

Somerset West and Taunton Council

**Housing and Employment Land
Availability Report**

March 2022

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1. Introduction

This document contains information on the development and availability of land for housing and employment use within Somerset West and Taunton Council Planning Area. Somerset West and Taunton Council, came into being on 1 April 2019 covering the administrative areas of the former Councils of West Somerset (WSC) and Taunton Deane (TDBC).

The report forms part of the Council's on-going evidence base, identifying land supply, development and completions by housing and employment type across the Borough. Annual monitoring of the effectiveness of the Council's Plans will help to identify priorities as to where policies and objectives need strengthening, maintaining or changing in any future plan review. The information is presented in one single report, but separated into Part 1: Housing Land Availability and Part 2: Employment Land Availability.

The period between 1 April and 31 March has been used as a basis for monitoring, unless otherwise stated. Information has been gathered through a combination of desk based assessment, together with on-site investigation for certain matters such as 'Completions'. Comparative figures have also been included from previous monitoring periods in order to identify trends over a medium timeframe.

The following information has been gathered for monitoring purposes:

- Approvals
- Commitments
- Sites under construction
- Completions

Monitoring is undertaken on a yearly basis and assists in the provision of a consistent base line assessment of housing and employment land within the whole of the Deane area. This monitoring report supersedes any information contained in previous monitoring reports.

If you require any further information, or have any queries, please contact:

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Part 1: Housing Land Availability

2. Housing Land Availability against Core Strategy/Local Plan Housing Target

	TDBC Dwellings	WSC Dwellings
A. Plan period Housing Target - TDBC Core Strategy: April 2008 – March 2028 - WSC Local Plan: April 2012 – March 2032	17,000	2,900
B. Completions (plan start to end March 2022)	8,334	813
C. Under construction (as at 31 March 2022)	1,037	301
D. With planning permission (as at 31 March 2022)	4,858	634
E. Sites of 10 or more dwellings awaiting completion of Section 106 agreement (as at 31 March 2022)	1016	350
F. TDBC Adopted Local Plan Allocations (Nov 04) Taunton Town Centre Area Action Plan Allocations (Dec 08) TDBC Core Strategy Allocations (Sep 12) TDBC Site Allocations and Development Management Plan Allocations (Dec 16) WSC Local Plan Strategic Sites	40 925 3,678 1,623	1,695
G. Uncommitted residue against Housing Target Proposed figure {A - (B+C+D+E+F)}	-4,511	-893
H. Past average annual completion rate TDBC: April 2008 to end March 2022 {B ÷ 14} WSC: April 2012 to end March 2022 {B ÷ 10}	595	81
I. Future average annual completion rate required to meet Housing Target TDBC: April 2022 to end March 2028 {(A-B) ÷ 6} WSC: April 2022 to end March 2032 {(A-B) ÷ 10}	1,444	209
J. Plan period average annual completion rate Required to meet Housing Target {A ÷ 20}	850	145

Published Housing Delivery Test Measurements:

Year	TDBC	WSC	SWT
2018	191%	130%	161%
2019	150%	83%	117%
2020	-	-	107%
2021	-	-	76%

For more information, please see the latest [SWT Housing Delivery Test Action Plan](#).

The adopted TDBC Core Strategy 2012-2028 and adopted WSC Local Plan to 2032 are more than 5 years old, therefore the Local Housing Requirement is calculated using the Standard Method set out in the Planning Practice Guidance: Housing and Economic Needs Assessments. This method has been applied in the latest Strategic Housing and Employment Land Availability Assessment (March 2022) and calculates the following five year supply requirement:

Former Taunton Deane area – 3,565 dwellings (average of 713 per year)

Former West Somerset area – 571 dwellings (average of 114 per year).

On 21 July 2021, the Government announced that a new unitary council for Somerset will be formed on 1 April 2023 to replace the existing county and district councils. However, Exmoor National Park Authority will remain as the Local Planning Authority for the area of National Park within Somerset.

