Standard Method for assessing Local Housing Need Appendix A

A Baseline: Using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) the projected average annual household growth over 10 consecutive years, with the current year being used as the starting point (Note: in this example 2021 is the starting point to measure the growth over a 10 year period; the difference between 2021 and 2021 is one year's worth of growth and the difference between 2021 and 2031 is 10 years' worth of growth):

Figures for the former TDBC area this is: year 2022 to 2032

$$\frac{57{,}478\ (2032) - 52{,}848\ (2022)}{10} = \frac{4{,}630}{10} = \mathbf{463}$$

Figures for the former WSC area this is: year 2021 to 2031

$$\frac{16{,}900\ (2032) - 16{,}040\ (2022)}{10} = \frac{860}{10} = \mathbf{86}$$

B Affordability Ratio: An adjustment to the average annual projected household growth figure (calculated in A) is made based on the affordability of the area. In the case of reorganized Local Authorities the latest affordability ratios at predecessor local authority level, these should be used for the affordability adjustment. The affordability ratio is taken from the median workplace-based affordability ratios.

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

For the former TDBC area this is: 8.53%

$$\frac{8.53 - 4}{4} \times 0.25 + 1 = \frac{4.53}{4} \times 0.25 + 1 = 0.283125 + 1 = \mathbf{1.283125}$$

Therefore the average annual household growth + affordability ratio is:

463 x 1.283125 = 594.086875 (**595** rounded up)

For the former WSC area this is: 5.68%;

$$\frac{5.68 - 4}{4} \times 0.25 + 1 = \frac{1.68}{4} \times 0.25 + 1 = 1.105$$

Therefore the average annual household growth + affordability ratio is:

86 x 1.105 = 95.03 (**96** rounded up)

Appendix A **Standard Method for assessing Local Housing Need**

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

a) the projected household growth for the area over the 10 year period identified in step A; or
b) the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

For the former TDBC area:

a) 463 + (463 x 40%) = 463 + 185.2 = 648.2
b) TDBC Core Strategy CP4: 900 + (900 x 40%) = 900 + 360 = 1,260

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

For the former WSC area:
WSC LP Policy SC2: Housing Provision: supporting text *…2018/9 to 2031/32 an average delivery rate of 155 dw p.a.*

a) 86 + (86 x 40% = 86 + 34.4 = 120.4
b) 155 + (155 x 40%) = 155 + 62 = 217

So, 217 would be the cap for WSC administrative area if the standard methodology set a figure that was higher than the figure currently in the local plan. As the figure is not higher then the minimum figure for former WSC is 95.03

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

Standard Method for assessing Local Housing Need Appendix A

Cap example 2a
A local authority adopted a local plan more than 5 years ago and has not reviewed their housing requirement figure since then.

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

Cap = 950 + (40% x 950) = 950 + 380 = 1,330

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

Cap example 2b
A local authority adopted a local plan more than 5 years ago and has not reviewed their housing requirement figure since then.

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

Cap = 1,200 + (40% x 1,200) = 1,200 + 480 = 1,680

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

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

Appendix B **SHELAA Panel List**

Acorn Developments	Mark Thomas
Aster	Martin Whatts
Barratt Homes	Matt Regan
Bloor Homes South West	Mike Kerton
Cherwyn Developments Limited	Chris Winter
Collier Planning	Simon Collier
Community Representative	Cllr Mike Rigby (Portfolio Holder Planning & Transport)
David Wilson Homes	Cecila Hughes
Environment Agency	Richard Bull
Falcon Rural Housing	Sam Southam
Gibbons Richard	Paul Maxwell
Greenslade Taylor Hunt	Russell Williams
Homes England	Peter Jones
Larkfield	Tom Tippits
LiveWest	Chris Dawson
Nash Architects	Amanda Taylor
Natural England	Simon Stonehouse
Magna Housing Association	Mucktar Ali
McCarthy & Stone	Gary Day
Persimmon Homes	Ben Smith
Read Holland	Craig Worden
Redrow (Bristol)	Emma Powell
Savills	Mark Richards
Somerset County Council	Transport; LLFA; Ecology
Strategic Land Partnerships	Simon Steele-Perkins
Strong Vox	Robert Alford
Summerfield	Ed Khodabandehloo
SWT	Chris Brown (Head Housing Regeneration & Development)
SWT	Jo Humble (Lead Place Specialist)
SWT	Rebeca Miller (Principal Planning Specialist)
Wilkie, May & Tuckwood	John Wrelton
Wessex Water	David Ogbourne
West of England Developments	Andy Lehner
WYG	Robin Upton

