

# **Somerset West and Taunton Strategic Housing Land Availability Assessment (for former Taunton Deane area)**



**March 2019**



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## Introduction 1

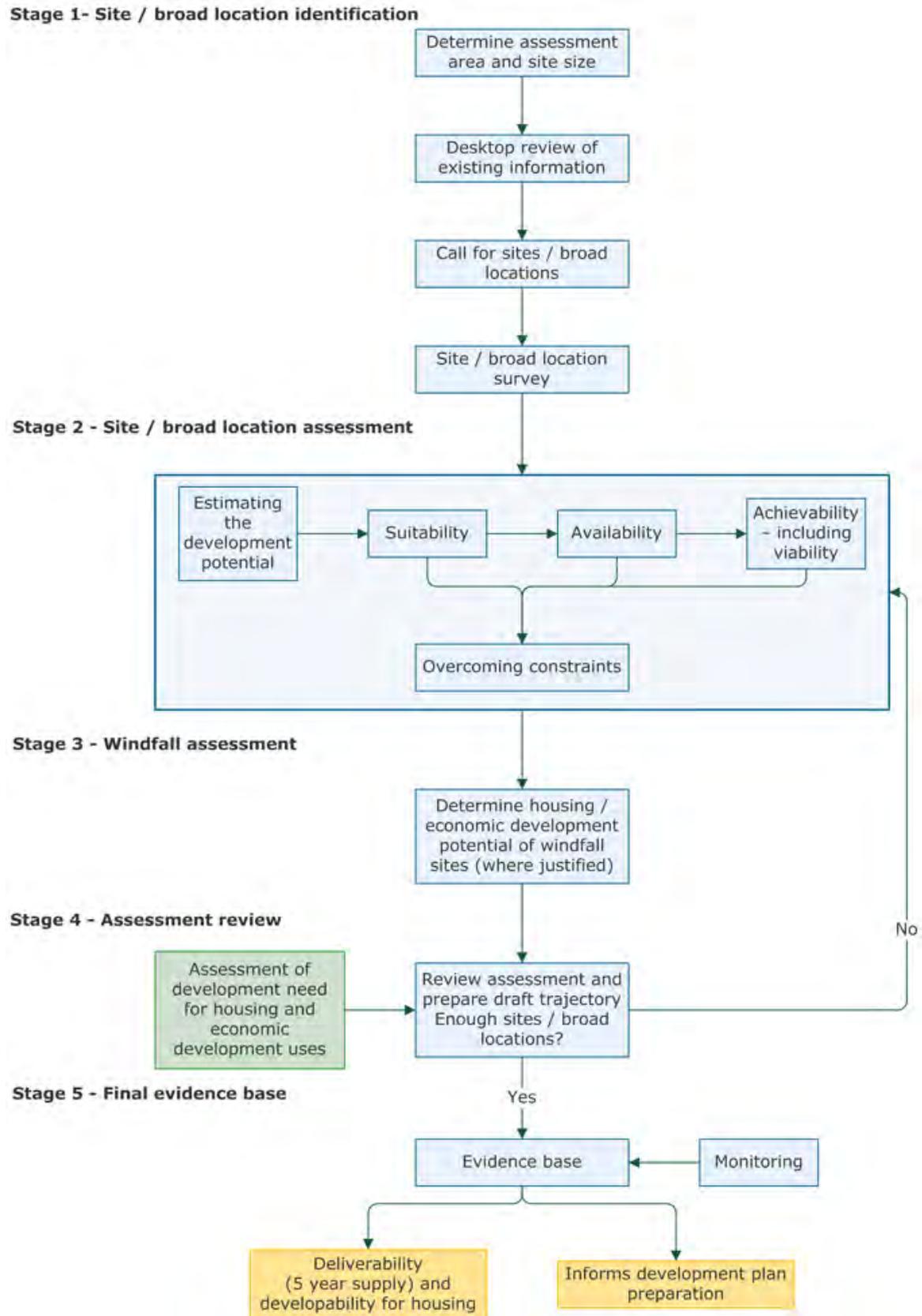
- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) provides a 'snapshot' of the supply of deliverable and developable housing plots in the former Taunton Deane Borough Council administrative area.
- 1.2 The SHLAA is an important component of the Council's evidence base for housing, identifying the supply of housing land anticipated to come forward over the next five years as well as the stock of longer term development opportunities.
- 1.3 It should be noted that the SHLAA does not formally allocate land for development, nor preclude those sites not identified within the deliverable or developable supplies from being allocated in development plans nor securing planning permission in the future.
- 1.4 Taunton Deane Borough Council adopted its Site Allocations and Development Management Plan (SADMP) in December 2016. A new council came into being on 1 April 2019 covering the administrative areas of the former Councils of West Somerset and Taunton Deane. The Council intends to commence work on a Plan Review following the formation of Somerset West and Taunton.
- 1.5 For the March 2019 SHLAA the Council has retained two documents, one for each of the former separate Councils geographical areas and provided an executive summary outlining the combined figures for the new Somerset West and Taunton area. From March 2020 there will be a single SHLAA document for the new Council area.
- 1.6 The 2019 SHLAA has been updated in line with the new National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The methodology flowchart on the assessment of housing land availability on which this assessment has been based is reproduced over the page, along with the accompanying guidance outlined in Chapter 2.
- 1.7 The former Taunton Deane administrative area five year supply requirement is based upon the Government's new standardised methodology for calculating housing requirements and not the Core Strategy which was adopted more than five years ago. Information on the Objectively Assessed Housing Need and Governments Standard Methodology is outlined in Chapter 3.

