

Somerset West and Taunton Strategic Housing Land Availability Assessment (former West Somerset Council area)

Please note: The background technical work, including contact and liaison with developers, for the 2020 SHLAA was undertaken before the Coronavirus pandemic. In these unprecedented times, it does not taken account of the on-going effect that COVID-19 is likely to have on housing land supply and delivery. Nor does it take into account any support measures that are emerging on a daily basis.

March 2020

Contents

1. Introduction	3
2. Methodology	5
3. Housing Requirement Calculations	9
4. Deliverable Housing Sites	11
5. Developable Housing Sites	17
6. Non-developable Sites	20
Appendices	20
A. SHLAA Panel List	
B. Housing Trajectories: Minehead, Watchet & Williton, and Rural Areas	
C. Small deliverable sites with planning permission	
D. Large deliverable sites	
E. Large developable sites	
F. Non-developable sites	

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 Somerset West and Taunton Council (SWT) 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 A new council came into being on 1 April 2019 covering the administrative areas of the former Councils of West Somerset and Taunton Deane. SWT has commence work on a Local Plan Review. Until adoption of a new Local Plan (LP) the planning policy for each of the former councils will remain in place. These are:
 - West Somerset Council Local Plan (WSC LP) to 2032;
 - Taunton Deane Borough Council Core Strategy (TDBC CS) 2012-2028;
 - Taunton Deane Borough Council Town Centre Area Action Plan (TDBC TCAAP) adopted 2008;
 - Taunton Deane Borough Council Site Allocations and Development Plan (TDBC SADMP) to 2028
- 1.5 In regard to planning matters the area is SWT minus the area covered by Exmoor National Park. ENP is its own planning authority.
- 1.6 The 2020 SHLAA follows the 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 In accordance with the Planning Practice Guidance (PPG) advice, SWT should continue to monitor 5 Year Housing Land Supply (5YHLS) separately for former WSC and former TDBC administrative areas until the adopted LP's are replaced by the adopted district-wide LP or until the 5th anniversary of reorganisation.
- 1.8 For the former Taunton Deane Borough Council administrative area five year supply requirement is based upon the Standard Methodology for calculating housing requirements as the Core Strategy was adopted more than five years ago. For the former West Somerset Council administrative area five year supply requirement is based on the West Somerset Council Local Plan to 2032 (WSC LP). The WSC LP was adopted in November 2016 and is less than five years old.

1 Introduction

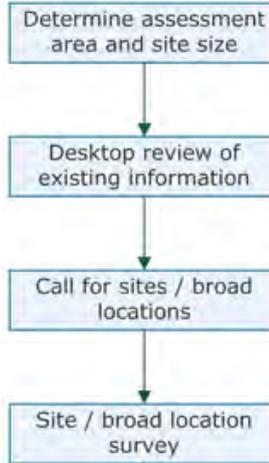
The former WSC area figures for housing land supply:

		WSC 2020/21 (incl. HDT 20% buffer)	WSC 2020/21 (5% min buffer)
A	Contribution from large sites with planning permission	215	215
B	Contribution from small sites with planning permission	122	122
C	Contribution from other deliverable site opportunities	632	632
D	Contribution from windfalls (excluding back gardens)	102	102
E	Total five year supply of deliverable plots (A+B+C+D)	1,071	1,071
F	Total five year supply requirement	930 (LP + 20%)	814 (LP + 5%)
G	Five year supply ((E/F) x 5)	5.75	6.57

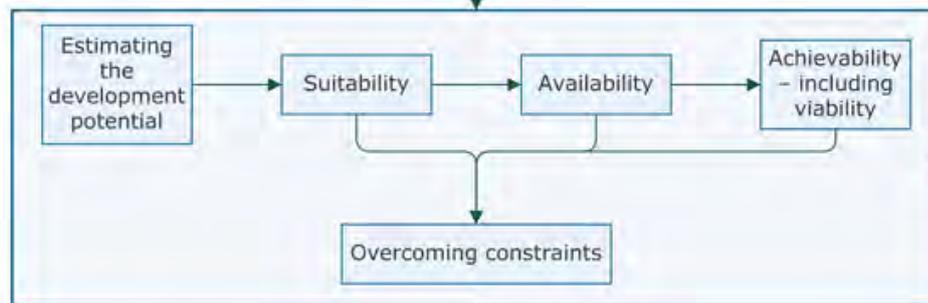
Introduction 1

NPPG Methodology Flowchart

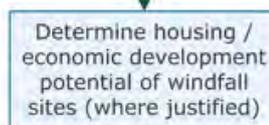
Stage 1 - Site / broad location identification



