

## Appendices

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## Appendix A Standard Method for assessing Local Housing Need (LHN)

**A Baseline:** Using national [household growth projections](#) (2014-based household projections in England, table 406 unitary authorities and districts in England) the projected average annual household growth over 10 consecutive years, with the current year being used as the starting point (Note: in this example 2019 is the starting point to measure the growth over a 10 year period; the difference between 2019 and 2020 is one year's worth of growth and the difference between 2019 and 2029 is 10 years' worth of growth):

For the former TDBC area this is: year 2019 to 2029

$$\frac{56,138 (2029) - 51,354 (2019)}{10} = \frac{5,101}{10} = 478.4$$

**B Affordability Ratio:** An adjustment to the average annual projected household growth figure (calculated in A) is made based on the affordability of the area. The affordability ratio is taken from the most recent [median workplace-based affordability ratios](#) (Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2018: Table 5c ratio of median house price to median workplace-based earnings (lower quartile and median), 1997 to 2018).

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4 (with a ratio of 8 representing a 100% increase), the average household growth should be increased by a quarter of a percent

For year 2018 the ratio in the former TDBC area this is: 8.53%

$$\frac{8.53-4}{4} \times 0.25 + 1 = \frac{4.53}{4} \times 0.25 + 1 = 0.2831 + 1 = 1.2831250$$

Therefore the average annual household growth + affordability ratio is:

$$478.4 \times 1.2831250 = 613.847$$

**C Capping Increase:** A cap is then applied which limits the increases an individual local authority can face. Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies. Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), 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 A; or
- b) the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

$$\begin{aligned} \text{a)} &= 478.4 + (478.4 \times 40\%) = 478.4 + 191.36 = 669.76 \\ \text{b)} &= \text{TDBC Core Strategy CP4: } 900 + (900 \times 40\%) = 900 + 360 = 1,260 \end{aligned}$$

Therefore, looking at the examples below, the cap in the former TDBC area is higher than the minimum annual local housing figure (Step B) therefore and therefore does not limit the increase to the minimum figure for the former TDBC local authority area, which is:

**613.847**

### **Note: Cap Application**

The standard method may identify a minimum local housing need figure that is significantly higher than the number of homes currently being planned for. The cap is applied to help ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible. The cap reduces the minimum number generated by the standard method, but does not reduce housing need itself.

### **Cap example 2a**

A local authority adopted a local plan more than 5 years ago and has not reviewed their housing requirement figure since then.

- The average annual housing requirement figure in the existing relevant policies is 850 a year
- Average annual household growth over 10 years is 950 (as per step 1)
- The minimum annual local housing need figure is 1,449 (as per step 2)
- The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth:

$$\text{Cap} = 950 + (40\% \times 950) = 950 + 380 = 1,330$$

The capped figure is lower than the minimum annual local housing need figure and therefore limits the increase to the local authority's minimum annual housing need figure. The minimum figure for this local authority is therefore 1,330.

### **Cap example 2b**

A local authority adopted a local plan more than 5 years ago and has not reviewed their housing requirement figure since then.

- The average annual housing requirement figure in the existing relevant policies is 1,200 a year
- Average annual household growth over 10 years is 950 (as per step 1)
- The minimum annual local housing need figure is 1,449 (as per step 2)
- The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth:

$$\text{Cap} = 1,200 + (40\% \times 1,200) = 1,200 + 480 = 1,680$$

The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for this local authority is therefore 1,449.

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

## Appendix B SHLAA Panel List

Barratt Homes	Matt Regan
Bloor Homes South West	Mike Kerton
David Wilson Homes	Kieran Daya
Falcon Rural Housing	Sam Southam
Greenslade Taylor Hunt	Russell Williams
Knightstone Housing Association	Francesca Topazio
McCarthy & Stone	
Persimmon Homes	Matthew Seaman
Philip T Broom	William Broom
Savills	John Hammond
Strategic Land Partnerships	Tim Baker
Cherwyn Developments Limited	Chris Winter
Taunton Deane Borough Council	Jo Humble, Housing Enabling
Taunton Deane Borough Council	Bryn Kitchin, Development Management