For the new Council the combined figures for housing land supply are:

		TDBC	WSC	SWT
A	Contribution from large sites with planning permission	1,970	219	<b>2,189</b>
B	Contribution from small sites with planning permission	204	82	<b>286</b>
C	Contribution from other deliverable site opportunities	1,936	500	<b>2,436</b>
D	Contribution from windfalls (excluding back gardens)	320	108	<b>428</b>
E	Total five year supply of deliverable plots (A+B+C+D)	4,430	909	<b>5,339</b>
F	Total five year supply requirement	3,223	814	<b>4,037</b>
G	Five year supply ((E/F) x 5)	<b>6.87</b>	<b>5.58</b>	<b>6.51</b>

# 1 Introduction

## NPPG Methodology Flowchart



## Methodology 2

### Stage 1: Identification of sites and broad locations

*Determine assessment area and site size.*

- 2.1 The Taunton Deane SHLAA was carried out to assess all potential housing sites across the whole Borough. All sites over 0.15 ha or considered likely to be capable of accommodating 5 or more dwellings were assessed. Sites below the 0.15 ha threshold were collated to be separately assessed for potential inclusion in the Council's self-build register.
- 2.2 As the Council operates a rolling call for sites, sites can be submitted at any time. Any new sites submitted between 01 January and 31 December 2017~~8~~ were assessed for this SHLAA report. Previous contributors to the SHLAA were contacted directly for an update on their site's progress, anticipated timescales and delivery rates.
- 2.3 Potential sites were also sourced from existing development allocations not yet with planning permission, planning permissions either unimplemented or under construction and land in Taunton Deane's ownership.
- 2.4 The SHLAA records the following key characteristics for each site surveyed:
  - Unique site reference, location (settlement and site address)
  - Greenfield/brownfield status and site area
  - Description of site
  - Planning history
  - Policy considerations
  - Physical considerations
  - Potential impacts
  - Suitability summary
  - Availability summary
  - Achievability summary
  - Conclusion
  - Anticipated yield and timeframe

### Stage 2: Site/broad location assessment

*Estimating the development potential of each site/broad location.*

- 2.5 In assessing the likely contribution that each of the sites identified could make, the SHLAA considered the Council's approach to density and design as well as locational and site specific considerations. Where planning applications, development briefs or information from site promoters were available and relevant, they were also used to inform the estimate.
- 2.6 As a general rule, Greenfield sites on the edge of settlements have been assumed to accommodate c35 dwellings to the hectare. The SHLAA assumes site coverage at 100% on all sites less than half a hectare, 80% on sites of up to 2 hectares and 60% on sites of over 2 hectares.

## 2 Methodology

- 2.7** The suitability of sites has been considered in the context of the Council's adopted development plans as well as national policy.
- 2.8** Sites in existing development plans or with valid planning permission are generally considered suitable for development, however these sites have been re-assessed to determine whether circumstances have changed (e.g. lapsed planning permission or change of ownership) which would alter their suitability and therefore their designation in the SHLAA.
- 2.9** The following factors have also been considered to assess a site's suitability for future development:
- Physical limitations - access issues, flood risk, ground contamination,
  - Potential impacts - effect on landscape, nature, heritage and conservation,
  - Appropriateness and likely market attractiveness of proposed development,
  - Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- 2.10** Availability of sites has generally been assessed on the basis of evidence provided by promoters, developers and land owners, either on the call for sites submission form or direct correspondence relating to the housing trajectory. Availability and timeframes were also informed by the involvement of the SHLAA Panel (Appendix A).
- 2.11** The NPPG advises that a site will generally be considered achievable where there is a reasonable prospect that it will be viable for development at a particular point in time. The Council does not have the resources to undertake a detailed viability study to inform its SHLAA review and this is considered disproportionate to the identification of a deliverable and developable supply of housing land.
- 2.12** In assessing the achievability of each site, the Council places great emphasis on the involvement of the SHLAA Panel. The Panel have been consulted on the assessment of site suitability, achievability and anticipated build out rates.
- 2.13** The NPPF considers that to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 2.14** For housing sites to be considered deliverable the NPPF states that they should be available now, in a suitable location, and with a realistic prospect that housing will be delivered on the site within five years. This includes: Sites with detailed planning permission will be considered deliverable until permission expires; Sites with outline planning permission or permission in principle, allocations in the development plan or identified on a brownfield register will be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

## Methodology 2

### Stage 3: Determining Windfall Potential

*Determining the housing potential of windfall sites where justified.*

- 2.15** Incorporation of a windfall allowance is permitted in the 5 year supply. The allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 2.16** The following table indicates the extent of windfall development on all sites and on small sites, as well as excluding windfalls within back gardens.

**Table 1: Windfall Completions**

2005/06 – 2016/17 (12 year period)	Taunton	Wellington	Rural	Total
Total windfall	1,760	495	1458	3,713
Average per year	135.4	38.1	112.1	285.6
Total no of dwellings on small sites	801	184	778	1,763
Average per year	61.8	14.2	59.8	146.9
Total no of dwellings on small sites in gardens	204	52	118	374
Average per year	15.7	4	9.1	28.8
No of dwellings on small sites excluding gardens	597	132	660	1,389
Average per year on small sites excluding gardens	45.9	10.2	50.7	106.8

- 2.17** On the basis of the evidence presented, a windfall allowance of 320 dwellings is made - derived from the annual average un-planned development on sites of less than 10 units excluding that within back gardens. This allowance represents a contribution from windfalls in years 3, 4 and 5 that should be added to the five year deliverable supply.
- 2.18** The Council has made no allowance for large-scale windfalls. This is not to say that such development will not occur, rather that generally these sites should be identified within the SHLAA and already shown as deliverable or developable opportunities. In recent years, examples of significant windfalls not previously identified through the SHLAA have included: Hydrographic Office, Taunton; Land at Wilfred Road, Taunton; Weavers Arms, Wellington; and Orchard Lodge, Cotford St Luke.