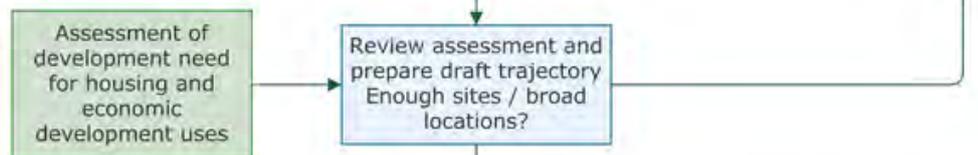
Stage 2 - Site / broad location assessment



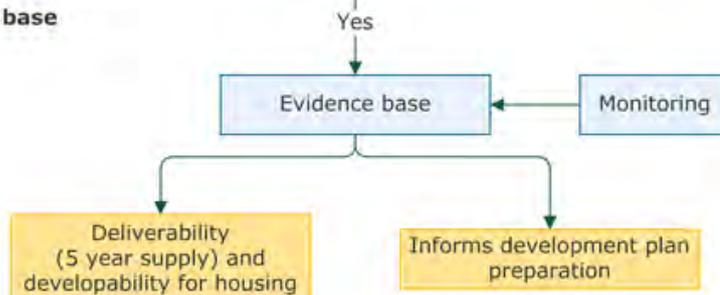
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



2 Methodology

Stage 1: Identification of sites and broad locations

Determine assessment area and site size.

- 2.1 The SHLAA assesses potential housing 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 are collated separately for potential inclusion in future self-build work.
- 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 2019 were assessed for this SHLAA report. Some sites were submitted after this date, during the Local Plan Issues & Options (LP I&O) consultation which ran till 16 March 2020. These sites will be reviewed as part of the development of the Local Plan and may appear as an addendum to this document later in the year. 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 SWT ownership.
- 2.4 In the former WSC area for new sites from 2016 onwards 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

Methodology 2

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 in the former WSC administrative area sites have been assumed to accommodate c.30 dwellings to the hectare and c.35 for strategic sites considered for allocation in the WSC LP, due to their proximity to a good range of services and facilities in the neighbouring settlement. There is no assumed percentage of coverage applied.
- 2.7** Site coverage has not taken account policy considerations or constraints.
- 2.8** The suitability of sites has been considered in the context of the Council's adopted development plans as well as national policy.
- 2.9** 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.
- 2.10** 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.
- 2.11** 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 SHLAA Panel.
- 2.12** 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 Methodology

- 2.13** 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.
- 2.14** 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. Where appropriate, the Council has sought to identify means of overcoming site constraints, which may be constraining development.
- 2.15** 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. 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.

- 2.16** 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.
- 2.17** 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

Former TDBC 2005/06 – 2016/17 (12 year period) Former WSC 2012/13-2017-19 (7 year period)	Minehead	Watchet & Williton	Rest of former WSC Rural	Total
Total windfall	260	243	138	
Average per year	37	35	20	
Total no of dwellings on small sites	115	102	88	
Average per year	16	15	13	
Total no of dwellings on small sites in gardens	30	26	12	
Average per year	4	4	2	
No of dwellings on small sites excluding gardens	85	76	68	
Average per year on small sites excluding gardens	12	11	11	34

- 2.18** On the basis of the evidence presented, a windfall allowance of **102** dwellings is made for the former WSC area. This is 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.
- 2.19** 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.

2 Methodology

Stage 4: Assessment Review

2.20 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.

2.21 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;
- Non Developable – not suitable or achievable.

Stage 5: Final Evidence Base

2.22 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 for the former WSC area.
- 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.

Calculating housing requirements (up to 2032)

- 3.3** The adopted WSC LP establishes a target of at least 2,900 new homes over the period 2012-2032.
- 3.4** It was originally anticipated that new housing within the WSC LP would be delivered at an average annualised rate of 145 dwellings per year over the whole plan period. However, due to the long period of construction of the proposed new nuclear power station at Hinkley Point and the impact of the variable numbers of people employed on the site during the plan period, it is anticipated that there will be an impact on the local housing market although this may take a time to create its own demand. In order to account for this in estimating an average future delivery rate of new housing, a two-step approach has been taken to reflect this:
- 2012/13 – 2017/18 average delivery rate of 122 dwellings per annum, and
 - 2018/19 – 2031/32 average delivery rate of 155 dwellings per annum.