## Housing Trajectories Appendix C

# Taunton Urban Area Trajectory

	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total on site	Plan Period 2008-28
Taunton completions			322	237	185	264	275	421	532	513	565	620															3934	
SHLAA Site Completions																											0	
Small Site Completions/Windfalls													37	37	37	46	46	46									249	
05/16/0003, 05/17/0054: Kinglake, Bishops Hull	PP	95											74	21												95	95	
08/10/0009oa; 08/13/0013, 08/16/0031; 08/18/0019: Ladymead School	PP	100							9	17				19												45	45	
08/10/0024oa; 08/15/0012; 08/19/0001: Nerrols Drive	PP	630										114	73	60	60	25	20	40	55	55	55	18				575	575	
25/09/0016; 25/12/0032oa; 25/13/0014, 25/13/0035, 25/17/0026 Taunton Trading Estate	PP	526			31	18	38	21	42	88	59	2		50	50	50	50	27								526	526	
38/05/430: Blorengre 57-59 Staplegrove Road	PP	14				3															5	6				14	14	
38/13/0477OA, 38/18/0144 Firepool Area I	PP	44												44												44	44	
38/15/0506 Firepool Area H	PP	55										45	10													55	55	
38/14/0076 Firepool Area F	PP	24											24													24	24	
38/12/0203oa, 38/15/0177: Killams Drive	PP	315										52	44	40	40	40	40	40	19							315	315	
38/14/0355: Parmin Close	PP	47											47													47	47	
38/16/0169: 49 East Reach	PP	11												11												11	11	
38/12/0164: Rear 12-13 East Street	PP	10												10												10	10	
38/16/0357oa, 38/18/0185: Coal Orchard	PP	42												24	18											42	42	
38/16/0324OA Hydrographic Office	OA PP	100													25	25	25	25								100	100	
48/05/0072oa; 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: Monkton Heathfield Urban Extension	PP	900					22	76	220	191	222	145	102													978	978	
48/13/0008oa, 48/16/0025oa, 48/18/0036: Hartnells Farm	PP	320												62	50	50	50	50	50	8						320	320	
TAUN001: Land at Pyrland Farm (08/17/0040)	Del															20	25									45	45	
TAUN002: Land between Langaller and Walford Cross, Monkton Heathfield	Del														50	200	200	200	200	200	200	200	200	200	200	185	2235	1250
TAUN005: Former Livestock Market (38/17/0150oa)	Del															50	50	50	50							200	200	
TAUN008: Comeytrowe (42/14/0069)	Del														25	125	150	175	175	200	200	200	200	200	200	150	2000	1050
TAUN010: Ford Farm	Del													40	55	55	55	60	60	60	15					400	400	
TAUN011: Land at Staplegrove_East (34/16/0014oa)	Del														36	92	74	75	108	132	117	144	102	35		915	778	
TAUN011: Land at Staplegrove_West (34/16/0007oa)	Del															55	99	95	95	96	96	47	130			713	583	
TAUN003: Land to rear of 132 Kingston Road	Dev																		10							10	10	
TAUN006: Land at Bridgwater Road	Dev																		24							24	24	
TAUN009: West of Greenway	Dev																			55	55	40				150	110	



# Wellington Trajectory

	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total on site	Plan Period 2008-28
Wellington Completions			49	143	194	121	68	87	186	207	192	117															1364	
SHLAA Site Completions																											0	
Small Site Completions/Windfalls													14	14	14	10	10	10									72	
43/07/0092, 43/15/0151: Tonedale Business Park, Tonedale Mill	PP	223																69								69	69	
43/11/0080: Wellington Greaseworks (Toneworks)	PP	90										31	59													90	90	
43/11/0104oa; 43/13/0013; 43/15/0143; 43/17/0110: Longforth Farm	PP	503							63	63	54	42	60	60	60	60	35									497	497	
43/13/0128; 43/18/0065 Land off Taunton Road	PP	18												18												18	18	
43/14/0130oa, 43/16/0103: Jurston Farm	PP	650												50	60	60	60	60	60	60	60	60	60	60		650	530	
43/15/0059: Weavers Arms	PP	16											16													16	16	
43/17/0002: Bagley Road	PP	205																50	50	55								
WELL001: Swallowfield Factory	Dev																				50					50	50	
WELL002: Swallowfield w of Station Road	Dev																				35					35	35	
WELL003: Relyon, Wellington	Dev																		50	50	50	50	50			250	200	
Totals			49	143	194	121	68	87	186	207	192	117	149	142	134	130	105	120	229	160	165	195	110	60	0	0	3063	2893
Requirement:			73	73	73	102	102	102	102	102	132	132	132	94	94	94	94	94	94	94	94	94					1971	



