

The logo for Somerset West and Taunton, featuring the text "Somerset West and Taunton" in white on a teal background with a white curved graphic element on the right side.

**Somerset West
and Taunton**

SOMERSET WEST AND TAUNTON

HOUSING DELIVERY TEST ACTION PLAN 2020

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Document Copies

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2	21 Aug 2020	Draft HDT AP containing: Under Delivery Analysis, Reducing Further Risk, and Supporting Delivery. Circulated for internal Officer comment.
3	14 Sept 2020	Draft HDT AP containing: housing delivery since April 2019; circulated to Member Steering Group.
4	01 Oct 2020	Final HDT AP signed off and published.

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Introduction

1. The Housing Delivery Test (HDT) was introduced by Government in 2018 as a tool to monitor how local planning areas were delivering against their target housing requirement.
2. The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period (measured from 1 April to 31 March)}}{\text{Total number of homes required over three year period}}$$

3. Somerset West and Taunton (SWT) came into being on the 1 April 2019 however the HDT measurement is currently published based on the previous Local Planning Authority (LPA) boundaries. From November 2020 Government intends to publish the HDT for the SWT LPA. In addition the Local Planning Authority is required to set out and monitor 5 Year Housing Land Supply (5YHLS) separately for the former Taunton Deane Borough Council (TDBC) and West Somerset Council (WSC) administrative areas until it has a new district-wide Local Plan in place or until the 5th anniversary of the new authority ([paragraph: 025 Reference ID: 68-025-20190722 of the Planning Practice Guidance](#)).
4. In the second HDT measurements, published in February 2020, the former WSC LPA had delivered 83% of its housing target requirement. As such a 20% buffer is added to the 5YHLS and SWT is required to publish a Housing Delivery Test Action Plan.
5. The purpose of the Action Plan is to identify the reasons for under delivery, to explore ways to reduce future risk and set out measures to improve delivery.

Executive Summary

6. Whilst Somerset West and Taunton (SWT) came into being on the 1 April 2019, the Housing Delivery Test (HDT) result is based on predecessor authority boundaries in the first year following reorganisation. Therefore the 2018 and 2019 HDT measurements are for the former Local Planning Authority (LPA) areas of Taunton Deane Borough Council (TDBC) and West Somerset Council (WSC).
7. The former WSC LPA area had a 2019 Housing Delivery Test (HDT) measurement of 83%. Therefore a Housing Delivery Test Action Plan and a 20% buffer on the 5 Year Housing Land Supply calculations is required for the former WSC area.
8. The former WSC LPA area has a relatively small housing requirement 155dw in 2018/19, which for comparison is 17% of the former TDBC LPA Core Strategy housing requirements. As a result a small reduction or increase in the number of dwellings delivered has a greater statistical effect on the former WSC HDT measurement than for larger areas such as the former TDBC area.
9. In the former WSC LPA area a significant amount of delivery has been through windfall sites; between 72.72% and 100% of annual completions in the last five years. Historically there has been a small number of medium (10 to 50 dwellings) and large (50+ dwellings) development sites contributing to housing delivery in the former WSC LPA area. The dip in housing delivery figures correlates with a year immediately following the completion of 4 medium/large sites 2017/18 and 1 site was completed in the early part of the following reporting year 2018/19.
10. The West Somerset Council Local Plan to 2032 (WSC LP) adopted in November 2016 is supportive of development, and in particular Policy SC1 is a permissive and not restrictive policy, to enable development to come forward. Over the last 5 years 95% of all WSC LPA applications granted for new dwellings were approved by the Council; rather than on appeal. As of March 2019 there are extant planning permissions for 715 dwellings in the former WSC LPA area.
11. In the former WSC LPA area planning permission has been granted for 5 medium (10 to 50 dwellings) or large (50+ dwellings) development sites since March 2019. In addition, there is commitment from landowners and developers to bring forward an additional 6 medium and large development sites in the former WSC LPA area, including allocations in the WSC Local Plan to 2032 over the next 5 years.
12. The former TDBC LPA area has a strong record of delivery across medium and large sites. This supports housing delivery requirements over the new SWT area which includes the former WSC LPA area. Planning permission has been granted for 17

medium (10 to 50 dwellings) or large (50+ dwellings) development sites in the former TDBC area since March 2019. In addition, there is commitment from landowners and developers to bringing forward an additional 4 medium and large development sites in the former TDBC area, including allocations in the TDBC Core Strategy (CS) and Site Allocations and Development Management Plan (SADMP) over the next 5 years. These sites combined with the significant windfall rates and recent planning permissions in the former WSC LPA area will provide a more balanced housing delivery.

13. The former TDBC has successfully secured £14.2million Government funding for infrastructure to deliver housing development. The new SWT Council continues to support development through new funding bids to MCHLG, Homes England and DEFRA to enable and support housing development. This support for housing delivery will reduce risks of future under delivery.
14. SWT is taking an active delivery role as a developer of both open market and affordable housing in its area. As an Affordable Provider it has an ambition to build 1,000 new affordable homes over the next 30 years, and also around 2,000 open market dwellings over the next 15 years. Council led schemes include a £11.5m 54 unit low carbon housing scheme in Minehead, in the former WSC LPA area and 5 schemes in the former TDBC LPA area. This commitment reduces the reliance on the private sector for housing delivery.
15. The Council is progressing a new Local Plan, SWT Local Plan to 2040. The work on the Local Plan will include a Local Housing Needs Assessment. In determining the Local Plan Local Housing Need figure analysis goes further than the Standard Methodology and looks at vacancy rates, institutional population, net inward migration and factors to enable more households to form. SWT has separately established that the Objectively Assessed Need for the former WSC LPA area would equate 104 dwellings per annum, 75% of the current WSC LP figure of 155 dwellings per annum. The former TDBC Local Housing Need Figure is 588 dwellings per annum.¹
16. SWT has prepared Supplementary Planning Documents (SPD's) and technical guidance for housing sites, which includes a District Wide Design Guide. The council is also progressing a Local Development Order (LDO) for Firepool, as well as masterplanning and design codes for its largest urban extension. These assist the progression of sites through planning and reserve matters process.
17. The Council has seen a doubling of live planning applications since April 2019 with over 400 planning applications, a quarter of which are new housing sites, being considered by SWT as of July 2020. This significant increase in the development pipeline is an indication of strong developer interest in the SWT area.

¹ Methodology for figures is set out in the Housing Requirement Calculations section of the [TDBC SHLAA 2019](#)

Conclusion

18. The former WSC LPA area 2019 HDT measurement of 83% was negatively impacted by a short period where no medium or large development sites were under construction. WSC is now part of a new planning area, SWT. This new authority area has a wide mix of type and scale of housing sites with many of the national housebuilders promoting and developing sites in the area, thereby reducing the reliance the former WSC LPA area had on windfalls. Developers for a number of medium and large developments are now on site, and planning permission has been granted for additional medium and large scale sites further reducing the risk of future under delivery. SWT is supporting development with infrastructure funding, SPD's, progression of a new Local Plan and as a developer itself.