Housing Trajectories Appendix C

Taunton Urban Area Trajectory

Site: This Years Colour/Ref	TDBC CS/ SADMP	SHLAA	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Beyond 2036	Total on site
Taunton completions					322	237	185	264	275	421	532	513	565	620	331	286	213																4764
Small Site Completions/Windfalls																		32	32	32	41	41	41										219
08/10/0009; 08/13/0013/FP, 08/16/0031/RM; 08/18/0019/RM: North of Ladymead School aka Ph1, Ph2 and Ph3 Pyrlands Fields			PP; DoC commenced; U/C	100							9	17				29	11																66
08/10/0024/OA; 08/15/0012/RM; 08/15/0029/RM; 08/19/0001/RM; 08/20/0035/RM: Nerrols Drive Pt1 & Pt2 & Local Centre (botom 2/3rds of CS Policy SS 2 PRIORSWOOD/NERROLS for c900dw)	CS SS2		OA, 2xRM, DoC; U/C	630										114	25	68	13	70	52	52	52	52		35										533
25/02/018OA; 25/07/0025RM ; 25/08/0032RM; 25/09/0016RM; 25/13/0014RM; 25/13/0025NMA; 25/12/0032OA; 25/13/0033NMA; 25/13/0014RM, 25/13/0035RM, 25/17/0026RM; 25/18/0026NMA; 25/18/0027VoC; 25/20/0026NMA; Taunton Trading Estate (aka Langford Mead)	SADMP TAU8		OA; RM; NMA; VoC; DoC; U/C	526			31	18	38	21	42	88	59	2		64	36	53	50	24														526
38/05/430/FP: Blorenge 57-59 Staplegrove Road			FP; U/C	14				3																	5	6								14
38/13/0477/OA, 38/18/0144/RM, 38/20/0148/NMA, 38/20/0150/NMA; 38/20/0124/FP Firepool Area I	TTCAAP Fp3		OA; RM; NMA;	44																44														44
38/12/0203/oa, 38/15/0177, 38/18/0001/RM; 38/20/0109/RM; 38/20/0110/RM: Killams Drive			OA, RM; U/C	315										44	34	36	42	34	40	21				64										315
38/16/0169/FP: 49 East Reach			Full PP; DoC; U/C	11														11																11
38/18/0185/FP: Coal Orchard	TTCAAP Cr2		FP; DoC; U/C	42															42															42
38/18/0290/FP Units 6a, 8a, 10a & 12a County Walk, Taunton	TTCAAP Part of Hs1		FP	10														10																10
48/05/0072oa; 48/11/0027; 48/12/0015; 48/12/0064; 48/12/0068; 48/13/0004; 48/13/0037; 48/13/0081; 48/14/0007; 48/14/0016; 48/14/0028; 48/15/0018; 48/15/0030; 48/15/0053: Monkton Heathfield Urban Extension (aka MH Ph1)	Part of CS SS1		PP; U/C	900					22	76	220	191	222	145	84	9																		969
48/13/0008oa, 48/16/0025oa, 48/18/0036/RM, 48/19/0069/RM: 48/20/0029/FP; 48/21/0071/NMA; 48/21/0072/NMA; 48/21/0014/NMA; Hartnells Farm (part of Monkton Heathfield CS Allocation SS1, aka MHPh2;	Part of CS SS1	TAUN002	OA; RM & DoC; RM & some DoC; U/C	320												40	89	70	31					45	45									320
38/18/0467/OA; 38/18/046/5FP; 38/21/0345/FP; 38/22/0001/FP: SWT North Taunton Woolaway Project			OA; FP & DoC; U/C	230															11	10	23	46	75	37	28									230
38/18/0357/FP; 38/20/0243/VoC : former Lidl site, Wood Street	Part of TTCAAP Tg1	Part of TAUN021	FP; U/C	72															30	42														72
38/16/0345FP; 38/18/0173FP: Quantock House			FP; DoC; U/C	120/88														89																89