Calculating housing requirements (next five years)

- 3.5** The five year housing requirement is calculated by adding the new homes targets for the next five years (April 2019 – March 2024). This equates to a basic requirement for at least 775 dwellings.

Housing Requirement Calculations 3

Applying a buffer to five year housing requirements

- 3.6** The NPPF para 73 states that the supply of specific deliverable sites should include a buffer. The amount of buffer is linked to housing delivery.
- 3.7** In line with NPPF para 75 local planning authorities monitor progress in building out sites which have permission. This data informs the Housing Delivery Test (HDT). The HDT figure is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.
- 3.1** Government published the HDT 2019 measurements in February 2020. The figure for the former WSC area was 83%.
- 3.2** The NPPF and PPG state:
- a) Where the delivery of housing has not fallen below 95%, and the local authority are not seeking to demonstrate a 5 year land supply through an annual position statement, the LPA should apply a buffer of 5%, to ensure choice and competition in the market for land;
 - b) Where the delivery of housing has not fallen below 95% but 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 LPA should apply a buffer of 10%;
 - c) Where the delivery of housing has fallen below 95% the LPA should publish an action plan;
 - d) Where the delivery of housing has fallen below 85% the LPA should publish an action plan and apply a buffer of 20%, to improve the prospect of achieving the planned supply.
- 3.3** Therefore for the former WSC area the five year housing requirement is calculated by adding the new homes targets for the next five years (April 2020 – March 2025) and adding a buffer of 20%. This equates to a requirement of 930 dwellings or 217 per annum.

$$\text{Basic requirement } 775 \times 20\% (155) = 930$$

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. In particular:

- All sites with detailed planning permission until permission expires, unless there is clear evidence that homes will not be delivered within 5 years;
- Sites that are not major development and have detailed planning permission, unless there is clear evidence that homes will not be delivered within 5 years;
- 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.

4.2 This evidence may include:

- Current planning status – for example how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; and
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

4 Deliverable Housing Sites

Large sites with planning permission

- 4.3** 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 in former WSC area

3/21/13/1200a; 3/21/17/119 Hopcott Road, Minehead	71	Part of the WSLP Minehead Allocation MD2; Outline PP granted 11 Nov 2014, Reserved Matters approved 30 April 2018; Section 278 & 38 design drawings submitted to SCC 14 Feb 2020; Non-material Amendment/Dead of Variation submitted to SWT;
3/21/18/020 Adjacent to hospital Seaward Way, Minehead	40	Full PP granted 23 Oct 2019
3/21/16/075 Periton Mead, Periton Road, Minehead	31	Full PP granted 13 Feb 2020
3/21/16/115 Tikah & Rosslea, Bircham Road, Alcombe, Minehead	12	Full PP granted 19 April 2017
3/37/08/036; 3/39/19/002 Stoates Mill, Anchor Street, Watchet	10	3/37/08/036 10 x conversion - Under construction. 3/39/19/002 Full PP granted 17 Jan 2020; Confirmation of compliance with conditions issued 20 Feb 2020.
3/32/07/008 Paddons Field, Stogursey	23	Site partially completed.
3/26/14/0260a; RM 3/26/19/015 North of Huish Lane, Washford - linked with 3/26/19/016 Former Nursery Site, A39, Washford	5	Outline granted 20 June 2017; RM granted 14 Oct 2019; Linked with application 3/26/19/016 – granted subject to Unilateral Undertaking
3/11/18/001: Court Farm, East Quantoxhead	10	Full PP granted Dec 2018
3/04/17/016 North of Ellersdon Lane, Brushford (Parcel 1 RURAL3)	13	Full PP granted 21 June 2019
TOTAL:	215	

- 4.4** A supply of **215** dwellings has been identified from large sites with planning permission in the former WSC area. Trajectories indicating the build out rate associated with each site are included in Appendix B.

Deliverable Housing Sites 4

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 in former WSC

	2019	2020	2021	Five year supply (2019+20120)
Minehead	21	21	21	42
Watchet and Williton	10	10	10	20
Rest of Rural Area	30	30	30	60
Total former WSC area	61	61	61	122

- 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 are outlined in Table 4.