The Housing Delivery Test

20. The Housing Delivery Test (HDT) was introduced by Government in 2018 as a tool to monitor how local planning areas were delivering against their target housing requirement.
21. The HDT measurement is published as a percentage figure. It is calculated by comparing the net homes delivered over three previous financial years to the homes that should have built over the same period. In the case of the 2018 measurement the years are 2015/16, 2016/17 and 2017/18. For the 2019 measurement the years are 2016/17, 2017/18 and 2018/19
22. Where delivery falls below 95% of the housing requirement the Local Planning Authority is required to:
 - publish an action plan if housing delivery falls below 95%;
 - apply a 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and
 - apply the presumption in favour of sustainable development if housing delivery falls below 75%, subject to the transitional arrangements set out in [paragraph 215 of the National Planning Policy Framework](#).
23. These consequences apply concurrently, therefore a Housing Delivery Test Action Plan and a 20% buffer on the 5 Year Housing Land Supply calculations is required for the former WSC LPA area. The consequences apply until the subsequent Housing Delivery Test measurement is published.
24. The purpose of a Housing Action Plan is to identify the reasons for under delivery and to set out measures to reduce future risk.
25. For those authorities who have recently undergone re-organisation, their Housing Delivery Test result, and any relevant consequences, will be based on predecessor authority boundaries in the first year following reorganisation.²
26. SWT came into being on the 1 April 2019 therefore the 2018 and 2019 HDT measurements are for each of the former administrative areas of TDBC and WSC. From 2020 Government have indicated the HDT will be for the new combined authority of SWT.

² [Paragraph: 046 Reference ID: 68-046-20190722](#)

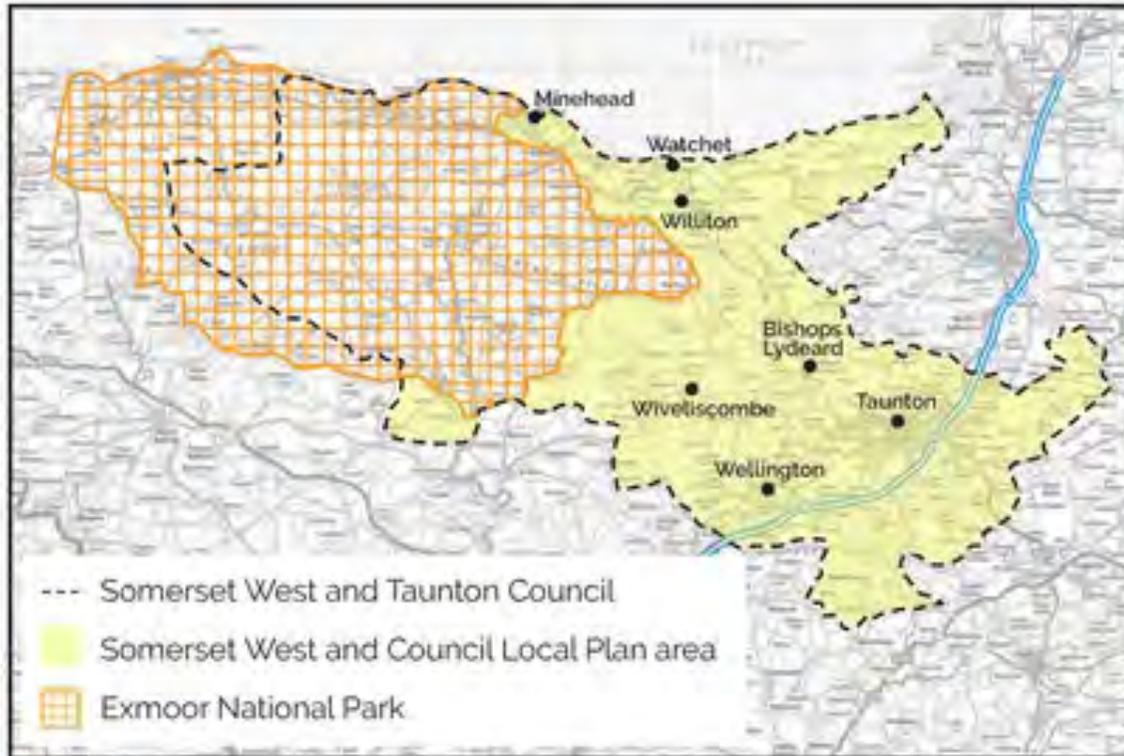
Table 1: Published Housing Deliver Test Measurement for Separate former LPA's of TDBC and WSC, with an illustrative combined figure for the new SWT LPA area

Year	TDBC	WSC	Combined Area
2018	191%	130%	161%
2019	150%	83%	117%

27. The measurement shows that the former TDBC LPA area has strong housing delivery over the last two years HDT. The former WSC LPA area had a strong delivery in the first HDT, 2018, and a significant drop in the second HDT, 2019 with a measurement of 83%. Aggregating the separate HDT measurements shows that the new SWT LPA exceeded the housing delivery requirements.
28. The 83% housing delivery measurement equated to shortfall of 124dw over the three years the HDT measurement is calculated. The housing target was 399dw and 275dw were delivered. For comparison the former TDBC LPA area target was 2,700dw. As a result of the relatively small housing requirement in the former WSC LPA area a small reduction or increase in the number of dwellings delivered has a greater statistical effect on the former WSC HDT measurement than for larger areas such as the former TDBC area.
29. In the context of Governments commitment to deliver 300,000 new homes per annum nationally the former WSC LPA area contribution is a very small.
30. All the Somerset planning authorities met their housing delivery requirements in 2018 and 2019. The former WSC was the only one of the four LPA's required to apply measures, and only as a result its 2019 HDT measurement.
31. In the South West the HDT measurement and actions has remained relatively consistent across the 36 LPA's. As a result of the 2018 HDT, 2 required an Action Plan and 7 required a buffer with an action plan. As a result of the 2019 HDT, 3 required an Action Plan and 8 required a buffer with an action plan. This suggests that the significantly lower 2019 HDT for the former WSC LPA was unusual.

Local Planning Authority Geographical Area and Planning Policy Context

32. On the 1 April 2019 a new Council administrative area for the former councils of Taunton Deane Borough Council (TDBC) and West Somerset Council (WSC) was created. The Local Planning Authority area for the new Council, Somerset West and Taunton (SWT), includes the former Taunton Deane Borough Council (TDBC) and West Somerset Council (WSC) administrative areas but excludes the land which forms Exmoor National Park (ENPA), which has its own planning function.