Taunton Urban Area Trajectory

Site: This Years Colour/Ref	TDBC CS/ SADMP	SHLAA	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Beyond 2036	Total on site
Prior Approval 38/19/0195/CO Michael Paul House, Corporation Street			PA	57																	57												57
38/18/0068/FP; 38/18/0064/LB; 38/19/0272/LB; 38/20/0170/LB; 38/20/0169/FP Unison House - Windsor Properties (Taunton) Ltd			FP; U/C	13															5	8				4										17
42/14/0069 oa; 42/19/0053RM; 42/20/0006 RM; 42/20/0031 RM; 42/20/0042FP; 42/20/0056RM: Comeytrowe (TAUN008)	SADMP TAU1	TAUN008	OA & DoC; RM; U/C	c.2000															76	75	75	75	75	260	200	200	200	200	200	200	164			2000
34/16/0007/oa; 34/19/0035/RM; 34/19/0036/RM; 34/21/0033/NMA: Land at Staplegrove West (TAUN011b)	Part of SADMP TAU2	TAUN011	OA & DoC; RM	713																	95	100	100	100	100	100	118							713
38/18/0291/FP: Trinity Business Park			FP & DoC; U/C	62															30	32														62
38/19/0352/PA: 1 Tangier Central, Castle Street		Part of TAUN020	PA	62																	30	32												62
38/20/0230/PA for 30/32 Fore Street/56 North Street			PA	41																		41												41
TAUN011a: Land at Staplegrove East (34/16/0014/oa)	SADMP TAU2	TAUN011	Del	915																	61	100	100	100	100	100	100	100	154					915
59-63 High Street, Taunton (38/20/0285/FP)	Part of TTCAAP Hs1		FP under consid eration																						62									62
Corfield Hall, Magdalene Street, Taunton (38/19/0426/oa)			OA under consid eration																						11									11
82 Priory Bridge Road, Taunton (38/19/0154/oa)			OA under consid eration																					20										20
South of Pyrland Farm - top 1/3rds of CS Policy SS 2 PRIORSWOOD/NERROLS (TAUN014) (38/19/0129/FP)	SS2		FP under consid eration																					69	69	69	70	70						347
38/19/0003FP Fairwater Yard, Higher Palmerston Road			PP; some DoC; Dev	22																				22										22
38/17/0150/oa; 38/21/0464/FP; 38/21/0436/FP; 38/21/0440/ FP: Former Livestock Market (TAUN005)	TTCAAP Fp1 & Fp2	TAUN005	OA; FP; U/C; Dev	c.506																				78	115	65	80	168						506
25/17/0018FP; 25/19/0004FP; 25/20/0016 VoC; 25/21/0024/HYB: Ford Farm (TAUN010)	SADMP TAU4	TAUN010	FP (Flood &Road); DoC; VoC; Dev	300																				50	50	50	50	50	50					300
38/18/0108FP; 38/21/0262/NMA; 38/21/0441/NMA: Lyngford House Taunton			FP, Dev	45																				30	15									45
38/18/0162/FP: Tangier, Castle Street	TTCAAP Tg2	Part of TAUN020	FP, Dev	176																				35	35	35	35	36						176
TAUN001: Land at Pyrland Farm	SADMP TAU3	TAUN001	Dev																							45	20							65
TAUN002: Land between Langaller and Walford Cross, part of Monkton Heathfield CS Allocation SS1, aka MHPh2 (14/21/0047 Hybrid)	Part of CS SS1	TAUN002	Dev	c.3280																				120	120	120	120	120	120	120	120	120	1420	2500
TAUN003: Land to rear of 132 Kingston Road		TAUN003	Dev																						10									10