Given these timescales and the numerous stages in Local Plan preparation Somerset West and Taunton (SWT) Council is no longer progressing new plans through the statutory process. The Council is working with existing county and district councils to scope the content and timescales for new Development Plan(s) to be prepared in the future as part the single unitary council. This includes ongoing work to progress and align key evidence base documents. Relevant documents, including an updated Local Development Scheme (LDS) for the new Somerset Council will be published in due course as the councils work through the transitional arrangements.

3. Housing Figures by Parish

Former Taunton Deane area - Private Development

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2021/22	Completed Since April 08
01	Ashbrittle	2	5		6
02	Ash Priors	1			5
03	Bathealton	2	1		8
04	Bickenhall	2		1	5
05	Bishops Hull*	2	2		92
05	Bishops Hull (other)	2			129
06	Bishops Lydeard	67	52	51	178
07	Bradford on Tone	1			12
08	Cheddon Fitzpaine*	170	74	66	265
08	Cheddon Fitzpaine (other)	1			10
09	Chipstable		2		12
10	Churchstanton	2		1	54
11	Combe Florey				9
12	Corfe				12
13	Cothelstone	2			4
14	Creech St Michael	2	1	2	172
15	Curland				1
16	Durston				3
17	Fitzhead				3
18	Halse				11
19	Hatch Beauchamp			1	8
20	Kingston St Mary	9	7	2	17
21	Langford Budville	6		2	29
22	Lydeard St Lawrence	8		1	17
23	Milverton	85	2	1	23
24	North Curry	2	2	4	82
25	Norton Fitzwarren*		45	45	687
25	Norton Fitzwarren (other)				3
26	Nynehead	2	3	4	33
27	Oake	11			20
28	Orchard Portman		1		2
29	Otterford	2		1	14
30	Pitminster	4		1	32
31	Ruishton	5	2	1	15
32	Sampfard Arundel				4
33	Staple Fitzpaine	1	2		0
34	Staplegrave*	713			115
34	Staplegrave (other)		1		7
35	Stawley	12	2	1	9
36	Stoke St Gregory	4	1	20	41
37	Stoke St Mary			3	18
38	Taunton*	944	266	75	1450
40	Thornfalcon	2			3

*The Principal Urban Area (or Strategically Significant City or Town) of Taunton is the area defined in the Taunton Deane Local Plan within the settlement limit of Taunton which includes the urban areas of Bishops Hull, Cheddon Fitzpaine, Comeytrowe, Norton Fitzwarren, Staplegrave, Taunton, Trull and West Monkton. Wellington is the area within the settlement limit of Wellington as shown in the Local Plan.

Former Taunton Deane area – Private Development (continued)

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2021/22	Completed Since April 08
41	Tolland		1		2
42	Trull*	1774	123	5	24
42	Trull (other)	2	2		30
43	Wellington	680	143	105	1370
44	Wellington Without	3	1		10
45	West Bagborough	1	1		9
46	West Buckland	11	1		15
47	West Hatch		1		1
48	West Monkton*	101	24	54	1041
48	West Monkton (other)	4		1	3
49	Wiveliscombe	88	78	12	116
51	Burrowbridge	1			10
52	Comeytrowe*	1	1	1	15
52	Comeytrowe (other)				
53	Cotford St Luke				36
TDBC Private Housing Total:		4732	847	461	6302

Former West Somerset area - Private Development

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2021/22	Completed Since April 12
01	Bicknoller	1		1	6
02	Brompton Ralph	2		1	3
03	Brompton Regis				
04	Brushford	4	14	3	27
05	Carhampton	5	6	1	24
06	Clatworthy				3
07	Crowcombe	3	3	1	7
09	Dulverton				6
10	Dunster		1		47
11	East Quantoxhead	7			
12	Elworthy	9	2		
16	Holford	1			4
17	Huish Champflower				4
18	Kilve	3		1	2
21	Minehead	107	75	21	246
24	Nettlecombe				1
26	Old Cleeve	10	2		11
28	Sampford Brett	6	2		7
30	Skilgate	2			1
31	Stogumber	3	1	1	14
32	Stogursey	9	27	1	10
33	Stringston	5			
36	Upton	3		-1	3
37	Watchet	395	7	8	137
38	West Quantoxhead	1	3	1	7
39	Williton	4	44	9	71
41	Withycombe			2	4
WSC Private Housing Total:		580	187	50	645