33. The new Council, Somerset West and Taunton (SWT) has begun the process of producing a new district-wide Local Plan, SWT Local Plan to 2040, to reflect the aims, aspirations and direction of travel for the new Council. In accordance with the Local Government (Boundary Changes) Regulations 2018, SWT must adopt a new local plan under section 23 of the 2004 Act to apply to the whole of the area within a period of 5 years starting with the reorganisation date. Until the new Local Plan is in place there are separate planning policies for each former Council administrative area.
34. Former WSC (excluding Exmoor National Park) planning policy context is:
- Relevant remaining saved policies of the West Somerset Local Plan (2006)
 - West Somerset Local Plan (Adopted 2016).
35. The West Somerset Local Plan was adopted in November 2016 and is deemed up-to-date at present as it is based upon the most recent housing need assessment guidance and adopted within the past 5 years. The Local Plan to 2032 for the former WSC LPA area sets an annualised rate of 145 dwellings per annum through the plan period; but applies a stepped delivery rate to reflect the varied rate of people employed on the Hinkley Point C construction site and the anticipated effect this would have on the housing market:
- 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.
36. Former TDBC planning policy context is:
- Relevant remaining saved policies of the Taunton Deane Local Plan (2004)
 - The Town Centre Area Action Plan (Adopted 2008)
 - Taunton Deane Core Strategy (Adopted 2012)
 - Site Allocations and Development Management Plan (Adopted 2016)
37. The Taunton Deane Core Strategy was adopted in September 2012 and is more than 5 years old which is a threshold in the National Planning Policy Framework for determining whether a Plan is up-to-date. The housing figures for the former TDBC LPA area are calculated annually using the Government's Standard Method. For 2020/21 it is 588 dwellings per annum (figure is rounded up).³

³ Methodology for figures is set out in the Housing Requirement Calculations section of the [TDBC SHLAA 2019](#)

38. SWT LPA is required to set out and monitor 5 Year Housing Land Supply (5YHLS) separately for the former TDBC and WSC administrative areas until it has a new district-wide Local Plan in place or until the 5th anniversary of the new authority.⁴

⁴ [paragraph: 025 Reference ID: 68-025-20190722 of the Planning Practice Guidance](#)

Local Planning Authority Area Character

39. The SWT LPA area is a mixed urban and rural district within Somerset, covering 460 square miles and serving a population of about 150,000. There are approximately 65,000 households and over 6,000 businesses within the new Council area. The main centres of population are Taunton, Wellington, Minehead, Watchet, Williton, Wiveliscombe and Bishops Lydeard.
40. The former WSC area was 290 sq miles and the least populated non-unitary district in England in 2019 with 34,900 population.⁵ Around 190 sq miles of Exmoor National Park falls within the former WSC area⁶ making the LPA area of the former WSC only 100 sq miles with a population of only 26,875.⁷ The population size is small, for comparison it is the equivalent of 22% of the former TDBC LPA area population and 18% of the new SWT LPA area population.
41. There are four major roads, the M5 motorway and A38, the A358 trunk road and the A39. Taunton provides rail links to London, the Midlands and the South West. The largest settlements of Taunton and Wellington have good access to the strategic transport network, facilitating connectivity to the peninsula of the south west and access to international airports at Bristol and Exeter.
42. The northern part of the LPA area which was part of the former WSC LPA is characterised by a series of coastal communities and rural communities which have a poor road network. This has influenced how the settlements have developed over time with housing and employment growth occurring in the more accessible locations.
43. The strategic M5 is poorly connected to outlying areas, and the former WSC LPA area, with the main access to the rural and coastal communities to the north being A358 and A39 which for stretches is restricted narrow single carriageway due to the form of the historic rural settlements which align it. Whilst the strategic South West train route runs through Taunton and Wellington there are no local commuter rail services, with many former branch lines and stations removed under the 1960's Beeching review, especially those serving small coastal towns, limiting access to the rail network.
44. The local economy is underpinned by jobs in public services; professional and other private services; tourism; wholesale and retail; and accommodation, food services and recreation.
45. The former WSC LPA has a significant proportion of its work-force which is self-employed. Principal occupations are skilled trades

⁵ [Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2019](#)". Office for National Statistics

⁶ The total area of the Exmoor National Park is 692.8 km² (267.5 sq mi), of which 65.56% (190.124 sq mi) is in Somerset. <https://www.exmoor-nationalpark.gov.uk/learning/facts-and-figures>

⁷ Pg.9 of SHMA: West Somerset Update by Housing Vision 2013.

occupations (16.8%) followed by elementary occupations (15.8%). The next highest category was caring, leisure and other service occupations (13.1%) followed by managers, directors and senior officials (11.6%) and professional occupations (11.3%). The remainder of categories had less than 10% with the lowest one being process, plant and machines operatives with 6.5%.

46. Construction will account for a larger percentage of jobs now that construction works at Hinkley Point C are under way. Nexus 25 is planned at J25 of the M5. Continuing to manage the challenges and harnessing the economic and social opportunities of these and other major infrastructure projects is a key priority going forward.
47. The quality of the landscape and setting of the Local Plan area is of a particularly high standard including the Blackdown Hills and Quantocks Hills Areas of Outstanding Natural Beauty. The Somerset Levels and Moors are to the east and the Brendon Hills are to the west. To the north is the Severn Estuary / Bristol Chanel.
48. There are 53 Conservation Areas, nearly 3,000 Listed Buildings, over 2,200 recorded archaeological sites, 87 Scheduled Monuments, 9 Registered Historic Parks and Gardens, and 73 areas of High Archaeological Potential provide a rich heritage and contribute to the cultural value of the Local Plan area.
49. Along the coast there are areas vulnerable to sea flooding between Blue Anchor and Minehead. There is also risk of river flooding across the District particularly from the Rivers Tone, Exe, Parrett and tributaries and a risk of extensive flooding in the Somerset Levels and Moors and these are projected to increase with climate change.
50. There are a higher proportion of over 65's (25.21%) compared to the UK (18.15%) and Somerset (24.16%) and there are noticeable differences across the district with 22.69% of former Taunton Deane population over 65 whilst 33.68% of former West Somerset are over 65. There are parts of Taunton which fall within the 10% most deprived parts of the country.⁸
51. The ratio of house prices to earnings is one measure of how affordable it is to buy a property. 'Lower quartile' price provides an indication of the entry level house price in a local market, typically those purchased by first-time buyers. Full-time incomes in former WSC LPA area are only 83% of the regional and 78% of the national average, with average self-employed earnings 14% lower than their employee-employment equivalents. In 2018 there was a lower quartile house price to earnings ratio of 9.87 in former West Somerset and 8.55 in former Taunton Deane and with mortgage lenders capping the ratio at 4.5 times,⁹ this shows how challenging it is to buy in this area.

⁸ [Population Estimates for UK, England and Wales, Scotland and Northern Ireland: Mid-2017\(Jun 2018\)](#) Office for National Statistics

⁹ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

Housing Delivery

West Somerset

52. The West Somerset Council Local Plan (WSC LP) was adopted in November 2016 and is deemed up-to-date at present as it is based upon the most recent housing need assessment guidance and adopted within the past 5 years. The Local Plan to 2032 for the former WSC LPA area sets an annualised rate of 145 dwellings per annum through the plan period; but applies a stepped delivery rate to reflect the varied rate of people employed on the Hinkley Point C construction site and the anticipated effect this would have on the housing market:
- 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.
53. Housing delivery in the former WSC LPA area has consistently provided an average of about 120 completions annually over the last 40 years.
54. The analysis of the housing data over the long term (38+ years) for the Local Plan to 2032 shows that around 80% of the new dwelling units created or built have been located in the three main settlements of Minehead, Watchet and Williton; and that historically [between c.2003 to 2015] developments across the WSC LPA area were small (up to 10 dwellings) and medium-scale (10 - 50 dwellings) developments¹⁰ and a significant proportion were from small windfall sites development¹¹.
55. In the former WSC LPA area a significant amount of delivery has been through windfall sites; over the last 5 years between 72.72% and 100% of annual completions. Over the last 5 years 95% of all housing applications granted for new dwellings have been approved by the Council; rather than on appeal.