## 2 Methodology

### Stage 4: Assessment Review

**2.19** Following the assessment of potential sites the Council has produced an indicative housing trajectory which can be found in Appendix B. This trajectory only includes the identified supply of deliverable and developable sites.

**2.20** All the sites assessed for this year's SHLAA have been assigned as either:

- Deliverable – available and suitable sites with a realistic prospect that they will be delivered within 5 years;
- Developable – suitable sites, with reasonable prospect that they will be available and could be viably developed at the point envisaged;
- Potentially Developable – currently considered unsuitable as outside (but adjacent to) Settlement Boundary and therefore contrary to currently adopted policy, however may be considered suitable in the future, if development is required in that location/settlement and development plan policy changes;
- Non Developable – not suitable or achievable.

### Stage 5: Final Evidence Base

**2.21** The standard core outputs required by the NPPG can be found in the Appendices.

## Housing Requirement Calculations 3

- 3.1** This chapter of the SHLAA establishes the basis for calculations of housing requirements both over the next five years and over the longer term plan period up to 2028.
- 3.2** The NPPF states that the Local Planning Authority should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or where these strategic policies are more than five years old, against local housing need assessment - using the standard method in national planning guidance. The Council will therefore be using the latter.

### **Calculating housing requirements based on Standard Methodology**

- 3.3** The information outlined below provides an assessment of housing need for the former Taunton Deane Borough Council area based on the Government's planning practice guidance for calculating housing need.
- 3.4** Step 1: baseline figure using national household growth projections (2014-based household projections in England by local authority area). These calculate the projected average annual household growth over a 10 year period for former Taunton Deane Borough Council area of 478 dwellings per annum.
- 3.5** Step 2: affordability adjustment. The average annual projected household growth figure (as calculated in step 1) is then adjusted based on the affordability of the area. The most recent ONS median workplace-based affordability ratios for the local authority area are used. For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. The affordability ratio for Taunton Deane in the latest figures (1997-2017) is 8.53%, which equates to an adjustment factor of 0.283125. The calculation is therefore  $1.283125 (1 + \text{adjustment factor}) \times 478$ . This provides a minimum local housing need figure of 614.
- 3.6** Step 3: capping level of increase. A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. The cap depends on the current status of relevant strategic policies for housing. Where the Local Authority has an up to date plan this figure is capped at 40% above the average annual housing requirement figure set out in the existing policies. Where the plan is older than five years the local housing need figure is capped at 40% above whichever is the higher of:
- a. the projected household growth for the area over the 10 year period identified in step 1 - the figure for TDBC in this instance would be  $478 + 40\% = 670$ ; or
  - b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists) - the figure for TDBC in this instance would be  $900 + 40\% = 1,260$

### 3 Housing Requirement Calculations

The capped figure is greater than the minimum annual local housing need figure for the former TDBC area and therefore does not limit the increase to the minimum annual housing need figure. The minimum figure for the former TDBC local authority area is therefore 614.

#### Applying a buffer to five year housing requirements

- 3.7** The NPPF states that the supply of specific deliverable sites should include a buffer. The PPG clarifies that the bench mark for delivery is 85% of the dwelling requirement:
- a) Where the delivery of housing has not fallen below 85% and the local authority are not seeking to confirm a 5 year land supply the buffer is 5% to ensure choice and competition in the market for land;
  - b) Where the delivery of housing has not fallen below 85% and the local authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, or to account for any fluctuations in the market during that year, the buffer is 10%;
  - c) Where there has been significant under delivery of housing, below 85%, over the previous three years, to improve the prospect of achieving the planned supply the buffer is 20%
- 3.8** Government published the Housing Delivery Test 2018 measurements in February 2019. This assessment is calculated from the number of homes required over the last three years against the number of homes delivered for the last three years. The Housing Delivery Test 2018 measurement for TDBC is 191%.
- 3.9** Therefore for the former TDBC area a buffer of 5% is being applied to the local housing need figure of 614. For the next five years (April 2019 – March 2024) the total figure for the former TDBC area would therefore be  $(614 \times 5) + 5\% = 3,070 + 5\% = 3,223$  dwellings or 645 per annum.

## Deliverable Housing Sites 4

**4.1** The NPPF states that for housing sites to be considered deliverable they should be available now, in a suitable location, and with a realistic prospect that housing will be delivered on the site within five years. This includes sites that are not major development, with detailed planning permission. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register will be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This evidence may include:

- any progress being made towards the submission of an application;
- any progress with site assessment work; and
- any relevant information about site viability, ownership constraints or infrastructure provision.

### Large sites with planning permission

**4.2** All large sites (10+ dwellings) with planning permission are shown in Table 2. Developers and agents have, where possible, been contacted for an update on the anticipated progress of each site. Not all of these sites are considered likely to yield completions over the five year period, in such cases an explanation for this conclusion is provided. All sites anticipated to be completed in the current monitoring year (i.e. before the five year period starts) have been excluded.