Taunton Urban Area Trajectory

Site: This Years Colour/Ref	TDBC CS/ SADMP	SHLAA	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Beyond 2036	Total on site
TAUN006: Land at Bridgwater Road		TAUN006	Dev																								24						24
TAUN009: West of Greenway		TAUN009	Dev																								55	40	55				150
TAUN012: Prockters Farm	Part of CS SS1	TAUN012	Dev																						95	55							150
TAUN013: Higher Comeytrowe Farm		TAUN013	Dev																									50	50	50			150
TAUN015: Hamilton Road bus depot	SADMP TAU9	TAUN015	Dev																								25	25					50
TAUN016: High Street East and West	TTCAAP Hs1	TAUN016	Dev																									50	50	50	60		210
TAUN017: St James Street		TAUN017	Dev																									25	20				45
TAUN018: Kilkenny Car Park	SADMP Fp8	TAUN018	Dev																							20	20						40
TAUN019: former Cameron Dixon Works	TTCAAP Fp6	TAUN019	Dev																						30								30
TAUN021: Pound Stretcher Site	Part of Tg1	TAUN021	Dev																										20				20
38/16/0324OA Hydrographic Office			OA PP	100																			25	50	25								100
TAUN023: The Uppers, Taunton School	SADMP TAU7	TAUN023	Dev																					60									60
TAUN024: Police Station, Suttern, Taunton (38/20/0151/FP)		TAUN024	Dev																				35	36	35								106
TAUN143: Land Adjacent to Taunton Tech Park, Lisieux Way, Taunton TA1 2JZ		TAUN143	Dev																				25	25	26								76
Totals					322	237	185	264	275	421	532	513	565	620	331	286	213	369	399	340	434	487	391	1154	1074	1063	947	829	729	460	384	180	1420	15424
Requirement					383	383	383	536	536	536	536	536	689	689	689	494	472	472	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	

Wellington Trajectory

Site: This Years Colour/Ref	TDBC CS/ SADMP	SHLAA	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Beyond 2036	Total on site
Wellington Completions					49	143	194	121	68	87	186	207	192	117	139	91	108																
Small Site Completions/Windfalls																		7	7	7	11	11	11										
43/11/0104oa; 43/13/0013 RM; 43/15/0143 RM; 43/17/0110 RM: Longforth Farm	Part of CS SS3		Complete	503							63	63	54	42	58	54	48	47															429
43/13/0128FP; 43/18/0065FP Land off Taunton Road			FP; DoC; U/C	23														23															23
43/14/0130oa; 43/16/0045/NMA; 43/16/0103RM; 43/17/0032/NMA; 43/17/0085RM; 43/17/0128/NMA; 43/18/0056/NMA; 43/19/0048/NMA; 43/19/0106RM: Jurston Farm	CS SS4		OA; RM x3; VoC; U/C	650												16	43	27	62	60	60	60	40	60	60	60	60	42					650
43/17/0002oa; RM 43/19/0075; 43/20/0025FP; 43/20/0059 VoC; 43/20/0150/NMA; 43/21/0076/NMA; 43/21/0110/NMA: Bagley Road			OA; RM; DoC; U/C	205														45	48	48	48	16		18									223
43/18/0097FP 3-6 Cornhill and Rear of Fore Street			FP; DoC; U/C	42															42														42
43/12/0032FP; 43/12/0042FP; Mount Veterinary Hospital, 21 High St			FP; U/C	12													4		8														12
43/07/0092/FP; 43/15/0151/VoC: Tonedale Mill	SADMP WEL1		Dev	223																					50	50	50	50	23				223
WELL001: Swallowfield Factory	Part of SS3	WELL001	Dev																											50			50
WELL002: Swallowfield w of Station Road	Part of SS3	WELL002	Dev																												35		35
WELL003: Relyon, Wellington	Part of SS3	WELL003	Dev																									50	50	50				150
Totals					49	143	194	121	68	87	186	207	192	117	139	91	108	149	167	115	119	87	51	78	60	110	110	142	100	73	50	35	0	3148
Requirement:					73	73	73	102	102	102	102	102	132	132	132	94	91	91	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	