Former Taunton Deane area - Affordable Development

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2021/22	Completed Since April 08
01	Ashbrittle				
02	Ash Priors				
03	Bathealton				
04	Bickenhall				
05	Bishops Hull*				24
05	Bishops Hull (other)				58
06	Bishops Lydeard	5	37	21	39
07	Bradford on Tone				
08	Cheddon Fitzpaine*	41	30	21	126
08	Cheddon Fitzpaine (other)				26
09	Chipstable				
10	Churchstanton				12
11	Combe Florey				
12	Corfe				2
13	Cothelstone				
14	Creech St Michael				78
15	Curland				
16	Durston				
17	Fitzhead				
18	Halse				
19	Hatch Beauchamp				
20	Kingston St Mary				
21	Langford Budville	04			2
22	Lydeard St Lawrence				
23	Milverton				5
24	North Curry				13
25	Norton Fitzwarren*		37	2	120
25	Norton Fitzwarren (other)				
26	Nynehead				
27	Oake				
28	Orchard Portman				
29	Otterford				
30	Pitminster				4
31	Ruishton				26
32	Sampford Arundel				
33	Staple Fitzpaine				
34	Staplegrove*				41
34	Staplegrove (other)				
35	Stawley				
36	Stoke St Gregory				
37	Stoke St Mary			14	14
38	Taunton*	-6	25	71	572
40	Thornfalcon				

*The Principal Urban Area (or Strategically Significant City or Town) of Taunton is the area defined in the Taunton Deane Local Plan within the settlement limit of Taunton which includes the urban areas of Bishops Hull, Cheddon Fitzpaine, Comeytrove, Norton Fitzwarren, Staplegrove, Taunton, Trull and West Monkton. Wellington is the area within the settlement limit of Wellington as shown in the Local Plan.

Former Taunton Deane area – Affordable Development (continued)

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2021/22	Completed Since April 08
41	Tolland				
42	Trull*				
42	Trull (other)				21
43	Wellington	73	27	41	461
44	Wellington Without				
45	West Bagborough				07
46	West Buckland				
47	West Hatch				
48	West Monkton*	9	10	15	332
48	West Monkton (other)				
49	Wiveliscombe		24		13
51	Burrowbridge				
52	Comeytrowe*				
52	Comeytrowe (other)				
53	Cotford St Luke				36
TDBC Affordable Housing Total:		126	190	185	2032

Former West Somerset area – Affordable Development

Code	Parish	Number of dwellings			
		Not Started	Under Construction	Completed in 2021/22	Completed Since April 12
01	Bicknoller				
02	Brompton Ralph				
03	Brompton Regis				
04	Brushford				
05	Carhampton				22
06	Clatworthy				
07	Crowcombe				5
09	Dulverton				
10	Dunster				11
11	East Quantoxhead				
12	Elworthy				
16	Holford				
17	Huish Champflower				
18	Kilve				
21	Minehead	54	32	11	57
24	Nettlecombe				
26	Old Cleeve		5		
28	Sampford Brett				
30	Skilgate				
31	Stogumber				
32	Stogursey				2
33	Stringston				
36	Upton				
37	Watchet				30
38	West Quantoxhead				
39	Williton		77	13	40
41	Withycombe			1	1
WSC Affordable Housing Total:		54	114	25	168