**Table 2: Large Sites with Planning Permission**

Planning Application	5 year yield	Comments
06/08/0010, 06/15/0019, 06/15/0029: Sandhill Park, Bishops Lydeard	0	Under construction. Site on hold.
06/14/0056: The Paddock, Bishops Lydeard	10	Site access dug out but not finished, dwellings not yet started
08/10/0009oa, 08/16/0031: Ladymead School, Taunton	19	Reserved Matters application for Phase 2 (19 Dwellings) under construction. Possibility of Phase 3 (19 dwellings) during 2020/21 but not included within the five year supply
08/10/0024oa, 08/15/0012: Nerrols Drive, Taunton	205	Under construction
20/04/0026: Hill Farm, Kingston St Mary	5	Under construction

## 4 Deliverable Housing Sites

Planning Application	5 year yield	Comments
23/78/0025: Creedwell Orchard, Milverton	0	Planning permission (23/14/0014) for 70 dwellings refused Oct 2015, subsequent applications (23/16/0009) for 72 dwellings withdrawn in May 2016 and a non-material amendment (23/17/0003) refused in May 2017. Therefore no allowance has been made in the five year supply at this stage.
24/16/0042: South of Knapp Lane, North Curry	10	Under Construction
53/16/0012: Highlands, Cotford St Luke	30	Planning permission approved June 2018. Awaiting reserve matters.
25/12/0032OA, 25/17/0026: Taunton Trading Estate, Norton Fitzwarren	227	Phases 1, 2 & 3 complete. Phase 4 under construction.
38/05/430: Bloreng, Staplegrove Road, Taunton	0	Scheme unlikely to be complete within next five years so no further allowance made.
38/13/0477OA: Firepool Area I	44	Planning permission approved September 2018
38/15/0506: Firepool Area H	10	Under construction, due for completion during 2018/19
38/12/0203oa, 38/15/0177, 38/18/0001: Killams Drive, Taunton	200	Under construction.
38/16/0169: 49 East Reach, Taunton	11	Planning permission approved August 2016
38/12/0164: Rear 12-13 East Street, Taunton	10	Planning permission approved October 2016
38/18/0185 Coal Orchard, Taunton	42	Planning permission approved September 2018
38/16/0324oa; UK Hydrographic Office, Taunton	100	Awaiting reserve matters application
43/07/0092, 43/15/0151: Tonedale Mill, Wellington	0	Application for Block H (69 dwellings) is awaiting S106, and there is uncertainty on the site so no allowance is made in the 5 year supply.
43/11/0104, 43/13/0013, 43/15/0143: Longforth Farm, Wellington	215	Under construction

## Deliverable Housing Sites 4

Planning Application	5 year yield	Comments
43/13/0128: Land off Taunton Road, Wellington	18	Site access completed, dwellings not started but scheme likely to be complete within next five years
43/14/0130oa, 43/16/0103: Jurston Farm, Wellington	290	Phase 1 & 2 (176 dwellings) under construction.
48/13/0008oa, 48/18/0036: Hartnells Farm, Monkton Heathfield	262	Phase 1 planning permission approved December 2018.
49/06/008: Old Hancock Brewery, Wiveliscombe	0	Although technically under construction, the site has stalled. Two subsequent planning permissions (49/14/0011 & 49/15/0008) have been submitted and withdrawn. Application for 5 dwellings (49/18/0002) awaiting decision. Therefore no allowance has been made in the five year supply at this stage.
49/15/0051; 49/17/0060: Land off Burges Lane, Wiveliscombe	71	New OA, resolution to approve January 2018, awaiting Sect106.
53/14/0008oa: Land east of West Villas, Cotford St Luke	33	Reserved Matters planning permission approved November 2018
53/16/0012oa, 53/18/0005: Land east of North and West Villars, Cotford St Luke	33	Reserved Matters planning permission approved November 2018
06/17/0033, Land at Taunton Road, Bishops Lydeard	75	Resolution to approve 05.12.18. Awaiting S106 for 173 dwellings (88 on this site)
06/17/0033, Land at Hithermead, Bishops Lydeard	0	Resolution to approve 05.12.18. Awaiting S106 for 173 dwellings (85 on this site)
43/17/0002: Bagley Road, Wellington	50	Application approved for 205 dwellings and C2 (extra care unit) on 25 September 2018 - awaiting reserved matters
<b>TOTAL:</b>	<b>1,970</b>	

- 4.3** A supply of 1,970 dwellings has been identified from large sites with planning permission. Trajectories indicating the build out rate associated with each site are included in Appendix B.

## 4 Deliverable Housing Sites

### Small sites with planning permission

- 4.4** In respect of smaller sites, the Council has not contacted site promoters. There are several individual permissions on small sites and therefore it is not practicable to contact them all, furthermore the anticipated level of response is low.
- 4.5** A more proportionate response to dealing with small sites with planning permission is to apply a lapse rate (10%) to the existing stock of planning consents. Smaller sites are generally windfalls and on this basis, the Council has effectively assumed that the average rate of development on small sites will continue over the current year and over the first two years of the SHLAA period.

**Table 3: Anticipated Small Sites with Planning Permission Delivery**

	2018	2019	2020	Five year supply (2019+20120)
Taunton Urban Area	37	37	37	74
Wellington	14	14	14	28
Rest of Borough	52	52	52	104
<b>Taunton Deane</b>	<b>102</b>	<b>102</b>	<b>102</b>	<b>204</b>

- 4.6** Data relating to the stock of small sites with planning permission is set out in more detail, and on a parish-by-parish basis in Appendix C.

### Other deliverable site opportunities

- 4.7** In addition to those sites with valid planning consents other sites can be included within the five year deliverable supply of housing land. These sites may comprise those with a resolution to grant planning consent, those allocated in adopted development plans as well as those without planning permission or an allocation, where there is clear evidence demonstrating that completions will begin onsite within 5 years.
- 4.8** The sites outlined in Table 4 are drawn from a variety of sources and include sites allocated in the Council’s recently adopted Site Allocations and Development Management Plan (SADMP).