Rural area Trajectory - former TDBC area

Site: This Years Colour/Ref	TDBC CS/ SADMP	SHLAA	Status	Total permitted	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond 2038	Total on site
RoB Completions					65	87	85	105	101	59	60	163	193	129	27	74	74																		
Small Site Completions/Windfalls																		64	64	64	47	47	47												
06/08/0010/FP; 06/15/0019/FP; 06/15/0029/FP; 06/17/0024/LB; 06/17/0023/FP; 06/19/0045/LB; 06/19/0044/NMA; 06/20/0025/VoC: Sandhill Park, Bishops Lydeard			FP; U/C	57							1	19	10	0					8					14											52
06/14/0056; 06/13/0001/OA, 06/19/0048/FP: The Paddock, Bishops Lydeard			FP; DoC commenced; U/C	20															10	10															20
06/17/0033/FP Taunton Road, Bishops Lydeard	SADMP MAJ4	MAJ001 (BL) & MAJ003 (BL)	FP; DoC; U/C	173														63	52	52	6														173
20/04/0026/FP: Hill Farm, Kingston St Mary			FP; U/C	23			6			1	1	3			1		1	1	1	1	1	1	1	1	1	1								23
23/78/0025; 23/18/0042/NMA; 23/19/0036; : Creedwell Orchard, Milverton			PP; RM; NMA	80																						40	40							40
36/18/0048/FP Willey Road, Stoke St Gregory			FP; DoC; Completed	34														34																	34
49/06/0008; 49/09/0022/VoC:Old Hancock Brewery, Wiveliscombe			PP	14																				7	7										14
53/16/0012/oa, 53/18/0005/RM: Land east of North and West Villas, Cotford St Luke	Part of SADMP MIN2		OA; RM; DoC; Completed	33												18	15																		33
49/18/0045/oa; 49/20/0016RM; 49/20/0028RM; 49/21/0001/NMA; Sandy's Moor			OA; DoC commenced; VoC; RM; U/C	94																				32	30	32									94
MIN1: Land East of West Villas, Cotford St Luke (53/14/0008/oa; 53/18/0003/RM)	Part of SADMP MIN1		OA; RM; DoC; Expired	33																				33											33
27/18/0002/FP Land on East of Oake			Resolution to Grant	18																				18											
49/13/0015/oa; 49/15/0051/RM; 49/17/0060/oa; 49/20/0034/RM: Land off Burges Lane, Wiveliscombe	SADMP MAJ1		OA; RM; Dev	71																				30	30	11									71
MIN002 (MILV): Butts Way, Milverton	SADMP MIN5	MIN002 (MILV)	Dev																						20										20
MAJ002 (WIV): South of Croft Way, Wiveliscombe	SADMP MAJ2	MAJ002 (WIV)	Dev																							20	25	35							80
Totals					65	87	85	105	101	59	60	163	193	129	27	74	74	162	135	127	54	48	48	135	88	64	66	75	0	0	0	0	0	0	0	2224
Requirement:					44	44	44	62	62	62	62	62	79	79	79	57	54	54	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	63	