Former Taunton Deane area - Summary

	Not Started	Under Construction	Completed in 2021/22	Completed Since April 08
Private Housing Total:	4732	847	461	6302
Affordable Housing Total:	126	190	185	2032
Grand Total	4858	1037	646	8334

Former West Somerset area - Summary

	Not Started	Under Construction	Completed in 2021/22	Completed Since April 12
Private Housing Total:	580	187	50	645
Affordable Housing Total:	54	114	25	168
Grand Total	634	301	75	813

Somerset West and Taunton Council – Summary

	Not Started	Under Construction	Completed in 2021/22
Private Housing Total:	5312	1034	511
Affordable Housing Total:	180	304	210
Grand Total	5492	1338	721

4. Adopted Local Plan Housing Allocations

Adopted Taunton Deane Local Plan Allocations - March 2019

Taunton Urban	Policy	Approximate Capacity		
		Brown	Green	Total
St James Street Garage	T15(C)	40	0	40
TOTAL LOCAL PLAN ALLOCATIONS		40	0	40

Adopted Taunton Town Centre Area Action Plan Allocations – March 2019

Taunton Urban	Policy	Approximate Capacity		
		Brown	Green	Total
Firepool Riverside*	Fp1	96	0	96
Cameron Dixon, Albemarle Rd	Fp6	30	0	30
Kilkenny Car Park	Fp8	40	0	40
Morrison's	Cr5	200	0	200
Tangier*	Tg2	349	0	349
High Street	Hs1	210	0	210
TOTAL TTCAAP ALLOCATIONS		925	0	925

Adopted Core Strategy Allocations – March 2019

	Policy	Approximate Capacity		
		Brown	Green	Total
Monkton Heathfield*	SS1	0	3,010	3,010
Nerrols / Priorswood*	SS2	0	270	270
Longforth*	SS3	0	398	398
TOTAL CORE STRATEGY ALLOCATIONS			03,678	3,678

Adopted Site Allocations and Development Management Plan Allocations – March 2019

Taunton Urban	Policy	Approximate Capacity		
		Brown	Green	Total
Staplegrave*	TAU2	0	787	787
Pyrland Farm	TAU3	0	45	45
Ford Farm, Norton Fitzwarren	TAU4	0	400	400
The Uppers	TAU7	0	60	60
Remainder of Norton Fitzwarren*	TAU8	30	0	30
Hamilton Road Bus Depot	TAU9	50	0	50
Taunton total		80	1,292	1,372
Wellington				
Tonedale Mill	WEL1	151	0	151
Wellington total		151	0	151
Major Rural Centres				
Croft Way, Wiveliscombe	MAJ2	0	80	80
Major Rural Centres total		0	80	80
Minor Rural Centres				
Butts Way, Milverton	MIN5	0	20	20
Minor Rural Centres total		0	20	20
TOTAL SADMP ALLOCATIONS		231	1,392	1,623

*remaining part of site without planning permission

Adopted Local Plan (2006)

	Policy	Approximate Capacity		
		Brown	Green	Total
Rear of North Street, Williton*	H/1	0	10	10
TOTAL LOCAL Plan (2006) ALLOCATIONS				10

Adopted Local Plan (2012-2032)

	Policy	Approximate Capacity		
		Brown	Green	Total
Land South Hopcott Road, Minehead*	MD2	0	619	619
Parsonage Farm, Watchet	WA2	0	290	290
Land West & North of Williton*	WI2	0	406	316
Land South of Periton Road, Minehead	LT1	0	360	360
Land South B3191, Cleeve Hill	LT1	0	100	100
TOTAL LOCAL PLAN (2012) ALLOCATIONS				1,685

