



West Somerset Council
Housing Land Availability Report
March 2019

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1. Introduction

This document contains information on the development and availability of land for housing within the West Somerset Council Planning Area, and forms part of the Council's on-going evidence base, identifying land supply, development and completions by housing type across the Planning Area. 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 land within the whole of the West Somerset Planning 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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2. Housing Land Availability against Local Plan Housing Target

	Dwellings
A. Local Plan Housing Target (April 2012 – March 2032)	2,900
B. Completions (April 2012 to end March 2019)	680
C. Under construction	61
D. With planning permission (but not commenced)	326
E. Sites of 10 or more dwellings awaiting completion of Section 106 agreement	281
F. Local Plan Strategic Sites (without planning permission)	1,815
G. Uncommitted residue against Core Strategy Housing Target Proposed figure {A - (B+C+D+E+F)}	-223
H. Average annual completion rate, April 2012 to end March 2019 {B ÷ 7}	107
I. Average annual completion rate required, April 2019 to end March 2032 to meet Core Strategy Housing Target {(A-B) ÷ 13}	161
J. Average annual completion rate required to meet Core Strategy Housing Target {A ÷ 20}	145 ¹

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 WSC is 130%.

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. However, as West Somerset Council adopted its Local Plan in November 2016 the housing targets in that document are used as a measure.

¹ Following the Examination stage of the West Somerset Local Plan to 2032 and subsequent Modifications consultation, the delivery rate is now stepped with 122dpa for the period 2012/13 – 2017/18 and 155dpa for the period 2018/19 – 2031/32.

3. Housing Figures by Parish

Private Development

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2018/19	Completed Since April 2012
01	Bicknoller	1		1	5
02	Brompton Ralph	1			2
03	Brompton Regis				
04	Brushford	6	1		20
05	Carhampton	3	4		17
06	Clatworthy				3
07	Crowcombe	4			6
09	Dulverton	2			5
10	Dunster	1			46
11	East Quantoxhead	21			
12	Elworthy	4	2		
16	Holford	2			1
17	Huish Champflower		1		2
18	Kilve	2			1
21	Minehead	161	3	8	204
24	Nettlecombe				1
26	Old Cleeve	9			10
28	Sampfod Brett	2	1	1	5
30	Skilgate	1			
31	Stogumber	3	1		11
32	Stogursey	31	1	1	7
33	Stringston	2			
36	Upton	4			
37	Watchet	7	7	24	123
38	West Quantoxhead	4		2	5
39	Williton	15	3		61
41	Withycombe		2		2
Private Housing Total:		286	26	37	537

Affordable Development

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2018/19	Completed Since April 2012
01	Bicknoller				
02	Brompton Ralph				
03	Brompton Regis				
04	Brushford				
05	Carhampton		1		22
06	Clatworthy				
07	Crowcombe				5
09	Dulverton				
10	Dunster				11
11	East Quantoxhead				
12	Elworthy				
16	Holford				
17	Huish Champflower				
18	Kilve				
21	Minehead	57			46
24	Nettlecombe				
26	Old Cleeve	10			
28	Sampford Brett				
30	Skilgate				
31	Stogumber				
32	Stogursey	4			2
33	Stringston				
36	Upton				
37	Watchet			3	30
38	West Quantoxhead				
39	Williton				27
41	Withycombe		1		
Affordable Housing Total:		71	2	3	143

Total Summary

	Not Started	Under Construction	Completed in 2018/19	Completed Since April 2012
Private Housing Total:	286	26	37	537
Affordable Housing Total:	71	2	3	143
Grand Total	357	28	40	680

4. Allocated Local Plan Sites (without planning permission)

Adopted Local Plan (2006)

	Policy	No of dwellings
Seaward Way, Minehead	H/1	50
Rear of North Street, Williton	H/1	10*
*Note: 25 dwellings have been built on part of the original allocation site (ref: 3/39/03/038), the remaining undeveloped area has the potential capacity of 10.		
TOTAL ALLOCATIONS		60

Adopted Local Plan (2012-2032)

	Policy	No of dwellings
Land South Hopcott Road, Minehead/Alcombe	MD2	599*
Parsonage Farm, Watchet	WA2	290
Land West & North of Williton	WI2	406
Land South of Periton Road, Minehead (Post 2026)	LT1	360
Land South B3191, Cleeve Hill (Post 2026)	LT1	100
TOTAL ALLOCATIONS		1755

* Remaining part of site without planning permission

5. Housing Completions 2000 - 2019

Net Annual Total for West Somerset			
	Private	Public (inc housing assoc)	TOTAL
2000 - 2001	Earlier information not readily available	Earlier information not readily available	85
2001 - 2002			143
2002 - 2003			103
2003 - 2004			180
2004 - 2005			119
2005 - 2006			190
2006 - 2007			222
2007 - 2008			122
2008 - 2009			109
2009 - 2010			55
2010 - 2011			40
2011 - 2012			81
2012 - 2013	64	3	67
2013 - 2014	51	33	84
2014 - 2015	132	23	155
2015 - 2016	78	21	99
2016 - 2017	92	40	132
2017 - 2018	83	20	103
2018 - 2019	37	3	40

6. Breakdown of Sites with Planning Permission by Area

The breakdown of completion figures since 2012 are shown in the final column.