Minehead Trajectory

Site: This Year's Colour/Ref	2015 SHLAA ref	WSC LP Ref:	Status	Total Permitted	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond 2038	Total on site
Minehead completions					21	60	60	45	31	25	8	12	9																			
Small Sites Completions/Windfall allowance														25	25	25	13	13	13													
3/21/13/120/OA; 3/21/17/119/RM; NMA/21/20/002; Hopcott Road, Minehead	MINPP4	Part of MHD2	OA; RM; NMA; DoC; U/C	71											11	30	30														71
3/21/18/020FP; 3/21/21/015FP; 3/21/22/011/VoC: adjacent to hospital Seaward Way, Minehead (MHD12)			Full PP; DoC; U/C	54											34	20															54
3/21/16/075FP: Periton Mead, Periton Road, Minehead			Full PP; DoC	31												10	11	10														31
3/21/19/091/FP; 3/21/20/101/FP Gascony Hotel, Minehead			Full PP; Completed	18										18																	
3/21/19/092/OA South of Hopcott Road, Minehead (MHD1)		Part of MHD2	OA	60																30	30										60
MHD20: Land west of Minehead Caravan Club, Hopcott Road, Minehead (3/21/15/014oa – lapsed)	MIN34	Part of MHD2	Dev																												
MHD2: West/rear of Chestnut Way, Alcombe (part LP allocation MD2)	MIN23	Part of MHD2	Dev																												
MHD3: North of Callins, Minehead (part LP allocation MD2)	MIN35	Part of MHD2	Dev																	39	60	60	60	60	60	60	60	60			519
MHD4: East of The Hopcott, Hopcott Road (part LP allocation MD2)	MIN44	Part of MHD2	Dev																												
MHD5: Minehead & Exmoor Caravan & Camping Park, Middlecombe Cross, Minehead	MIN4	LP Examination Proposed Interime Release	Dev																			10	10								20
MHD6: Adj Barberton, Middlecombe Minehead	MIN5		Dev																	5	5										10
MHD7: South Beacon Road, North Hill, Minehead	MIN6		Dev																			5	5								10
MHD8: Rear of Paganel Road, Minehead	MIN7		Dev																		5										5
MHD9: The Mount, Porlock Road, Minehead	MIN30		Dev																		10	10	10	10							40
MHD10: East of Dunboyne, Bratton Lane, Minehead	MIN38		Dev																			5									5
MHD11: Land South-West of Minehead Cemetry, Porlock Road, Minehead	MIN41		Dev																	15											15
MHD13: South of Periton Road, between Periton Cross and Higher & Lower Hopcott, Minehead		part of LT1	Dev																		50	50	50	50	50	50					300
MHD14: Adj Charnor House, Beacon Road, Minehead	MIN21		Dev																	5	5	5									15
MHD15: East of Manor Road, Alcombe, Minehead	MIN25		Dev																			25	25	25							75
MHD16: Staunton Quarry, Alcombe, Minehead	MIN26		Dev																						20	20	10				50
MHD19: Penny Hill Farm, Combeland Road, Alcombe, Minehead	MIN40		Dev																	10	10	10	10								40
Dwelling Completions					21	60	60	45	31	25	8	12	9	43	70	85	54	23	13	104	175	180	170	145	130	130	70	60	0	0	0	1320
Requirement					31	31	31	31	31	31	31	39	47	50	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	

Watchet & Williton Trajectory

Site: This Year's Colour/Ref	2015 SHLAA ref	WSC LP Ref:	Status	Total Permitted	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond 2038		Total on site
Watchet & Williton completions					27	16	65	30	24	52	27	2	5																			
Windfall allowance														7	7	7	9	9	9													
3/37/08/036/FP, 3/37/19/002/FP: Stoates Mill, Anchor Street, Watchet			DoC; U/C	20						1	9			5	5																	20
3/37/17/020oa: 3/37/20/006 RM Liddymore Farm, Watchet (WW1)	WAT9	LP Examination Proposed Interime Release	OA; RM; DoC; U/C	250											16	39	39	39	39	39	39											250
3/39/18/009oa, 3/39/20/005RM: South East of Doniford Lane, Williton [aka Land to the East of Aller Mead, Doniford Road, Williton TA4 4RE] (WW6)		WI2	OA; RM; VoC; NMA; U/C	90										15	51	24																90
3/39/20/003oa: West of and North of A39, Williton (WW8)		WI2	Resolution to Grant	(App 350)													20	40	40	40	50	50	50	50	10							350
3/37/17/019oa: Liddymore Estate, (Doniford Road/Normandy Avenue) Watchet (WW10)	WAT1		OA; S106 signed;	(App 139)																35	35	35	34									139
3/37/18/015oa; 3/37/21/012oa: South of B3191 Cleeve Hill, Watchet (WW9)	WAT8	LT1	OA under consideration; Del	(App 136)																19	39	39	39									136
3/37/19/021oa: Wansborough Paper Mill, Watchet (WW12)			Bfield Reg; OA under consideration; Del	(App 350)														25	30	40	40	50	50	50	50	15							350
WW2: West of 28 Priest Street, Williton	WIL13		Dev																		5											5
WW3: West of Brendon Road, Five Bells			Dev																				10									10
WW4: East of Williton			Dev																	30	30	30	30	30	30	30	30	30	30	90		420
WW5: North of Danesfield School, Williton		WI2	Dev																	35	35	35	35	35	35	35						245
WW7: Parsonage Farm, Watchet	Alloc	WA2	Dev	(App 290)																50	50	50	50	50	40							290
WW11: North of Mamsey House, Priest Street, Williton	WIL10		Dev																					25						25		50