* Remaining part of site without planning permission

5. Housing Completions 2000 - 2021

Net Annual Total for Taunton Deane Borough Council			
	Private Housing	Affordable Housing	TOTAL
2000 - 2001	703	66	769
2001 - 2002	476	30	506
2002 - 2003	400	79	479
2003 - 2004	393	33	426
2004 - 2005	409	46	455
2005 - 2006	307	93	400
2006 - 2007	320	53	373
2007 - 2008	395	159	554
2008 - 2009	372	64	436
2009 - 2010	343	124	467
2010 - 2011	311	153	464
2011 - 2012	297	193	490
2012 - 2013	360	84	444
2013 - 2014	431	136	567
2014 - 2015	602	176	778
2015 - 2016	678	205	883
2016 - 2017	698	252	950
2017 - 2018	774	92	866
2018 - 2019	280	217	497

Net Annual Total for West Somerset Council			
	Private Housing	Affordable Housing	TOTAL
2000 - 2001	Earlier information not readily available	Earlier information not readily available	85
2001 - 2002	Earlier information not readily available	Earlier information not readily available	143
2002 - 2003			103
2003 - 2004			180
2004 - 2005			119
2005 - 2006			190
2006 - 2007			222
2007 - 2008			122
2008 - 2009			109
2009 - 2010			55
2010 - 2011			40
2011 - 2012			81
2012 - 2013	64	3	67
2013 - 2014	51	33	84
2014 - 2015	132	23	155
2015 - 2016	78	21	99
2016 - 2017	92	40	132
2017 - 2018	83	20	103
2018 - 2019	37	3	40

Net Annual Total for Somerset West and Taunton Council			
	Private Housing	Affordable Housing	TOTAL
2019 - 2020	424	63	487
2020 - 2021	329	88	417
2021 - 2022	511	210	721

The number of affordable houses completed in a year includes social and intermediate housing. The Housing Enabling Unit reports their data in terms of gross completions, however in this report net figures are used (i.e. taking account of any demolitions necessary in regeneration projects). Therefore there may be discrepancies in the number of reported affordable units between Policy and Housing Enabling Teams.

6. Breakdown of Sites with Planning Permission by Area

	Not Started	Under Construction	Completed in 2021/22
Taunton (Private)	3705	535	246
Taunton (Affordable)	44	102	109
Taunton Total	3749	637	355
Wellington (Private)	680	143	105
Wellington (Affordable)	73	27	41
Wellington Total	753	170	146
Minehead (Private)	107	75	21
Minehead (Affordable)	54	32	11
Minehead Total	161	107	32
Watchet & Williton (Private)	399	51	17
Watchet & Williton (Affordable)	0	77	13
Watchet & Williton Total	399	128	30
Rural Remainder (Private)	421	230	122
Rural Remainder (Affordable)	9	66	36
Rural Remainder Total	430	296	158
Somerset West and Taunton LPA (Private)	5312	1034	511
Somerset West and Taunton LPA (Affordable)	180	304	210
Somerset West and Taunton LPA Total	5492	1338	721

Of the total number of new dwellings completed in Somerset West and Taunton during the period 01 April 2021 to 31 March 2022, 29% were affordable dwellings.

**7. Sites with planning permission for 10 or more dwellings (Gross)
Taunton, Wellington, Minehead, Watchet and Williton**