Table 2: Housing Monitor Data 2014/15 to 2019/20 (WSC LPA Total Annual Delivery with Windfall and Brownfield split)

Year	Target	Delivery	Of which Windfalls	Of which Brownfield
2014-15	122	155	155 (100%)	113 (60.8%)
2015-16	122	99	99 (100%)	58 (56.3%)

¹⁰ WSC LP to 2032 Strategy and Housing Topic Paper pars. 65 -71

¹¹ WSC LP to 2032 Strategy and Housing Topic Paper pars. 78 -84

2016-17	122	132	96 (72.72%)	21 (15.8%
2017-18	122	103	85 (82.5%)	24 (23.1%)
2018-19	155	40	40 (100%)	15 (37.5)

56. The former WSC LPA area has a small annual housing requirement, 155dw in 2018/19, which for comparison was 17% of the former TDBC LPA Core Strategy housing requirements. A small reduction or increase in the number of dwellings delivered has a greater statistical effect of the former WSC HDT measurement than for larger areas such as the former TDBC area.
57. Analysis of the delivery on the Housing Monitoring shows that large sites were coming to an end or ended in 2017/18 and new large sites hadn't started. The dip in housing delivery figure occurred as a result of the completion of these sites and before the commencement of new developments of a similar scale.

Table 3: Housing Monitor Data (WSC LPA large sites completions in 2015/16 to 2018/19)

Site	Total dw permitted	Years	Completions per Year
Higher Marsh Farm, Dunster	54 dw	2016-17	36 completions
		2017-18	18 completions
Ellicombe Meadow, Alcombe	42 dw	2015-16	20 completions
		2016-17	14 completions
		2017-18	8 completions
Brooklands, the Parks, Minehead	13 dw	2016-17	13 completions
Doniford Rd, Watchet	73 dw	2016-17	19 completions
		2017-18	42 completions
		2018-19	12 completions
The Mill, Anchor Street, Watchet	10 dw	2017-18	1 completion
		2018-19	9 completions

Table 4: Housing Monitor Data (WSC LPA large sites (10+) with Planning permission but not started on site at 01 Apr 2019)

East Quantoxhead – Court Farm	10 dw
Minehead – Hopcott Road	71 dw
Minehead – Caravan Club	80 dw
Alcombe – Bircham Road	12 dw
Washford – Huish Lane	10 dw
Stogursey – Paddons Farm	20 dw outstanding
Stogursey – Castle Street	12 dw
Williton – Bridge Street	10 dw

58. Two of the sites listed above are now under construction, see Reducing Future Risk.
59. Significant progress in housing delivery has been made since March 2019, and there are a number of medium (10-50 dwelling and large sites (50+ dwellings) which have obtained planning consent and are being progressed by developers. This is set out in the chapter Reducing Future Risk.

Taunton Deane

60. The Taunton Deane Core Strategy was adopted in September 2012 and its housing requirement figure was not based on the most recent housing need assessment. The Core Strategy is also more than 5 years old which is a threshold in the National Planning Policy Framework for determining whether a Plan is up-to-date. The housing figures for the former TDBC area is calculated annually using the Government’s Standard Method. For 2020/21 it is 588 dwellings per annum (figure is rounded up).
61. Housing delivery in the former TDBC LPA area has been an average of about 795 dwellings per annum over the last 5 years. Within that windfalls account for between 24% and 36%, and brownfield sites between 33% and 43%.

Table 5: Housing Monitor Data (TDBC LPA Total Annual Delivery with Windfall and Brownfield split)

Year	Target	Delivery	Of which Windfalls	Of which Brownfield
2014-15	700	778	232 (29.82%)	289 (37.15%)
2015-16	700	883	294 (33.3%)	302 (34.2%)
2016-17	900	950	348 (36.63)	383 (40.32%)
2017-18	900	866	307 (35.45%)	292 (33.72%)
2018-19	900	497	120 (24.14%)	216 (43.46%)

62. In 2018/19 there were a number of large sites which had been completed or reaching completion (i.e. Kirkgate, Cider Factory, Cades Farm) and a short gap until the next phase of the Monkton Heathfield and other large sites commenced (i.e. Hartnells Farm, Jurston Farm, Bagley Road).
63. Analysis of the delivery on the Housing Monitoring shows that a significant amount of the housing development in the former TDBC LPA is being delivered through large development sites. 4 of the 6 strategic allocations in the Core Strategy and the Firepool regeneration site allocated in the Taunton Town Centre Area Action Plan. This is a good balance to the windfall delivery in the former WSC LPA area which makes up a significant amount of the housing delivery.

Table 6: Housing Monitor Data (TDBC LPA large sites completions in 2014/15 and 2017/18)

Site	Total dw permitted	Years	Completions per Year
Kirkgate Bishops Hull, Taunton	75dw	2017-18	74 completions
		2018-19	1 completions
Nerrols Drive, Taunton	630 dw	2017-18	114 completions
		2018-19	78 completions
Taunton Cider Factory, Norton Fitzwarren	356	2014-15	24 completions
		2015-16	19 completions
		2016-17	48 completions
		2017-18	29 completions

Taunton Trading Estate, Norton Fitzwarren	526 dw	2014-15 2015-16 2016-17 2017-18	42 completions 88 completions 59 completions 2 completions
Taunton East Goods Yard (Firepool), Taunton	471 dw	2013-14 2014-15 2015-16 2016-17 2017-18 2018-19	44 completions 60 completions 58 completions 51 completions 72 completions 34 completions
Killams, Taunton	317 dw	2017-18 2018-19	52 completions 46 completions
Creechbarrow Road	92 dw	2015-16 2016-17 2017-18	29 completions 55 completions 8 completions
Monkton Heathfield Phase 1, TUA	980 dw	2014-15 2015-16 2016-17 2017-18 2018-19	220 completions 191 completions 278 completions 88 completions 84 completions
Cades Farm, Wellington	384 dw	2013-14 2014-15 2015-16 2016-17 2017-18	29 completions 72 completions 138 completions 132 completions 13 completions
Tone Works, Wellington	90 dw	2016-17 2017-18	31 completions 59 completions
Longforth Farm, Wellington	503	2014-15 2015-16 2016-17 2017-18 2018-19	63 completions 63 completions 54 completions 42 completions 58 completions

Table 7: Housing Monitor Data (TDBC LPA large sites (10+) with Planning permission but not started on site at 01 Apr 2019)