## Deliverable Housing Sites 4

**Table 4: Other Deliverable Site Opportunities**

Site	5 year yield	Total Capacity	Comments
42/14/0069: Comeytrove Urban Extension, Taunton	475	2000	Awaiting S106. Delivering the Garden Communities is a key Council commitment.
38/16/0345: Quantock House, Paul Street, Taunton	0	51	51 Assisted Living apartments (Class C3), not currently in the trajectory or counted towards the 5 year supply
TAUN001: Land at Pyrland Farm, Taunton (08/17/0040)	45	45	SADMP Allocation TAU3 Awaiting planning application decision
TAUN002: Land between Langaller and Walford Cross, Monkton Heathfield	475	2235	Core Strategy Allocation SS1. Delivering the Garden Communities is a key Council commitment.
TAUN005: Former Livestock Market, Taunton	150	200	Taunton Area Action Plan Allocation - Firepool. Planning application (38/15/0475) refused in Sept 2016. New application (38/17/0150oa) has a resolution to approve awaiting S106
TAUN010: Ford Farm, Norton Fitzwarren	265	400	SADMP Allocation TAU4 Awaiting decision on flood alleviation planning application (25/17/0018)
TAUN011: Staplegrove East, Taunton (34/16/0014oa)	277	915	SADMP Allocation TAU2. Awaiting S106. Delivering the Garden Communities is a key Council commitment.
TAUN011: Staplegrove West, Taunton (34/16/0007oa)	249	713	SADMP Allocation TAU2. Awaiting S106. Delivering the Garden Communities is a key Council commitment.
<b>TOTAL:</b>	<b>1,936</b>		

- 4.4** A supply of 1,936 dwellings has been identified from other deliverable site opportunities. Trajectories indicating the anticipated build out rate associated with each site are in Appendix B.
- 4.5** Detailed site assessment forms for each deliverable site are included in Appendix D.

## 4 Deliverable Housing Sites

### Total five year deliverable housing supply

**4.6** The five year deliverable supply of housing land consists of large sites with planning permission, small sites with planning permission and other deliverable site opportunities as well as the windfall allowance:

A. Contribution from large sites with planning permission:	1,970
B. Contribution from small sites with planning permission:	204
C. Contribution from other deliverable site opportunities:	1,936
D. Contribution from windfalls (excluding back gardens):	320
E. Total five year supply of deliverable plots (A+B+C+D) =	<u>4,430</u>
F. Total five year supply requirement (incl. affordability ratio and buffer)	3,223
G. Five year supply $((E/F) \times 5) =$	<b>6.87 years</b>

## Developable Housing Sites 5

- 5.1** The NPPF asks local planning authorities to identify a supply of specific developable sites or broad locations for growth in years 6-10 and where possible for years 11-15.
- 5.2** Developable sites or broad locations are areas that are in a suitable location for housing development and have a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 5.3** The Taunton Deane supply of developable sites, as shown in Table 5, is largely drawn from a number of sites identified in the adopted Core Strategy (CS), Taunton Town Centre Area Action Plan (TTCAAP) and Site Allocations and Development Management Plan (SADMP), as well as sites with planning consent where delivery is likely to extend beyond the next five years.

**Table 5: Developable Site Opportunities**

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
08/10/0024oa, 08/15/0012: Nerrols Drive, Taunton	Outline PP Full PP for 260	183	388
20/04/0026: Hill Farm, Kingston St Mary	Under construction	6	11
23/78/0025: Creedwell Orchard, Milverton	Reserved Matters PP 3 further planning applications – 2 refused, 1 withdrawn	80	80
38/12/0203oa, 38/15/0177: Killams Drive, Taunton	Outline PP Full PP for 92 Full PP for 125	19	227
43/14/0130oa: Jurston Farm, Wellington	Outline PP RM for 176	360	650
48/13/0008oa: Hartnells Farm, Monkton Heathfield	Phase 1 planning permission approved December 2018	58	320
49/06/0008: Old Hancock Brewery, Wiveliscombe	Full PP, technically under construction but stalled 2 applications – withdrawn New application 5 dwellings - awaiting decision	14	14

## 5 Developable Housing Sites

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
TAUN002: Land between Langaller and Walford Cross, Monkton Heathfield	CS Allocation SS1	1585	2235
TAUN003: Land to rear of 132 Kingston Road, Taunton	SHLAA Call for Sites	10	10
TAUN006: Land at Bridgwater Road, Taunton	Core Strategy Allocation SS1	24	24
TAUN008: Comeytrove (42/14/0069)	CS broad location for Urban Extension SADMP Allocation TAU1 Outline PP - awaiting S106.	1525	2000
TAUN009: West of Greenway, Monkton Heathfield	Core Strategy Allocation SS1	150	150
TAUN010: Ford Farm, Norton Fitzwarren	SADMP Allocation TAU4 Flood alleviation scheme planning permission submitted – awaiting decision	135	400
TAUN011: Land at Staplegrove_ East (34/16/0014oa)	SADMP Allocation TAU2 Outline PP - awaiting decision	638	915
TAUN011: Land at Staplegrove_ West (34/16/0007oa)	SADMP Allocation TAU2 Outline PP for 713 dwellings.	464	713
TAUN012: Prockters Farm, Monkton Heathfield	CS Allocation SS1	150	150
TAUN013: Higher Comeytrove Farm, Taunton	CS broad location for a new garden community SADMP Allocation TAU1 access to site dependant on adjacent development (42/140069)	150	150
TAUN014: South of Pyrland Farm, Taunton	CS Allocation SS2	300	300
TAUN015: Hamilton Road Bus Depot, Taunton	SADMP Allocation TAU9	50	50
TAUN016: High Street East & West, Taunton	TTCAAP Allocation	210	210