SITE DESCRIPTION, DEVELOPER AND APPLICATION NUMBER	STATUS	NUMBER OF DWELLINGS PERMITTED	NUMBER OF DWELLINGS COMPLETED	SITE AREA (HA)
Taunton Principle Urban Area (PUA)				
Mixed use development Nerrols Drive 08/19/0001, 08/15/0012 & 08/10/0024oa	U/C	630	348	27.00
Residential development (affordable scheme) Pyrlands Fields, Cheddon Road 08/18/0019, 08/16/0031, 08/13/0013 & 08/10/0009oa	U/C	99	66	1.15
Mixed use development (Langford Mead) Taunton Trading Estate, Norton Fitzwarren 25/17/0026, 25/13/0035, 25/13/0014, 25/12/0032, 25/09/0016 & 25/02/0018oa	U/C	526	445	15.08
Mixed use development Staplegrove (West) 34/16/0007oa	N/S	713	0	56.0
Mixed use development (Firepool Lock) Taunton East Goods Yard 38/18/0144, 38/15/0506, 38/14/0076, 38/13/0477oa, 38/11/0596, 38/11/0595, 38/09/0190 & 38/99/0394	U/C	471	427	3.26
Residential development 57/59 Staplegrove Road 38/05/0430	U/C	14	3	0.17
Residential development Killams 38/18/0001, 8/15/0177 & 38/12/0203oa	U/C	317	215	21.63
Mixed use development The Coal Orchard 38/18/0185	U/C	42	6	0.00
Residential development Hydrographic Office, Admiralty Way 38/16/0324oa	N/S	100	0	2.80
Mixed use development (Firepool) Former livestock market, Priory Bridge Road 38/17/0150oa	N/S	200	0	7.47
Residential development of offices Unison House, The Crescent 38/18/0068	U/C	13	0	0.07
Residential development North of Tangier/Castle Street 38/18/0162	N/S	176	0	1.2
Residential development Former Lidl site, Wood Street 38/18/0357	U/C	72	0	0.42
Residential development Michael Paul House, Tower Street 38/19/0195co	U/C	57	0	0.18
Residential development of offices 1 Tangier Central 38/21/0511, 38/19/0352co	N/S	55	0	0.34

Residential redevelopment North Taunton Woolaway Project 38/18/0465	U/C	21	0	0.00
Residential development Lyngford House, Lyngford Lane 38/18/0108	N/S	45	0	1.59
Residential development Trinity Business Park, 80 South Street 38/18/0291	U/C	62	0	0.67
Residential development Fairwater Yard, Higher Palmerston Road 38/19/0003	N/S	22	0	0.56
Residential development of offices 30-32 Fore Street/56 North Street 38/20/0230	N/S	43	0	0.14
Mixed use development Comeytrove/Trull 42/21/0004, 42/20/0056, 42/20/0031, 42/20/0006, 42/14/0069oa	U/C	2000	4	118.00
Mixed use development Monkton Heathfield 48/15/0053, 48/15/0030, 48/15/0018, 48/14/0028, 48/14/0016, 48/14/0007, 48/13/0081, 48/13/0037, 48/13/0004, 48/12/0068, 48/12/0064, 48/12/0015, 48/11/0027, 48/10/0036 & 48/05/0072oa	U/C	980	969	26.0
Residential development Hartnells Farm, Monkton Heathfield 48/18/0036, 43/16/0025 & 48/13/0008oa	U/C	320	196	16.20
Residential development of offices 48-49 North Street 38/21/0211co	N/S	16	0	0.00
Residential development of offices Bedford House, Park Street 38/21/0316co	N/S	69	0	0.47
Residential development of offices 2 Tangier Central 38/22/0014cma	N/S	17	0	0.00
Wellington				
Residential development Longforth Farm 43/17/0110, 43/15/0143, 43/13/0013 & 43/11/0104oa	U/C	503	430	16.00
Residential development Jurston Farm 43/17/0085, 43/16/0103 & 43/14/0130oa	U/C	650	90	40.02
Residential development Bagley Road, Rockwell Green 43/19/0075 & 43/17/0002oa	U/C	205	45	10.12
Residential development 3-6 Cornhill/rear of Fore Street 43/18/0097	U/C	42	0	0.68
Residential development Tonedale Mill – Block H 43/15/0151	N/S	69	0	0.17

Minehead				
Residential development Hopcott Road 3/21/17/119, 3/21/13/120oa	U/C	71	0	2.08
Residential development Seaward Way 3/21/21/015, 3/21/18/020	N/S	54	0	1.16
Residential development Periton Mead, Periton Road 3/21/16/075	U/C	31	0	1.45
Residential development Hopcott Road 3/21/19/092oa	N/S	60	0	3.24
Watchet & Williton				
Residential development Liddymore Farm, Watchet 3/37/21/006, 3/37/17/020oa	N/S	250	0	10.77
Residential development Aller Mead/Doniford Road, Williton 3/39/20/005, 3/39/18/009oa	U/C	90	15	3.92
Residential development Doniford Road, Normandy Ave, Watchet 3/37/17/019oa	N/S	139	0	10.03