Taunton – 12-13 East Reach	10 dw
Taunton – 49 East Reach	11 dw
Taunton – Coal Orchard	42 dw
Taunton - Hydrographic Office	100 dw
Taunton – Former Livestock Market (Firepool)	200 dw
Taunton – Hartnells Farm	320 dw
Wellington – Taunton Road	18 dw
Wellington – Jurston Farm	650 dw
Wellington – Bagley Road	205 dw
Wiveliscombe – Old Hancock Brewery	14 dw
Wiveliscombe – Land off Burges Lane	71 dw
Bishops Lydeard – The Paddock	10 dw
Bishops Lydeard – Station Farm	10 dw
Bishops Lydeard – Taunton Road	173 dw
Milverton – Creedwell Orchard	80 dw
North Curry – Knapp Lane	20 dw
Cotford St Luke – North and West Villas	33 dw
Cotford St Luke – West Villas	33 dw

64. Seven of the sites listed above are now under construction, see Reducing Future Risk.

Table 8: Housing Monitor Data (TDBC LPA other strategic site being considered through planning application process at 01 Apr 2019)

Taunton – Staplegrove	1628 dw
Taunton – Comeytrowe	2000 dw

65. The former TDBC LPA area has a strong record of delivery across medium and large sites. There are a significant number of deliverable sites which have obtained planning consent and are being progressed by developers. This is set out in the chapter Reducing Future Risk.
66. With the new LPA of SWT there is a wide range of housing sites - windfall, small, medium and large sites – which will help reduce the risk of under delivery going forward.

Reasons for under delivery

67. The WSC LP for the former WSC area applied a stepped delivery rate. In 2018/19 the delivery rate rose from 122 dwellings per annum to 155 dwellings per annum. The lower housing delivery test measurement correlated with this.
68. Analysis of the Housing Monitoring data shows that a number of medium and large sites were completed or nearing completion, in 2017/18 and new sites of a similar scale had not yet commenced. The lower housing delivery test measurement correlated with this.

Reducing future risk

West Somerset

West Somerset Council Local Plan to 2032

69. The West Somerset Council Local Plan to 2032 (WSC LP) is supportive of development, Policy SC1 is a permissive and not restrictive policy to enable development to come forward. Local Plan inspectors report stated the intention of SC1 *“to be supportive of development in and on the edge of the three main settlements and encouraging of development in the named primary and secondary villages”* and that it *“was to achieve a manageable rate of change over time.”* Pg14 Inspectors Report on WSC LP to 2032.
70. WSC LP does not have settlement limits for its villages, as the TDBC Site Allocations and Development Management Plan does. Policy SC1 is a flexible and enabling criteria based policy, to help manage the expansion of the built-up area of a settlement in a sustainable way, commensurate with the role and function of the location. An overall scale of development is defined, but this is not an absolute. Development is permitted within 50 metres of the contiguous built-up area where it is well related to services and facilities; does not harm amenity of the area or adjoining uses; respects the historic environment; compliments the character of the village and promotes pedestrian access and does not generate significant additional traffic. Development that would exceed the parameters could be permitted, provided it could be demonstrate that it is beneficial to the surrounding community, necessary in that location and, could not be located in a more sustainable location consistent with other relevant policies in the local plan.
71. The LP Sustainability Appraisal concluded that focussing development in the three main settlements *performed very strongly as part of the SA and it is the strategy that best maintains and strengthens the current service role of West Somerset settlements. As this will have the effect of strengthening the local economy and service provision in larger settlements and will have consequent positive effects on many of the SA objectives.* It also notes that alternatives, including *non-strategic locations* was evaluated as part of the Revised Preferred Strategy with a review of all alternative locations in the Sustainability Appraisal for the Publication version of the Local Plan (Environ Report) focussing development in the three main settlements would *fail to satisfy the relevant sustainability objectives.* The conclusion *wasn’t fundamentally challenged.*

72. Over the last 5 years 95% of all WSC LPA applications granted for new dwellings were approved by the Council; rather than on appeal. As of March 2020 there were extant planning permissions for 715 dwellings in the former WSC LPA area, 541 dwellings on medium/large sites and 174 on small scale sites of 10dw or less.¹²
73. This demonstrates that the WSC Local Plan policies are supportive of development and that there are a significant number of permissions in the pipeline (see Future Housing Development).

West Somerset Future Housing Development

74. In the former WSC LPA area planning permission has been granted for four medium (10 to 50 dwellings) and one large (50+ dwellings) development sites since March 2019:
- FP 3/32/20/009 27dw at Paddons Field, Stogursey (23 July 2020 planning committee resolution to approve subject to S106, developer conformed commitment to completing site which had previously stalled);
 - FP 3/04/17/016 13dw at North of Ellersdon Lane, Brushford (approved 21 June 2019, developer confirmed starting on site April 2020 completion by end 2020);
 - FP 3/21/18/020 for 40dw Seaward Way, Minehead (approved October 2019, developer confirmed commencement Summer 2020);
 - FP 3/21/16/075 for 31dw Periton Road, Minehead (approved Feb 2020)
 - OA 3/39/18/009, RM 3/39/20/005 and Variation for 90dw at Land to the East of Aller Mead, Doniford Road, Williton (OA approved September 2019, 3/39/20/005 RM submitted approved May 2020, 3/39/19/035 Variation of Condition granted Feb 2020, developer committed to completions beginning in 2020 and has secured affordable housing grant and a contract with an Affordable Provider to deliver this element of the site). Part of WSC LP allocation W12;
75. In addition, in the former WSC LPA area there is commitment from landowners and developers to bringing forward 6 medium (10-50 dwellings) and large (50+ dwelling) development sites, including allocations in the WSC Local Plan to 2032 over the next 5 years.
76. The following sites are progressing through the planning system:

¹² West Somerset Council Strategic Housing Land Availability Assessment March 2020

- OA 3/37/17/020 for 250dw at Liddymore Farm, Watchet (OA approved 23 March 2020; RM submitted June 2020, developer confirmed starting on site Jan 2021);
 - OA 3/37/17/019 for 139dw at Liddymore Estate south of Doniford Road and Normandy Avenue, Watchet (4 Oct 2019 resolution to grant subject to S106 which is currently with the LPA's solicitor);
 - OA 3/39/20/003 for 350dw West of and North of A39, Williton (registered Jan 2020 and under consideration by LPA), Part of WSC LP allocation W12;
 - OA 3/37/19/021 for 400dw at Wansborough Paper Mill, Watchet (registered August 2019 and under consideration by LPA, timetable for reserve matters 2021);
 - OA 3/21/13/120 for 71dw at Hopcott Road, Minehead (OA granted Nov 2014, RM 3/21/17/119 granted April 2018, Non Material Amendments granted March 2020, owner of the site is Homes England) Part of WSC LP allocation MHD2
 - OA 3/21/19/092 for 60dw at South of Hopcott Road, Minehead (registered Nov 2019 and under consideration by LPA) Part of WSC LP allocation MHD2
77. There are 217 deliverable dwelling units across 5 sites and a further 1,270 dwelling units across 6 sites progressing through the planning application process. 4 of the 11 sites are WSC LP allocations. This is a significant increase in deliverable and developable sites in the former WSC LPA both area since March 2019 and in the history of the former WSC area. A number of those are WSC LP allocations, supporting the future short and medium term supply of housing and reducing the reliance on windfall development in the former WSC LPA.