## Developable Housing Sites 5

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
TAUN017: St James Street, Taunton	TTCAAP Allocation	45	45
TAUN018: Kilkenny Car Park, Taunton	TTCAAP Allocation	40	40
TAUN019: Former Cameron Dixon Works, Albemarle Road, Taunton	TTCAAP Allocation	30	30
38/18/0162 (TAUN020): Tangier, Castle Street, Taunton	TTCAAP Allocation Planning Application awaiting decision	90	90
38/18/0357: (TAUN021) Wood Street, Taunton	TTCAAP Allocation Planning Application awaiting decision	80	80
TAUN023: The Uppers, Taunton School	SADMP Allocation TAU7	60	60
WELL001: Swallowfield Factory, Wellington	CS Allocation SS3	50	50
WELL002: Swallowfield west of Station Road, Wellington	CS Allocation SS3	35	35
WELL003: Relyon, Wellington	CS Allocation SS3	250	250
MAJ002 (WIV): South of Croft Way, Wiveliscombe	SADMP Allocation MAJ2	80	80
MAJ003 (BL): Land at Hithermead, Bishops Lydeard	SADMP Allocation MAJ4 Full PP – awaiting decision	85	85
MIN002 (MILV): Butts Way, Milverton	SADMP Allocation MIN5	20	20
<b>TOTAL:</b>		<b>6,976</b>	

**5.4** A developable supply of **6,976** dwellings has been identified. Taken with the deliverable supply of **4,430** dwellings, completions to date and anticipated completions during 2018/19, the identified housing sites provide sufficient opportunity to meet the Councils housing requirements.

**5.5** Detailed site assessment forms for each potentially developable site are included in Appendix E.

## 6 Potentially Developable and Non-developable Sites

### Potentially developable sites

- 6.1** In the Council's adopted SADMP, Policy SB1 provides further clarity on the settlement boundaries identified in the Core Strategy. The National Planning Policy Framework recognises the importance of protecting and enhancing the natural environment, and settlement boundaries assist in this aim by providing a compact form to settlements, preventing sprawl and sporadic development and reducing visual impact on the countryside.
- 6.2** Following the Call for Sites in October/November 2016, a number of sites put forward for consideration were outside of the settlement boundaries and contrary to current Policy SB1. They were therefore considered unsuitable for inclusion within the identified developable supply. However, the Council appreciates that in the future some of these sites may be considered suitable for development if land is required in that particular area; and this may follow a review of Policy SB1 and the broader settlement hierarchy set by the adopted Core Strategy.
- 6.3** The Council therefore created a new category of 'Potentially developable sites'. Sites within this category are outside of, but adjacent to, current settlement boundaries, and as outlined above may be subject to further assessment if required in the future.
- 6.4** A list of potentially developable sites can be found in Appendix F.

### Non-developable sites

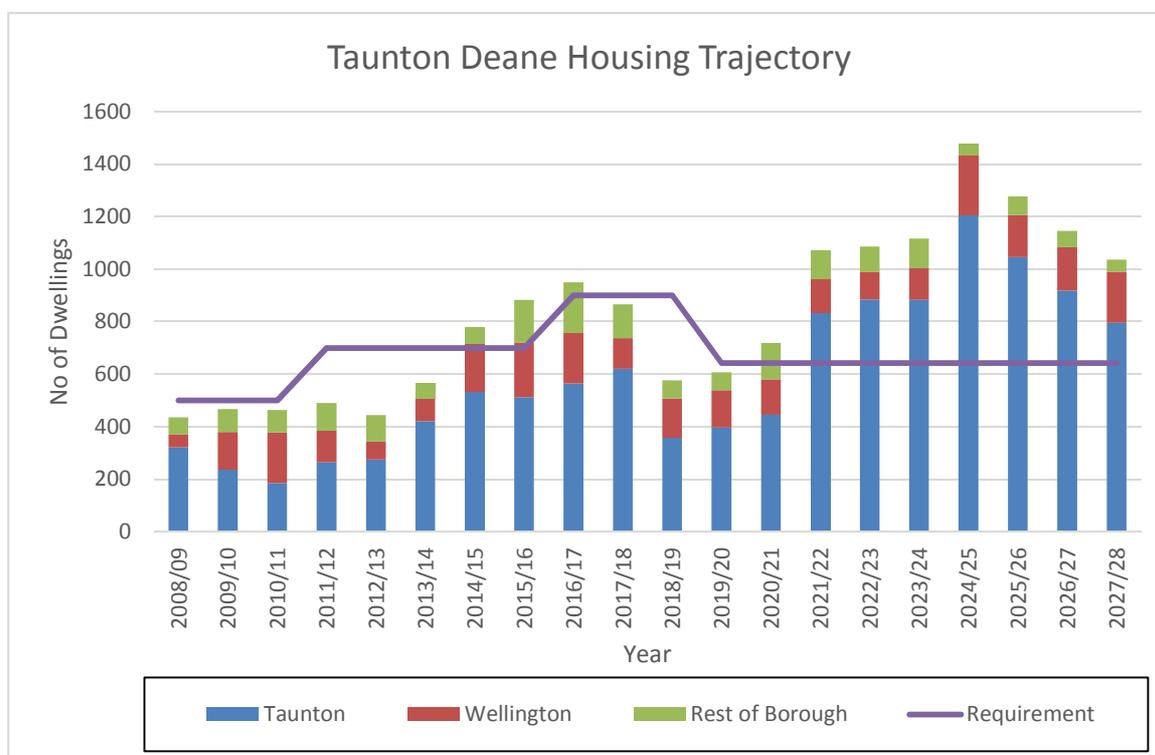
- 6.5** The Council has assessed these sites for suitability, availability, achievability taking into account policy and physical considerations and potential impacts, as outlined in the methodology in Chapter 2.
- 6.6** A list of the sites deemed non-developable can be found in Appendix F.