4 Deliverable Housing Sites

Table 4: Other Deliverable Site Opportunities in former WSC area

Site	5 year yield	Total Capacity	Comments
3/21/19/092 South of Hopcott Road, Minehead (MHD1)	60	60	Part of the WSLP Minehead Allocation MD2, Outline being considered by LPA; Agent confirmed site will be built out in 5 years
Liddymore Farm, Watchet 3/37/17/020oa (WAT9)	172	250	17 Jan 2018 resolution to grant; S106 signed and submitted to LPA March 2020, decision notice is with LPA legal team for issue, Developer confirmed submitting RM early 2020, build out at 39dw p.y. starting Jan 2021. SHLAA Update 2015
3/39/18/009oa: South East of Doniford Lane, Williton (aka Land to the East of Aller Mead, Doniford Road, Williton TA4 4RE) (WW6)	90	90	Part of the WSLP Williton Allocation WI2; Outline PP granted 4 Oct 2019; RM submitted 5 Nov 2019; Developer confirmed HE funding secured for the delivery of Affordable Homes – condition on funding completion of 13dw by July 2021; Build-out will commence Spring 2020; 45 affordable units to be completed between July 2021 and Jan 2022.
3/37/18/015: South of B3191 Cleeve Hill, Watchet (WW9)	58	136	WSC LP Allocation LT1; Outline PP DM recommendation to grant, 30 Jan 2020 planning committee deferred pending geological report (received 2 March 2020) and clarification on ecology; Agent confirmed Housing Developer with in-house team to do reserve matters in negotiation with Landowner to purchase.
3/37/17/019oa Liddymore Estate, (Doniford Road/Normandy Avenue) Watchet (WW10)	125	139	Outline PP resolution to grant 24 Oct 2019 subject to 106 which has been submitted to SWT legal team; Agent confirmed submission of reserve matters Dec 2020 expectation of approval April 2021; SWT believe timescale for completion more realistically 2023-24 onwards.
3/37/19/021oa Wansborough Paper Mill, Watchet	60	400	On Brownfield Register (ref: WSC SHLAAWW2 - Wansborough Paper Mill, Watchet, TA23 0AY). Outline PP being considered by LPA; Owners are developers; timetable for reserve matters 2021; onsite 2022&2023 30dw pa; then 2025-2030 60dw pa; SWT believe timescale for completion more realistically 2023-24 onwards.

Deliverable Housing Sites 4

Site	5 year yield	Total Capacity	Comments
3/39/20/003oa: West of and North of A39, Williton (WW8)	58	350	Part of the WSLP Williton Allocation WI2; Outline PP being considered by LPA; Land is owned by Wyndham Estates currently being marketed with strong interest from developers and Affordable Providers; exploring HE funding for Aff dw; Agent confirmed Reserved Matters winter 2020, construction 1-5 years, build out rate 50dw p.a. SWT believe timescale for completion more realistically 2023/24 onwards.
3/26/19/016 Former Nursery Site, A39, Washford – linked with 3/26/14/026oa; RM 3/26/19/015 North of Huish Lane, Washford	9	14	Application granted subject to S106; however site is linked with North of Huish Lane, Washford: Outline for 10 granted 20 June 2017; RM granted 14 Oct 2019
TOTAL:	632		

- 4.8** In the former WSC area a supply of **632** dwellings has been identified from other deliverable site opportunities. Trajectories indicating the anticipated build out rate associated with each site are in Appendix B.
- 4.9** Site assessment forms for each deliverable site are included in Appendix D.

4 Deliverable Housing Sites

Total five year deliverable housing supply

4.10 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:	215
B. Contribution from small sites with planning permission:	122
C. Contribution from other deliverable site opportunities:	634
D. Contribution from windfalls (excluding back gardens):	102
E. Total five year supply of deliverable plots (A+B+C+D) =	1,071
F. Total five year supply requirement (incl. 20% buffer)	930
G. Five year supply ((E/F) x 5) = 5.73 years	

4.11 SWT is applying a buffer of 20% to its 5 year housing land supply for the former WSC area in light of the Housing Delivery Test figures published in February 2020. The figure for the former WSC area was 83%. For comparison the Council has included below the 5 year housing land supply if it was applying the standard 5% buffer to the 5 five year deliverable housing supply:

A. Contribution from large sites with planning permission:	215
B. Contribution from small sites with planning permission:	122
C. Contribution from other deliverable site opportunities:	634
D. Contribution from windfalls (excluding back gardens):	102
E. Total five year supply of deliverable plots (A+B+C+D) =	1,071
F. Total five year supply requirement (incl. 5% buffer)	814
G. Five year supply ((E/F) x 5) = 6.57 years	

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. The WSC LP runs to 2032 so sites are identified for years 6-12.
- 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 supply of developable sites, as shown in Table 5, is drawn from sites identified during Call for Sites, in the WSC LP as well as sites with planning consent where delivery is likely to extend beyond the next five years.

