1a offices 2 Bridge Street	Brown Taunton	0.02 120	0.02 120			B1a OFF
Wellington	43/06/0016oa New business park - Westpark 26 Chelston House Farm, Wellington	Green Wellington		7.59 33006 1.7 6131			B2 IND B1a OFF
	43/13/0133oa Expansion of Weskpark 26 on remaining land Chelston House Farm, Wellington	Green Wellington		1.57 7464 1113 Mezz			B1, B2, B8 IND
	43/11/0061 Redevelopment including employment land Rylands Business Park, Wellington	Brown Wellington			0.61 3121		B1c B8 IND
	43/17/0098 Erection of blocks B and 14B Westpark 26, Chelston	Brown Wellington				0.56 2085	B1, B2, B8 IND
	43/18/0113 Erection of industrial building plot 23 Westpark 26, Chelston	Green Wellington	0.93 2438	0.93 2438			B1, B2, B8 IND
West Buckland	46/12/0012 Erection of 6 x B1 commercial units Former Brickyard, Higher Poole	Brown Rural			N/A 91	N/A 166	B1c IND
	46/16/0034 Erection of 3 x B8 commercial units Compound 3, Foxmoor Business Park	Brown Rural		0.28 540			B8 IND
	46/16/0015 Erection of industrial unit Adj 5B & 5C, Castle Road, WestPark 27	Brown Rural		N/A 336			B2, B8 IND

Parish	Application number	Green/Brown Taunton; Wellington; Rural	Approved 2018/2019	Not Started	Under Construction	Completed	Comments
	Site Description		Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	
Parish	Site Location						
West Buckland	46/16/0026 Constuction of first floor within existing unit 3a & 3b Castle Road, Chelston Buisness Park	Brown Rural		N/A 120			B2 IND
	46/17/0027 Erection of 2 buildings Compound 5, Foxmoor Business Park	Brown Rural		0.2 745			B2, B8 IND
	46/17/0036 Erection of 2 extensions Chelston Motorhomes, Chelston Business Park	Brown Rural				N/A 243	B1a, B1b, B1c IND
	46/17/0038 Erection of industrial unit - phase I Rear of the Gatehouse, Chelston	Brown Rural				N/A 632	B1a, B1b, B1c IND
	46/18/0010 Erection of industrial unit - phase II Rear of the Gatehouse, Chelston	Brown Rural	N/A 301			N/A 301	B1a, B1b, B1c IND
West Hatch	47/18/0015 Erection of industrial unit Unit 1 Nightingale Farm, Lower West Hatch	Green Rural	0.3 300	0.3 300			B2 IND
West Monkton	48/05/0072oa Mixed use urban extension Monkton Heathfield	Green Taunton		13 N/A			B1a, B1b, B1c IND
	48/15/0013 Erection of additional storage unit Sainsburys store, Hankridge Way	Brown Taunton		N/A 181			B8 IND
	48/18/0026 COU agricultural buildings to B class use Hyde Egg Farm, Hyde Lane, Bathpool	Green Rural	0.26 B1a 57 B1c 279 B8 234		0.26 B1a 57 B1c 279 B8 234		B1a, B1b, B1c IND
Wiveliscombe	49/16/0056 Erection of industrial building (7 units + office) Sandys Moor, Wiveliscombe	Green Rural		0.57 260 350			B1a OFF B1c IND
	49/16/0061 Erection of 3 commercial units Unit 2 Sandys Moor, Wiveliscombe	Green Rural		0.94 2400			B1, B2, B8 IND

Parish	Application number	Green/Brown Taunton; Wellington; Rural	Approved 2018/2019	Not Started	Under Construction	Completed	Comments
	Site Description		Site Area (Ha)	Site Area (Ha)	Site Area (Ha)	Site Area (Ha)	
	Site Location		Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)	Floorspace (m ²)	
Wiveliscombe	49/16/0054 COU of agricultural building including extensions Candletrees, Jews Farm, Jews Lane	Green Rural		0.08 602			B1, B8 IND
	49/17/0057 COU from abattoir to B1, B2 & B8 use Abattoir, Sandy's Moor, Wiveliscombe	Brown Rural		1.93 6150			B1, B2, B8 IND
	49/18/0050 Erection of industrial unit Unit 3, The Brewery, Golden Hill	Brown Rural	N/A 124	N/A 124			B2 IND
Burrowbridge	51/15/0015 Extension to existing warehouse Stathe Road, Burrowbridge	Brown Rural		N/A 245 600			B1a OFF B8 IND
Cotford St Luke	53/18/0003 Redevelopment including 3 x live/work units East of West Villas, Cotford St Luke	Green Rural		0.19 170			B1a, B2, B8 IND
	53/18/0005 Redevelopment including 3 x live/work units East of North/West Villas, Cotford St Luke	Green Rural	0.18 N/K	0.18 N/K			B1a, B2, B8 IND
TOTAL			2.16 6,211	42.01 93,196	0.87 4,479	1.56 14,062	

Employment Land Losses

2018/2019 Employment Land Monitor

Summary of Results

Parish	Application number Site Description Site Location	Green/Brown Taunton; Wellington; Rural	Approved 2018/2019	Not Started	Under Construction	Completed	Comments
			Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	
Taunton	38/15/0067 Demolish commercial building and erect dwellings The Yard, Gyffarde Street	Brown Taunton		-0.03 -188			B1a OFF
	38/16/0196 Demolition of rear buildings and erect new 2 Church Square	Brown Taunton		-0.05 -453			B1a OFF
	38/16/0325 COU of ground floor office to 2 flats 3 Kingston Road	Brown Taunton		-0.05 -122			B1a OFF
	38/16/0358 COU 1st & 2nd floor to D1 use (childrens nursery) 30 Silver Street	Brown Taunton		N/A -170			B1a OFF
	38/18/0003 COU from offices to flats 18 Belvedere Road, Taunton	Brown Taunton		-0.01 -153			B1a OFF
	38/18/0101 COU from offices to A3 café Victoria House, Victoria Street	Brown Taunton	-0.01 -149	-0.01 -149			B1a OFF
	38/18/0243 COU from offices to D1 education Courtenay House, Blackbrook Park Avenue	Brown Taunton	-0.03 -273	-0.03 -273			B1a OFF
	38/18/0302 COU from offices to hotel and offices Great Western House, Station Approach South	Brown Taunton	-0.29 -1077	-0.29 -1077			B1a OFF
Wiveliscombe	49/15/0044 COU from builders yard to residential Staceys Yard, Mill Lane	Brown Rural		-0.25 N/A			B8 IND
TOTAL			-0.33 -1,499	-0.72 -2,585	0 0	0 0	

Planning Permission Expired

2018/2019 Employment Land Monitor

Summary of Results

Parish	Application number	Green/Brown	Approved 2017/2018	Not Started	Under Construction	Completed	Comments
	Site Description	Taunton; Wellington; Rural	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	Site Area (Ha) Floorspace (m ²)	
Bishops Lydeard	06/15/0036 2 units Broadguage Business Park, Bishops Lydeard	Brown Rural		N/A -980			B1c IND
Staplegrove	34/15/0020oa Erection of 10 industrial units Frobisher Way, Bindon Road	Brown Taunton		0.32 1022			B1c, B2, B8 IND
Wiveliscombe	49/14/0050oa COU of land for commercial use South of B3227, east of Wiveliscombe	Green Rural		4.56 N/A			B1, B2, B8 IND