Rural area Trajectory - former WSC area

Site: This Year's Colour/Ref	2015 SHLAA ref	Status	Total Permitted	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Beyond 2036	Total on site
Rural Area completions				19	8	30	24	77	26	5	22	8																	
Small Sites Allowance/Windfall allowance													30	30	30	13	13	13											
3/32/07/008, 3/32/17/012, 3/32/18/042, 3/32/20/009/FP; NMA/32/21/001: Paddons Farm, Stogursey	STGPP1	PP; NMA; DoC; U/C	59											7	20														27
3/26/14/026/oa; RM 3/26/19/015; NMA/26/19/001: North of Huish Lane, Washford (aka Land to the west of Huish Mews, Huish Lane, Old Cleeve, Washford), linked with 3/26/19/016		OA; RM; OA; NMA; DoC; U/C	14											5	9														14
3/04/17/016: North of Ellersdon Lane, Brushford (RURAL3)		Full PP; DoC; U/C	13											13															13
3/32/20/003/oa: South of Little Luke Farm, Shurton Lane, Stogursey (RURAL15)	SGR3; LP Examination Proposed Interime Release	OA	27																12	15									27
RURAL1: 19 Church Lane, Bicknoller		Dev																		6				6				6	18
RURAL2: Rear of Parish Hall, Brushford	BRU1	Dev																		5									5
RURAL5: Adj Orchard Road, Carhampton	CAR1	Dev																	3	4									7
RURAL7: North of Bowerhayes Lane, Carhampton		Dev																				5	2						7
RURAL8: South of Townsend Farm, Carhampton		Dev																	10				14						24
RURAL9: Opp Crowcombe 1st School, Crowcombe	CRO1	Dev																		9									9
RURAL10: Grimes Farm, Crowcombe	CRO3	Dev																				6							6
RURAL11: Barnfield, Battleton, Dulverton		Dev																			10								10
RURAL14: Adj 29 St Audries Close, Shurton Lane, Stogursey	SGR2	Dev																		13				13				13	39
RURAL16: Rosedale, Huish Lane, Washford	WAS3	Dev																	5				5						10
RURAL 17 Huish Lane, Washford (3/26/19/024/oa; 3/26/21/002/oa)		Dev																	5				5						
RURAL18: North of Verdun Terrace, Washford		Dev																	10				10				10		30
RURAL20: Parcel 2, Land to the north of Ellersdown Lane, Brushford, TA22 9BH		Dev																			10								10
RURAL22: South of A39 between Halscombe House and Blenheim House, Washford	WAS1& WAS5	Dev																		10				10				10	30
RURAL24: Grimes farm, Crowcombe		Dev																	10				10				10		30
RURAL25: Land north of A39, Carhampton		Dev																		4				3				3	10
Totals				19	8	30	24	77	26	5	22	8	30	55	59	13	13	13	55	66	20	11	46	32	0	0	20	32	326
Requirement				62	62	62	62	62	62	79	79	79	101	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58	