Taunton Deane

Taunton Deane Future Housing Development

78. There are extant planning permissions for 3,114 dwellings in the former TDBC LPA area, 2,764 dwellings on medium/large sites and 350 on small scale sites of 10dw or less.¹³
79. Focussing on the same timeline as for the former WSC LPA area; planning permissions have been granted for 17 medium (10 to 50 dwellings) or large (50+ dwellings) development sites in the former TDBC area since March 2019:
- OA 08/10/002; RM 08/15/0012 approved Jan 2019; RM 08/19/0001 approved Jan 2020: Nerrols Drive (developer working to 52 unit completions per year). Part of CS Allocation SS2.
 - OA 38/12/0203, RM 38/15/0177 approved June 2018; RM 38/18/0030 approved April 2018; RM 14/07/2020 for final phase under consideration by LPA: Killams Drive (developer onsite working to 50 unit completions per year);
 - OA 38/16/0357, FP 38/18/0185: Coal Orchard (developer onsite working to complete 42 units by March 2021). TCAAP allocation Cr2;
 - OA 48/13/0008, OA 48/16/0025, RM 48/18/0036 approved Dec 2018, RM 48/19/0069 under consideration by the LPA: Hartnells Farm (developer on site working to 40 to 100 unit completions per year till 320 built-out) part of Monkton Heathfield CS Allocation SS1;
 - FP 43/18/0065 approved Feb 2020: Discharge of Conditions March to Jun 2020: Land off Taunton Road, Wellington (site access completed, developer working to complete all 23 units by 2021/22);
 - FP 38/18/0357 granted Jun 2019: Wood Street, Taunton (developer on site, access completed and 73 apartments under construction). TCCAA allocation Tg1 Wood Street;
 - PA 38/19/0195 approved Aug 2019, Michael Paul House, Corporation Street (57 units under construction);
 - FP 38/18/0108 for 45 units approved July 2019: Lyngford House Taunton;

¹³ Taunton Deane Council Housing Land Availability year ending March 2019 and Taunton Deane Council Housing Land Availability Assessment March 2019

- FP 38/18/0291 approved July 2019: Trinity Business park, Taunton (existing buildings on site demolished, construction of the 62 units not yet started);
- FP 38/18/0465 granted April 2020: SWT North Taunton Woolaway Project Phase A (developer working to complete 37 units within a year);
- OA 43/14/0130 granted , RM 43/16/0103 approved Jan 2017, RM, 43/17/0085 approved Aug 2017, RM 43/19/0106 approved Jun 2020: Jurston Farm, Wellington (650 unit site, developer onsite working to compete 45 units per year). Part of CS allocation SS4 Cades/Jurston;
- OA 43/17/0002 granted Sept 2018, Discharge of Conditions Jan to May 2020; RM 43/19/0075 approved Feb 2020: Bagley Road, Rockwell Green (205 unit site, developer working to 48 units per annum till 205 built-out);
- OA 49/17/0060 granted April 2020: Land off Burges Lane, Wiveliscombe (71 dwellings), SADMP allocation MAJ1: Style Road/Burges Lane;
- OA 53/16/0012, RM 53/18/0005 approved Jun 2018: land east of North and West Villas, Cotford St Luke (developer on site working to complete all 33 units by Autumn 2020). Part of SADMP allocation MIN1 East of Deane Barton;
- OA 53/14/0008, RM 53/18/0003 approved Nov 2018: Land East of West Villas (developer on site, access road completed). Part of SADMP allocation MIN1 East of Deane Barton;
- FP 06/17/0033 approved April 2019, Discharge of Conditions July to Dec 2019 and Jan to July 2020: Taunton Road, Bishops Lydeard (173 unit site, developer on site working to 52 unit completions per year). Part of SADMP allocation MAJ4: Land at Taunton Road;
- FP 06/19/0048 approved April 2020 for 20 units: The Paddocks, Bishops Lydeard. Part of SADMP allocation MAJ4: Land at Taunton Road;

80. In addition, in the former TDBC area there is commitment from landowners and developers to bringing forward 4 large (50+ dwelling) development sites that are allocations in the TDBC CS and SADMP over the next 5 years.

81. The following sites are progressing through the planning system:

- OA 38/17/0150, LDO in development for 506 dwellings: Former Livestock Market, Firepool, Taunton: (developer, SWT, confirmed starting on site Q3 2020). TTCAAP allocations Fp1 and Fp2;
- OA 42/14/0069 approved August 2019, Discharge of Conditions Sept to Dec 2019, Jan to June 2020: Comeytrove (2000 unit site, developers on site, confirmed working to an average of 225 units per year over the 9 year build-out period, Homes England grant to deliver affordable housing). CS allocation SS7 and SADMP allocation TAU1;

- OA 34/16/0007 granted April 2019 for 713 dwellings; RM 34/19/036 and 34/19/0035 under consideration by the LPA: Land at Staplegrove West (developer working to first legal completions Oct 2021; and 60dw per annum). Part of CS allocation SS6 and SADMP Policy TAU2 Staplegrove;
 - OA 34/16/0014 resolution to grant subject to 106; 915 dwellings: Land at Staplegrove East; Part of CS allocation SS6 and SADMP Policy TAU2 Staplegrove;
82. There are 2,319 deliverable dwelling units across 17 sites and a further 3,088 dwelling units across 4 sites progressing through the planning application process. 14 of the 21 sites are TDBC CS and SADMP allocations. This is a significant quantum of deliverable and developable sites in addition to those in the former WSC LPA. Together these medium and large sites provide significant deliverable sites to support future housing delivery and support the future short and medium term supply of housing and reducing the reliance on windfall development in the former WSC LPA.

Planning Application Workload

83. Government publishes quarterly planning applications data for district councils. This data has been recorded for the whole of SWT area since 1 April 2019. Individual data on housing development applications registered and number of dwellings permitted post 1 April 2019 has been separately generated from data on the Councils planning application management software.
84. Council has seen a doubling of live planning applications since April 2019 with over 400 planning applications, a quarter of which are new housing sites, being considered by SWT as of July 2020. This significant increase development projects in the pipeline is an indication of strong developer interest in the SWT area.