## Rest of Borough Trajectory

	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total on site	Plan Period 2008-28
RoB Total Completions			65	87	85	105	101	59	60	163	193	129															1047	
SHLAA Site Completions																											0	
Small Site Completions/Windfalls												52	52	52	51	51	51										309	
06/08/0010; 06/15/0019; 06/15/0029: Sandhill Park, Bishops Lydeard	PP	57							1	19	10	0						6	10	11						57	57	
06/14/0056; 06/13/0001oa: The Paddock, Bishops Lydeard	PP	10													10											10	10	
10/13/0035: Ford House Farm, Churchinford	PP	20										19	1													20	20	
14/12/0043oa, 14/15/0013; 14/16/0010: south of Hyde Lane	PP	44										40	4													44	44	
20/04/0026: Hill Farm, Kingston St Mary	PP	23			6			1	1	3			1	1	1	1	1	1	1	1	1	1	1			23	21	
23/78/0025: Creedwell Orchard, Milverton	PP	80																	35	25	20					80	80	
24/16/0042: South of Knapp Lane	PP	20										10	10													20	20	
49/06/0008:Old Hancock Brewery, Wiveliscombe	PP	14																14								14	14	
49/13/0015oa; 49/15/0051; 49/17/0060: Land off Burges Lane	PP	71												5	20	20	20	6								71	71	
53/16/0006: Lodge House & The Ballroom, Cotford St Luke	PP	10										8	2													10	10	
53/14/0008oa 53/18/0003: Land East of West Villas	PP	33													33											33	33	
of North and West Villas, Cotford St Luke	PP	33													33											33	33	
53/16/0012: Highlands, Cotford St Luke	PP	30															30									30	30	
MAJ001 (BL): Land at Taunton Road, Bishops Lydeard (06/17/0033)	Del															25	25	25	13							88	88	
MAJ003 (BL): Land at Hithermead, Taunton (06/17/0033)	Dev																		10	25	25	25				85	85	
MIN002 (MILV): Butts Way, Milverton	Dev																		20							20	20	
MAJ002 (WIV): South of Croft Way	Dev																		25	35	20					80	60	
Totals			65	87	85	105	101	59	60	163	193	129	70	68	139	107	97	113	44	71	62	46	1	1	0	0	1866	1864
Requirement:			44	44	44	62	62	62	62	62	79	79	79	57	57	57	57	57	57	57	57	57					1192	

## Appendix D Small Deliverable Sites with planning permission

Parish	Valid permissions on 01/04/2018		
	N/S net	U/C	total permitted
Ashbrittle	1	2	3
Ash Priors	1	1	2
Bathealton	0	1	1
Bickenhall	2	0	2
Bishops Hull PUA	5	1	6
Bishops Hull Non PUA	0	2	2
Bishops Lydeard	8	2	10
Bradford-on-Tone	1	0	1
Cheddon Fitzpaine PUA	0	0	0
Cheddon Fitzpaine Non PUA	1	0	1
Chipstable	3	1	4
Churchstanton	0	2	2
Combe Florey	1	1	2
Corfe	0	1	1
Cothelstone	0	0	0
Creech St Michael	8	2	10
Curland	1	0	1
Durston	1	0	1
Fitzhead	0	0	0
Halse	0	1	1
Hatch Beauchamp	2	0	2
Kingston St Mary	3	1	4
Langford Budville	12	3	15
Lydeard St Lawrence	5	1	6
Milverton	5	2	7
North Curry	4	0	4
Norton Fitzwarren PUA	0	1	1
Norton Fitzwarren Non PUA	0	2	2
Nynehead	1	2	3
Oake	1	1	2
Orchard Portman	1	0	1
Otterford	0	1	1
Pitminster	2	3	5
Ruishton	0	1	1
Sampford Arundel	0	1	1
Staple Fitzpaine	1	0	1
Staplegrove PUA	1	0	1
Staplegrove Non PUA	1	0	1
Stawley	10	4	14
Stoke St Gregory	2	2	4
Stoke St Mary	5	1	6
Taunton	83	21	104
Thornfalcon	0	0	0
Tolland	0	0	0
Trull PUA	1	0	1
Trull Non PUA	1	0	1
Wellington	26	19	45
Wellington (without)	2	1	3
West Bagborough	1	0	1
West Buckland	7	1	8
West Hatch	2	2	4
West Monkton PUA	3	1	4
West Monkton Non PUA	1	0	1
Wiveliscombe	22	4	26
Burrowbridge	2	2	4
Comeytrove PUA	2	3	5
Comeytrove Non PUA	0	0	0
Cotford St Luke	0	2	2
<b>Total Borough supply of small sites</b>	<b>242</b>	<b>99</b>	<b>341</b>
<b>Taunton supply of small sites</b>	<b>95</b>	<b>27</b>	<b>122</b>
<b>Wellington supply of small sites</b>	<b>26</b>	<b>19</b>	<b>45</b>
<b>RoB supply of small sites</b>	<b>121</b>	<b>53</b>	<b>174</b>