Table 5: Developable Site Opportunities in the former WSC area

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
MHD2: West/rear of Chestnut Way, Alcombe	Local Plan Allocation (MD2) MHD2 (SHLAA Update MIN23) MHD3 (SHLAA Update MIN35) MHD4 (SHLAA Update MIN4) MHD20 (SHLAA Update MIN34)	420	519
MHD3: North of Callins, Minehead			
MHD4: East of The Hopcott, Hopcott Road			
NHD20: Land west of Minehead Caravan Club, Hopcott Road, Minehead			
MHD5: Minehead & Exmoor Caravan & Camping Park, Middlecombe Cross, Minehead	SHLAA Update 2015 (MIN4)	20	20
MHD6: Adj Barberton, Middlecombe Minehead	SHLAA Update 2015 (MIN5)	10	10
MHD7: South Beacon Road, North Hill, Minehead	SHLAA Update 2015 (MIN6)	10	10
MHD8: Rear of Paganel Road, Minehead	SHLAA Update 2015 (MIN7)	5	5
MHD9: The Mount, Porlock Road, Minehead	SHLAA Update 2015 (MIN30)	40	40
MHD10: East of Dunboyne, Bratton Lane, Minehead	SHLAA Update 2015 (MIN38)	5	5
MHD11: Minehead Cemetery, Porlock Road, Minehead	SHLAA Update 2015 (MIN41)	15	15

5 Developable Housing Sites

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
MHD13: South of Periton Road (between Periton Cross and Higher & Lower Hopcott), Minehead	Local Plan Allocation LT1 (Long-term post 2026)	300	300
MHD14: Adjacent to Charnor House, Beacon Road, Minehead	SHLAA Update 2015 (MIN21)	15	15
MHD15: East of Manor Road, Alcombe, Minehead	SHLAA Update 2015 (MIN25)	75	75
MHD16: Staunton Quarry, Alcombe, Minehead	SHLAA Update 2015 (MIN26)	50	50
MHD17: Kingsway Hotel, Ponsford Road, Minehead	SHLAA Update 2015 (MIN28)	12	12
MHD18: Culvercliffe, Minehead	SHLAA Update 2015 (MIN29)	45	45
MHD19: Penny Hill Farm, Combeland Road, Alcombe, Minehead	SHLAA Update 2015 (MIN40)	40	40
WW1: Liddymore Farm, Watchet	OA PP (3/37/17/020oa) – resolution to grant 250dw subject to 106; S106 signed; LPA to issue Decision Notice. SHLAA Update 2015 (WAT1)	78	78
WW2: West of Priest Street, Williton	SHLAA Update 2015 (WIL13)	5	5
WW3: West of Brendon Road, Five Bells	SHLAA Call for Sites 2016	10	10
WW4: East of Williton	SHLAA Update 2015 (WIL5)	210	435
WW5: North of Danesfield School, Williton	Local Plan Allocation (WI2)	238	268
WW7: Parsonage Farm, Watchet	Local Plan Allocation (WA2)	290	290
WW8: West of and North of A39, Williton	OA PP (3/39/20/003oa) submitted - awaiting decision. Local Plan Allocation (WI2)	292	292
WW9: South of B3191 Cleeve Hill, Watchet	OA PP (3/37/18/015oa) submitted – awaiting decision Local Plan Long Term Allocation (LT1). SHLAA Update 2015 (WAT8)	78	78