## Housing Delivery Test 7

- 7.1** In line with NPPF para 75 local planning authorities should monitor progress in building out sites which have permission, to maintain the supply of housing. To aid with this Government published Housing Delivery Test figures.
- 7.2** Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.
- 7.3** According to the Government's 2018 Housing Delivery Test figures, published in February 2019, TDBC's measurement is 191%. The Council does not have to therefore produce an action plan.
- 7.4** Historically TDBC used the housing figures published in the Taunton Deane Core Strategy. This document was adopted in September 2012 and sets a long-term target of at least 17,000 new homes of which around 4,000 should be affordable over the period 2008 – 2028. As this document is over 5 years old the Council is using the Governments Standard Methodology to calculate housing need.
- 7.5** The Council's 2019 SHLAA identifies a five year deliverable supply of **6.87** years.
- 7.6** The following pages set out; completions to-date and existing planning commitments with their anticipated rate of delivery, to provide historical and future context of the Council's housing delivery.

## 8 Housing Implementation

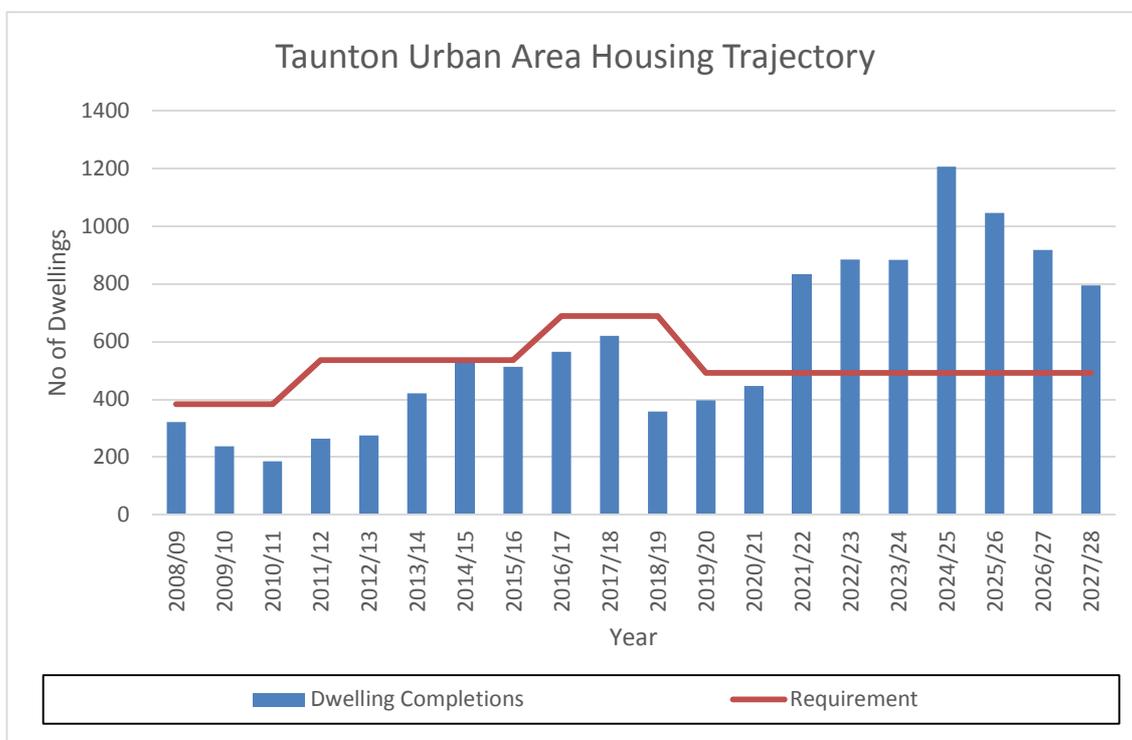
### Taunton Deane Borough Trajectory



- 8.1 The trajectory for the Borough illustrates an under-delivery against strategic targets over the early years of the Plan period. This under-delivery is more marked in 2011/12 and 2012/13 with the impact of the recession and when the stepped housing targets of the Core Strategy increased from 500 – 700.
- 8.2 Over the next five year period the trajectory indicates sufficient sites to meet the standard methodology housing requirements. This reflects the 2019 SHLAA and the latest reported five year supply figure of **6.87** years.
- 8.3 During the latter half of the plan period the Council will continue in meeting targets, even though no allowance has been made for windfalls beyond the next five years.