Table 9: Live Applications (all types of development), data from SWT LPA planning application management software

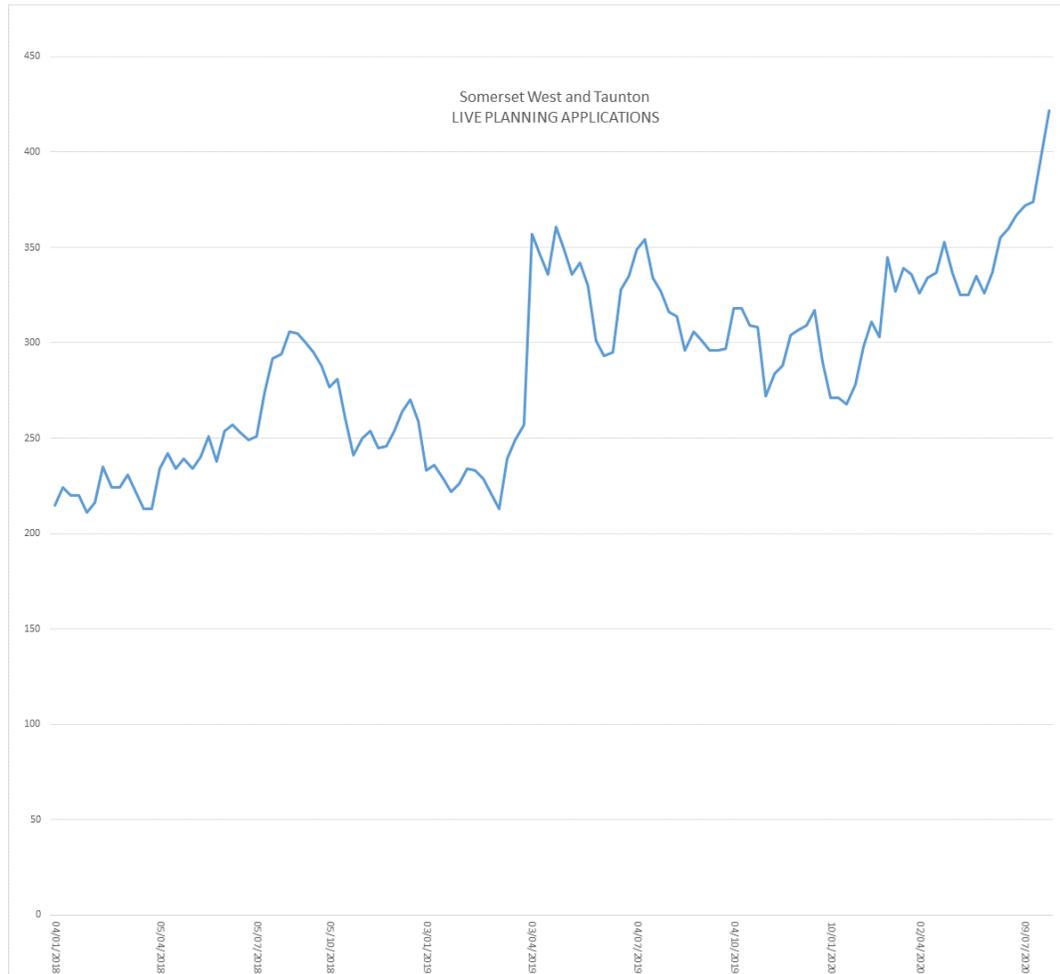


Table 10: Residential Planning Application decisions for residential development, year ending March for former WSC LPA¹⁴

WSC							
Year	Total major residential decisions	Number Granted	%	Total minor residential decisions	Number Granted	%	Total dwelling decisions
2012/13	5	4	80	65	51	78	70
2013/14	6	6	100	50	36	72	56
2014/15	-	-	-	44	33	77	44
2015/16	8	6	75	64	47	73	72
2016/17	4	4	100	44	35	80	48
2017/18	-	-	-	53	41	77	53
2018/19	-	-	-	55	29	53	55
2019/20	2	2	100	59	35	59	61

Table 11: Residential Planning Application appeal decisions for residential development, year ending March for former WSC LPA¹⁵

WSC								
Year	Total major residential appeal decisions	Dismissed	%	Total minor residential appeal decisions	Dismissed	%	Total dwelling appeal decisions	% Total dismissed
2012/13	-	-	-	3	2	67	3	67
2013/14	-	-	-	6	6	100	6	100

¹⁴ Table P136: District planning authorities – planning applications decided and granted, performance agreements and speed of decisions on major and minor residential developments, by local planning authority, year ending March for former WSC (between 2013 and 2018) <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>; Post 2018 Table P124A: District planning authorities: planning decisions, by development type and local planning authority <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>.

¹⁵ SWT planning application management software.

2014/15	1	0	0	10	8	80	11	73
2015/16	-	-	-	8	6	75	8	75
2016/17	-	-	-	12	11	92	12	92
2017/18	-	-	-	7	3	42	7	43
2018/19	-	-	-	9	6	67	9	67
2019/20	3	3	100	15	11	73	18	77

Table 12: Residential Planning Application decisions for residential development, LPA and Planning Appeal year ending March for former WSC LPA¹⁶

Year	Total major residential decisions	Number Granted	Total minor residential decisions	Number Granted	Total Number Granted	Of which LPA Decisions (not appeals)	% of which are LPA Granted (not on appeal)
2012/13	5	4	65	51	55	54	98
2013/14	6	6	50	36	42	41	97
2014/15	-	-	44	33	33	31	94
2015/16	8	6	64	47	53	51	96
2016/17	4	4	44	35	39	38	97
2017/18	-	-	53	41	41	37	90
2018/19	-	-	55	29	55	52	96
2019/20	2	2	59	35	61	57	93

85. Figures from the Development Management Department show that over the last 5 years 95% of all WSC LPA applications granted for new dwellings were approved by the Council; rather than on appeal. This demonstrates that the WSC Local Plan polices and decision making is are supportive of development.

¹⁶ SWT planning application management software.

Table 13: Residential Planning Application decisions for residential development, year ending March for former TDBC LPA¹⁷

TDBC							
Year	Total major residential decisions	Number Granted	%	Total minor residential decisions	Number Granted	%	Total dwelling decisions
2012/13	28	27	96	119	94	79	147
2013/14	44	38	86	122	103	84	166
2014/15	19	17	89	88	71	81	107
2015/16	28	22	79	101	82	81	129
2016/17	18	14	78	82	64	78	100
2017/18	14	10	71	96	74	77	110
2018/19	13	10	77	112	88	79	125
2019/20	12	11	92	87	56	65	99

86. Figures from the Development Management Department show that a significant number of permissions granted for housing in the former TDBC LPA area, providing a significant quantum of deliverable housing sites.

¹⁷ Table P136: District planning authorities – planning applications decided and granted, performance agreements and speed of decisions on major and minor residential developments, by local planning authority, year ending March for former WSC (between 2013 and 2018) <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>; Post 2018 Table P124A: District planning authorities: planning decisions, by development type and local planning authority <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>.