Developable Housing Sites 5

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
WW10: Liddymore Estate, Watchet	OA PP (3/37/17/0190a) – resolution to grant 139dw subject to 106; S106 submitted to LPA. SHLAA Update 2015 (WAT9)	14	14
WW11: North of Mamsey House, Priest Street, Williton	SHLAA Update 2015 (WIL10)	50	50
WW12: Wansborough Paper Mill, Watchet	OA PP (3/37/19/0210a) SHLAA Brownfield Register: WSC SHLAAWW2. Call for Sites 2016	340	340
RURAL 1: 19 Church Lane, Bicknoller	SHLAA Call for Sites 2016 (LP Policy SC1 – Limited Development of c.13dw phased)	9	18
RURAL2: Rear of Parish Hall, Brushford	SHLAA Update 2015 (BRU1) (LP Policy SC1 – Small Scale Development of c.18dw; PP granted 13 leaving c.5dw)	5	15
RURAL5: Adjacent Orchard Road, Carhampton	SHLAA Update 2015 (CAR1) (LP Policy SC1 – Limited Development of c.32dw; PP granted 8 leaving 24dw phased)	7	7
RURAL7: North of Bowerhayes Lane, Carhampton	SHLAA Call for Sites 2016 (LP Policy SC1 – Limited Development of c.32dw; PP granted 8 leaving 24dw phased)	7	34
RURAL8: South of Townsend Farm, Carhampton	SHLAA Call for Sites 2016 (LP Policy SC1 – Limited Development of c.32dw; PP granted 8 leaving 24dw phased)	24	24
RURAL9: Opposite Crowcombe First School, Crowcombe	SHLAA Update 2015 (CRO1) (LP Policy SC1 – Limited Development of c.9dw)	9	12
RURAL10: Grimes Farm, Crowcombe	SHLAA Update 2015 (CRO3) (LP Policy SC1 – Limited Development of c.9dw)	6	6
RURAL11: Barnfield, Battleton, Dulverton	SHLAA Call for Sites 2016 (LP Policy SC1 – Small Scale Development of c.3dw)	4	21
RURAL12: South of Sea Lane, Dunster Marsh	SHLAA Update 2015 (DUM6) (LP Policy SC1 – Small Scale Development of c.17dw phased)	12	27

5 Developable Housing Sites

Site	Planning Status	Developable Supply Contribution	Total remaining capacity
RURAL13: Adjacent to Winters Tale, Sea Lane, Kilve	SHLAA Update 2015 (KIL2) (LP Policy SC1 – Small Scale Development of c.11dw phased)	5	5
RURAL14: Adjacent to 29 St Audries Close, Shurton Lane, Stogursey	SHLAA Update 2015 (SGR2) (LP Policy SC1 – Limited Development of c.39dw phased)	26	93
RURAL15: South of Little Luke Farm, Shurton Lane, Stogursey	SHLAA Update 2015 (SGR3) (LP Policy SC1 – Limited Development of c.39dw phased)	26	60
RURAL16: Rosedale, Huish Lane, Washford	SHLAA Update 2015 (WAS3) (LP Policy SC1 – Limited Development of c.39dw phased)	10	10
RURAL17: Rear of Huish Mews, Washford	OA PP (3/26/19/024oa) 14dw submitted – awaiting decision SHLAA Call for Sites 2016 (LP Policy SC1 – Limited Development of c.31dw phased)	10	15
RURAL18: North of Verdun Terrace, Washford	SHLAA Call for Sites 2016 (LP Policy SC1 – Limited Development of c.31dw phased)	20	105
RURAL20: North of Ellersdon Lane, Brushford (Parcel 2 north of RURAL3)	SHLAA Update 2015 (BRU2) (LP Policy SC1 – Small Scale Development of c.18dw; PP granted 13 leaving c.5dw)	5	63
RURAL22: South of A39 between Halscombe House and Blenheim House, Washford	SHLAA Update 2015 (WAS5) Policy SC1 – Limited Development of c.31dw phased)	20	35
RURAL23: Land south of High Street, Stogursey	SHLAA Update 2015 (SGR3) (LP Policy SC1 – Limited Development of c.39dw phased)	20	92
TOTAL:		2,892	3,663

5.4 A developable supply of **2,892** dwellings has been identified in the former WSC area. Taken with the deliverable supply of **1,071** dwellings, completions to date and anticipated completions during 2019/20, the identified housing sites provide sufficient opportunity to meet SWT's housing requirements in the former administrative area of WSC.

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

6 Non-developable Sites

Non-developable sites

- 6.1 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.
- 6.2 A list of the sites deemed non-developable can be found in Appendix F.

Appendices

- A. SHLAA Panel List
- B. Housing Trajectories – Taunton, Wellington & Rest of Borough
- C. Small deliverable sites with planning permission
- D. Large deliverable sites
- E. Large developable sites
- F. Non-developable sites