## 8 Housing Implementation

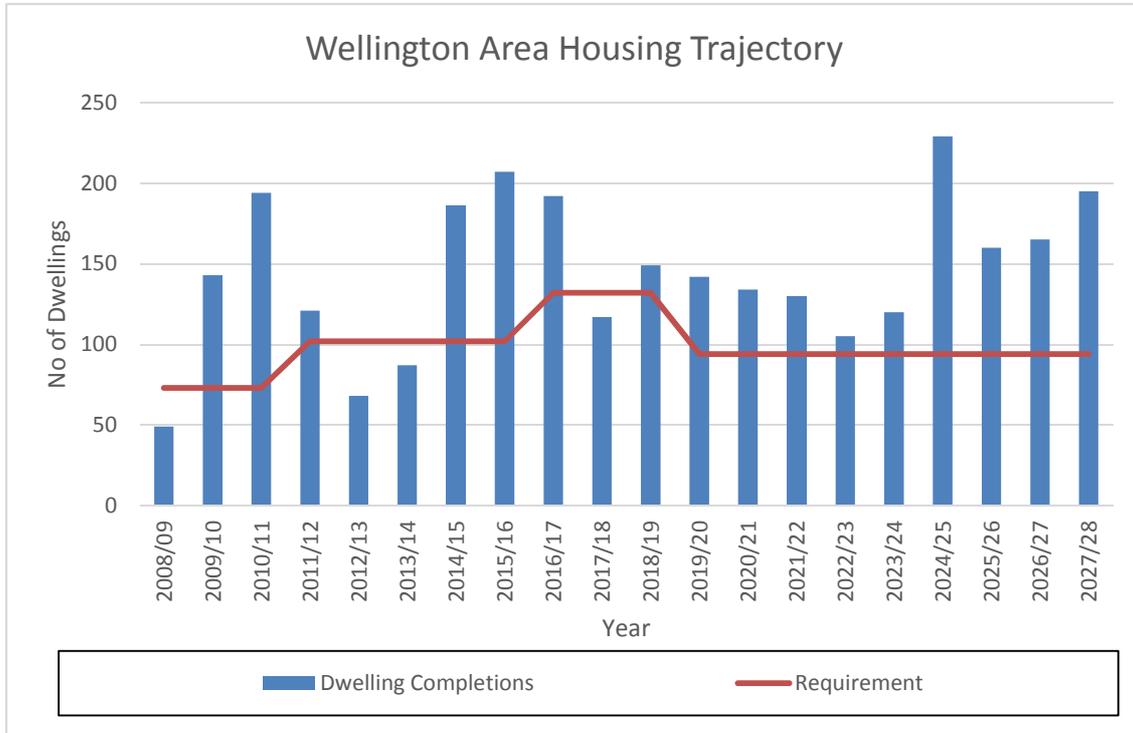
### Taunton Urban Area Trajectory



- 8.4** Delivery in Taunton to-date has generally been much lower than the Core Strategy targets. In the main, this is likely a result of a lack of smaller, deliverable sites in the town. Where such sites have become available, for example at Silk Mills, they have generally been developed at a far quicker rate than would be anticipated.
- 8.5** There has been a high degree of reliance upon larger, strategic sites which invariably take longer to come forward. This is often a consequence of infrastructure requirements and land assembly delays. A large number of sites are also within the town centre and there has been a consensus, that up until recently, these sites were unattractive to both consumers and investors.
- 8.6** Over the next five years using the standard methodology housing figures, there is a significant uplift in housing development against the housing targets anticipated from 2019/20 onwards. This takes account of the recently adopted Site Allocations and Development Management Plan which should assist greatly in supplementing the five year supply, especially when the new communities at Comeytrove/Trull and Staplegrave start to contribute.
- 8.7** During the latter half of the plan period the Council will continue in meeting targets, even though no allowance has been made for windfalls beyond the next five years.

## Housing Implementation 8

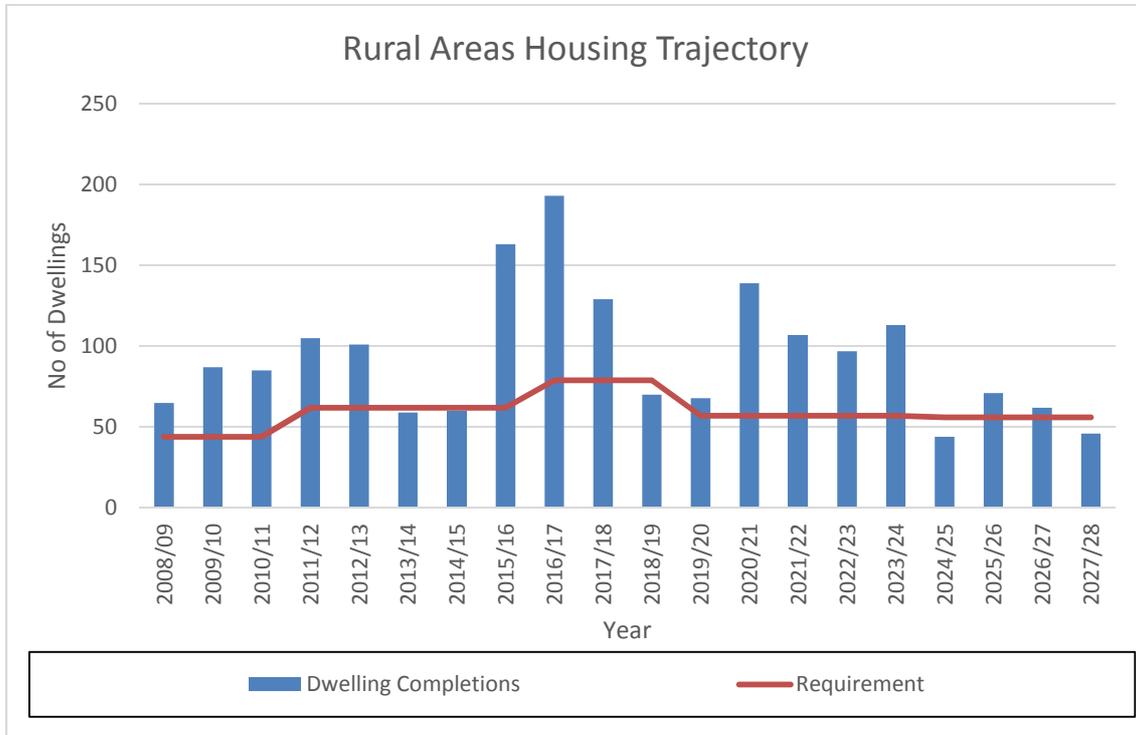
### Wellington Trajectory



- 8.8** Over the plan period to date completions in Wellington have generally exceeded requirements.
- 8.9** During the next five years it would appear that a greater number of homes will be built in the town. This is due to delivery on the key sites of Longforth and Jurston.

## 7 Housing Implementation

### Rest of Borough Trajectory



- 8.10** In rural areas, completions have comfortably exceeded Core Strategy requirements in all but two years. Going forward, there is a significant stock of extant planning consents in the rural areas which will make a sizeable contribution towards completions in the next five years.
- 8.11** Towards the end of the plan period it would appear that completions will drop away, this is because no on-going allowance for windfall has been made, however by this time strategic housing requirements for the Borough will have been exceeded.