Small Deliverable Sites with planning permission Appendix D1

SHLAA Small Deliverable Sites with PP			
	Valid permissions on 01/04/2021		
Parish	N/S net	U/C	total permitted
Ashbrittle	3	0	3
Ash Priors	1	0	1
Bathealton	2	0	2
Bickenhall	3	0	3
Bishops Hull PUA	4	1	5
Bishops Hull Non PUA	2	1	3
Bishops Lydeard	8	2	10
Bradford-on-Tone	1	0	1
Cheddon Fitzpaine PUA	0	0	0
Cheddon Fitzpaine Non PUA	2	0	2
Chipstable	1	1	2
Churchstanton	1	0	1
Combe Florey	0	0	0
Corfe	0	0	0
Cothelstone	2	0	2
Creech St Michael	4	2	6
Curland	1	0	1
Durston	0	0	0
Fitzhead	0	0	0
Halse	0	0	0
Hatch Beauchamp	1	1	2
Kingston St Mary	3	2	5
Langford Budville	12	0	12
Lydeard St Lawrence	6	1	7
Milverton	10	2	12
North Curry	6	1	7
Norton Fitzwarren PUA	1	1	2
Norton Fitzwarren Non PUA	0	0	0
Nynehead	4	3	7
Oake	11	0	11
Orchard Portman	1	1	2
Otterford	7	2	9
Pitminster	5	1	6
Ruishton	4	3	7
Sampford Arundel	0	0	0
Staple Fitzpaine	2	2	4
Staplegrove PUA	0	0	0
Staplegrove Non PUA	0	1	1
Stawley	13	2	15
Stoke St Gregory	3	0	3
Stoke St Mary	10	1	11
Taunton	58	30	88
Thornfalcon	0	0	0
Tolland	0	0	0

Trull PUA	2	0	2
Trull Non PUA	2	0	2
Wellington	14	7	21
Wellington (without)	3	1	4
West Bagborough	1	1	2
West Buckland	7	1	8
West Hatch	2	2	4
West Monkton PUA	2	3	5
West Monkton Non PUA	5	1	6
Wiveliscombe	22	4	26
Burrowbridge	0	1	1
Comeytrowe PUA	1	2	3
Comeytrowe Non PUA	0	0	0
Cotford St Luke	0	0	0

Total Borough supply of small sites	**253**	**84**	**337**
Anticipated rate			

Taunton supply of small sites	**68**	**37**	**105**
Anticipated rate			

Wellington supply of small sites	**14**	**7**	**21**
Anticipated rate			

RoB supply of small sites	**171**	**40**	**211**
Anticipated rate			

Small Deliverable Sites with planning permission Appendix D2

SHLAA Small Deliverable Sites with PP			
	Valid permissions on 01/04/2021		
Parish	N/S net	U/C	total permitted
Bicknoller	0	1	1
Brompton Ralph	1	1	2
Brompton Regis	0	0	0
Brushford	4	4	8
Carhampton	13	0	13
Clatworthy	0	0	0
Crowcombe	6	1	7
Dulverton	0	0	0
Dunster	0	0	0
East Quantoxhead	11	0	11
Elworthy	4	2	6
Holford	1	0	1
Huish Champflower	0	0	0
Kilve	3	1	4
Minehead	61	22	83
Nettlecombe	0	0	0
Old Cleeve	8	7	15
Sampford Brett	5	2	7
Skilgate	2	0	2
Stogumber	3	1	4
Stogursey	3	1	4
Stringston	5	0	5
Upton	0	-1	-1
Watchet	5	7	12
West Quantoxhead	5	0	5
Williton	4	7	11
Withycombe	0	3	3
Total District supply of small sites Anticipated rate	**144**	**59**	**203**
Minehead supply of small sites Anticipated rate	**61**	**22**	**83**
Watchet & Williton supply of small sites Anticipated rate	**9**	**14**	**23**
Rural Area supply of small sites Anticipated rate	**74**	**23**	**97**