	Not Started	Under Construction	Completed in 2018/19	Completed Since April 2012
Minehead (Private)	161	3	8	204
Minehead (Affordable)	57	0	0	46
Minehead Total	218	3	8	250
Watchet & Williton (Private)	22	10	24	184
Watchet & Williton (Affordable)	0	0	3	57
Watchet & Williton Total	22	10	27	241
Rural Remainder (Private)	103	13	5	149
Rural Remainder (Affordable)	14	2	0	40
Rural Remainder Total	117	15	5	189
West Somerset LPA (Private)	286	26	37	537
West Somerset LPA (Affordable)	71	2	3	143
West Somerset LPA Total	357	28	40	680

7. Sites with planning permission for 10 or more dwellings (Gross)

Status of site is either Not Started (N/S) or Under Construction (U/C)

Application Number, Site Description and Developer	Status	Number of dwellings permitted	Number of dwellings completed
3/11/18/001 Conversion of Agricultural buildings to 10 dwellings Court Farm, Higher Street, East Quantoxhead	N/S	10	0
3/21/17/119, 3/21/13/120 OA Erection of up to 71 new build dwellings, Hopcott Road, Minehead Home and Communities Agency	N/S	71	0
3/21/15/014 OA Residential development. West of Caravan Club, Hopcott Road, Minehead Mrs F Slade	N/S	80	0
3/21/16/115 Demolish 2 dwellings and erect 12 flats Tikoh and Rosslea, Bircham Road, Alcombe, Minehead Mr J Sykes Brown	N/S	12	0
3/26/14/026 Residential development. North of Huish Lane, Washford The Wyndham Estate	N/S	10	0

Application Number, Site Description and Developer	Status	Number of dwellings permitted	Number of dwellings completed
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3/32/07/008* Erection of 59 new build dwellings, Paddons Field, Farrington Hill Lane, Stogursey Strongvox	U/C	59	36
Note: Development on the Paddons Field site is 'stalled' following completion of Phase 1 plus, all of the affordable housing element of the overall proposal. This was due to the financial collapse of the original developer following the onset of the recession in 2008. The remaining undeveloped part of the site has since been purchased by Strongvox.			
3/32/14/004 Residential development, 16 Castle Street, Stogursey Trustees of Mrs Plowright	N/S	12	0
3/39/15/003 Erection of 1 new build dwelling and 9 barn conversions, Bridge Farm, Bridge Street, Williton Trustees of Wyndham Estate	N/S	10	0

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

Application Number and Site Description	Number of Dwellings
3/04/17/016 Erection of 13 new dwellings Land North of Ellersdown Lane, Brushford	13
3/21/16/075 Conversion of former school to 14 flats and erection of 17 new dwellings Periton Mead, Periton Road, Minehead	31
3/37/17/020 OA Residential development of up to 250 dwellings Liddymore Farm, Liddymore Lane, Williton	250
3/39/18/009 OA Erection of 90 dwellings East of Aller Mead, Doniford Road, Watchet	90
Total	384

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

Total no of dwellings completed (net gain)	40	100%
Greenfield	25	62.5 %
Barn Conversions	4	10.0 %
New Dwellings	21	52.5 %
Private	21	52.5 %
Housing Association	0	-
Brownfield	15	37.5 %
Conversion of Buildings	13	32.5 %
Private	10	25.0 %
Housing Association	3	7.5 %
Increase due to subdivision	0	-
Private	0	-
Housing Association	0	-
New Dwellings	2	5.0 %
Private	2	5.0 %
Housing Association	0	-
Demolition/Losses	0	-

Percentage of dwellings on Greenfield sites: **62.5 %**

Percentage of dwellings on Brownfield sites: **37.5 %**

Demolition/Losses: **0 %**

Notes:

There were no subdivisions or losses during this monitoring period.

New Build Dwellings 23 (gross)				
	Private	Affordable	Total	% of Total
Houses/bungalows				
1 bedroom	-	-	-	-
2 bedrooms	1	-	1	4.3 %
3 bedrooms	17	-	17	73.9 %
4 or more bedrooms	5	-	5	21.7 %
TOTAL	23	0	23	100 %
Flats				
1 bedroom	-	-	-	-
2 bedrooms	-	-	-	-
3 bedrooms	-	-	-	-
4 or more bedrooms	-	-	-	-
TOTAL	0	0	0	0 %

Dwellings from Conversions and Subdivisions 17 (gross)				
	Private	Affordable	Total	% of Total
Houses/bungalows				
1 bedroom	1	-	1	5.9 %
2 bedrooms	5	2	7	41.2 %
3 bedrooms	6	-	6	35.3 %
4 or more bedrooms	-	-	-	-
TOTAL	12	2	14	82.4 %
Flats				
1 bedroom	2	-	2	11.8 %
2 bedrooms	-	1	1	5.9 %
3 bedrooms	-	-	-	-
4 or more bedrooms	-	-	-	-
TOTAL	2	1	3	17.6 %

Total Dwellings			
	Private	Affordable	Total
New build (gross)	23	0	23
Conversion / Subdivisions (gross)	14	3	17
Sub Total	37	3	40
Losses	0	0	0
Total (net)			40

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

	Allocated Sites		Windfall	
Total no of dwellings completed (net gain)	0	0 %	40	100.0 %
Minehead	-	-	8	20.0%
Greenfield	-	-	5	12.5 %
Brownfield	-	-	3	7.5 %
Watchet & Williton	-	-	27	67.5 %
Greenfield	-	-	15	37.5 %
Brownfield	-	-	12	30.0 %
Rural Remainder	-	-	5	12.5 %
Greenfield	-	-	5	12.5 %
Brownfield	-	-	-	-

Percentage of dwellings on Allocated sites: **0 %**

Percentage of dwellings on Windfall sites: **100 %**