Supporting Delivery

SWT Developer

87. SWT is taking an active delivery role as a developer of both open market and affordable housing in its area. As an Affordable Provider it has an ambition to build 1,000 new affordable homes over the next 30 years, and also around 2,000 open market dwellings over the next 10 years. Council led schemes include:

- Seaward Way, Minehead: a £11.5m low carbon housing scheme of 54 units.
- Coal Orchard: a key town centre riverside regeneration site for 40 residential units, retail/leisure uses and public realm improvements. Under construction and scheduled for completion in mid-2021.
- Firepool: a key council owned town centre and river-side regeneration site for 506 residential units, retail/leisure uses, Innovation Centre and public realm improvements. A Local Development Order to deliver development on the site is being prepared. The Environmental Statement and Design Guide is underway and will be subject to consultation in November 2020. LEP funding has been awarded for the delivery of the Innovation Centre on the site and improved access to Firepool and Taunton railway station.
- 50 unit Zero Carbon Affordable Homes Pilot on small Brownfield sites is being developed with construction due to commence in the next few years.
- North Taunton Estate Regeneration: Council led regeneration scheme delivering 230 new affordable homes including 89 additional homes over four phases. Detailed planning permission has been granted, and the first phase of the North Taunton Woolaway Project is under construction. In addition, new build schemes are currently underway in Priorswood and Laxton Road, Taunton.¹⁸
- Canonsgrove: a £9.5m scheme working closely with partners (NHS, YMCA) to increase supply of single person accommodation. A 100 unit scheme, of which 60 is new affordable units to allow people to move from rough sleeping to independent living.

¹⁸ <https://www.somersetwestandtaunton.gov.uk/housing/north-taunton-woolaway-regeneration/project-overview/>

- Taunton town centre sites: The Council's development team are progressing new brownfield sites in Taunton which have the potential to deliver approximately 1,500 additional housing units.
88. This demonstrates the Council's commitment to increasing housing delivery across the new SWT area and will ultimately reduce any future risk of under delivery.

Funding for Housing Development

89. The former TDBC successfully secured £14.2million Housing Infrastructure Marginal Viability funding for Staplegrove to ensure the early delivery of the spine road and associated infrastructure (e.g. bat mitigation planting, highway works and the provision of a new primary school).
90. The new SWT Council continues to support development through new funding bids.
91. Taunton Future High Street Fund business case submitted to MHCLG in April 2020 to support the delivery of key town centre mixed use sites delivering approx. 550 new residential units:
- Coal Orchard development;
 - Town centre pedestrian and cycle improvements;
 - Firepool development.
92. The Firepool development is also developing a detailed business case for funding via the Government's Getting Building Fund to enable delivery of the Digital Innovation Centre and works required to open up for the site for development.
93. SWT is working in partnership with the Environment Agency on the Taunton Strategic Flood Alleviation Improvements project River Tone Left Bank Defences. On the 31 July 2020 SWT submitted a proposal to DEFRA Project Application Fund Scheme (PAFS) for flood and coastal erosion risk management schemes (FCRMS) for Flood Defence Grant in Aid (FDGiA). This scheme provides flood alleviation and mitigation for the town centre including protection for SWT regeneration site at Firepool.
94. Work has commenced on a multi-million pound regeneration of Taunton Station, due to be completed in late 2020. SWT approved CIL funds to ensure high standards in public realm in line with the Garden Town Design Guidance. The Council is progressing plans to deliver a new walking and cycling transport corridor for residents and visitors to access the town centre from

the rail station via a new boulevard through Firepool linking with the Coal Orchard development via improvements to the river walkway with enhanced public realm.

95. This demonstrates the Council's track record of partnership working and delivery for both greenfield and brownfield housing sites. This demonstrates SWT's commitment to reducing any risk of future under delivery.

New Local Plan

96. SWT has begun the process of producing a new district-wide Local Plan, SWT Local Plan to 2040, to reflect the aims, aspirations and direction of travel for the new Council. The Council completed Issues & Options consultation on 16 March 2020. SWT aimed to have a draft policies in place by the end of 2021. However SWT is reviewing the timetable in the light of the Government's Planning Reforms and the Unitary proposals for Somerset.
97. The Council is progressing a new Local Plan, SWT Local Plan to 2040. The work on the Local Plan will include a Local Housing Needs Assessment. In determining the Local Plan Local Housing Need figure analysis goes further than the Standard Methodology and looks at vacancy rates, institutional population, net inward migration and factors to enable more households to form. Until then SWT has separately established that the Objectively Assessed Need for the former WSC area would equate 104 dwellings per annum, 75% of the current WSC LP figure of 155 dwellings per annum. The former TDBC Local Housing Need is 588 dwellings per annum.¹⁹ Proposed changes to the planning system would introduce a revised Standard Methodology.

Supplementary Planning Documents

98. To assist the progression of sites through planning reserve matters SWT has prepared a district wide Design Guide (which will be adopted as SPD) and a Public Realm Design Guide, which will be adopted as technical guidance. The Council has also prepared specific guidance for Taunton Garden Town which includes the Garden Town Vision and the Charter and Checklist.
99. A detailed masterplan has been prepared for the Firepool site and the Council is preparing a Local Development Order and Design Guide which will be subject to consultation in November 2020.

¹⁹ Methodology for figures is set out in the Housing Requirement Calculations section of the [TDBC SHLAA 2019](#)

100. The Council is progressing masterplanning work for Monkton Heathfield phase 2 and this work is being overseen by a local design review panel. There is also the an emerging Design Guide for the development which will enable that urban extension to be delivered sooner in the coming years
101. This demonstrates SWT support for delivery of housing and regeneration to reduce the risk of future under deliver.

Covid

102. In March 2020, at the start of Covid-19 lockdown, the SWT SHLAA Panel of were suggesting that Covid-19 may delay site delivery by 3-6 months.
103. During May to July discussions with housing developers operating in the SWT area revealed that construction was continuing under social distancing conditions. Two large national housebuilders along with regional companies delivering large sites in SWT confirmed there was no change in delivery rates. Affordable Providers advise sites under construction would continue to be delivered and future developments where Homes England funding was secured would come forward to pre-Covid schedules. Housing developers introduced new processes on sites to allow for social distancing and sites have remained open and under construction.
104. In the immediate future the risk of under delivery as a direct result of Covid-19 is minimised. SWT will continue to liaise with developers to identify any impact Covid-19 may have on site delivery in the future.

Recruitment

105. SWT has recruited an experienced urban designer to negotiate and assess future schemes and to support quality place outcomes. Development Management Officers have also had significant training in viability matters to ensure that the aspect of negotiating on viability matters is not unduly holding up planning applications. The Council is currently recruiting additional Development Management officers to support the function following a doubling of the number of live applications since April 2019.
106. This demonstrates SWT support for delivery of housing to reduce the risk of future under deliver.

Conclusion

107. The former WSC LPA area has a small annual housing requirement, as a result a small reduction or increase in the number of dwellings delivered has a greater statistical effect than for larger areas such as the former TDBC LPA area.
 108. The former WSC LPA area 2019 HDT measurement of 83% was negatively impacted by a short period where no medium or large development sites were under construction.
 109. WSC is now part of a new planning area, SWT. This new authority area has a wide mix of type and scale of housing sites with many of the national housebuilders promoting and developing sites in the area, thereby reducing the reliance the former WSC LPA area had on windfalls. Developers for a number of medium and large developments are now on site, and planning permission has been granted for additional medium and large scale sites further reducing the risk of future under delivery. SWT is supporting development with infrastructure funding, SPD's, progression of a new Local Plan and as a developer itself.
-