**8. Sites with planning permission for 10 or more dwellings (Gross)
Rural Remainder**

SITE DESCRIPTION, DEVELOPER AND APPLICATION NUMBER	STATUS	NUMBER OF DWELLINGS PERMITTED	NUMBER OF DWELLINGS COMPLETED	SITE AREA (HA)
Residential development Sandhill Park, Bishops Lydeard 06/15/0029, 06/15/0019 & 06/08/0010	U/C	56	30	0.00
Residential development The Paddock, Taunton Road, Bishops Lydeard 06/19/0048	U/C	20	0	0.37
Residential development Taunton Road, Bishops Lydeard 06/17/0033	U/C	173	68	8.89
Residential development Ellersdown Road, Brushford 3/04/17/016	U/C	13	2	0.73
Residential development Hill Farm, Kingston St Mary 20/04/0026	U/C	23	11	0.80
Residential development Creedwell Orchard, Milverton 23/78/0025	N/S	80	0	4.60
Residential development Paddons Field, Stogursey 3/32/07/008	U/C	66	39	2.96
Residential development Old Hancock Brewery, Golden Hill, Wiveliscombe 49/06/0008	U/C	14	0	0.26
Residential development Burges Lane, Wiveliscombe 49/17/0060oa, 49/15/0051, 49/13/0015oa	N/S	71	0	2.68
Residential development Sandys Moor, Wiveliscombe 49/18/0045oa	U/C	94	0	3.60

9. Sites of 10 or more dwellings awaiting completion of Section 106 Agreement

SITE DESCRIPTION AND APPLICATION NUMBER	NUMBER OF DWELLINGS	SITE AREA (HA)
Mixed use development Staplegrove (East) 34/16/0014oa	915	80.00
Residential development (replacement of woolaway homes) Lyngford Lane/Dorchester Road, Taunton 38/18/0467oa	44	6.44
Residential development Land East of Oake 27/18/0002	18	0.79
Residential development Derham Close, Creech St Michael 14/21/0024	28	3.10
Residential development Corfield Hall, Magdalene Street, Taunton 38/19/0426	11	0.07
Mixed use development West of Williton 3/39/20/003	350	28.40
Total	1,366	118.80

10. Statistics relating to completions 1ST April 2021 – 31ST March 2022

	Total 01/04/21 – 31/03/22	
Total no of dwellings completed (net gain)	721	100%¹
Greenfield	523	72.54%
Barn conversions	24	3.33%
New dwellings	499	69.21%
Private	359	49.79%
Housing Association	140	19.42%
Brownfield	206	28.57%
Conversion of buildings ²	29	4.02%
Private	18	2.50%
Housing Association	11	1.53%
Increase due to subdivision ³	9	1.25%
Private	9	1.25%
Housing Association	0	0.00%
New dwellings	168	23.30%
Private	109	15.12%
Housing Association	59	8.18%
Demolitions/Losses ⁴	-8	-1.11%

Percentage of dwellings on Brownfield sites: **28.57 %**

Percentage of dwellings on Greenfield sites: **72.54 %**

Demolition/Losses: **-1.11 %**

¹ Rounded to nearest 0.01%

² Not previously used as dwellings

³ Conversions of existing dwellings leading to more housing units

⁴ Loss of 8 dwellings: 5 due to conversions to other uses, 3 from conversion of 2 dwellings into a single dwelling. No dwellings were demolished

New Build Dwellings 667 (gross)					
	Private	Housing Association	Local Authority	Total	% of Total
Houses/bungalows					
1 bedroom	0	4	0	4	0.60%
2 bedrooms	41	63	0	104	15.59%
3 bedrooms	205	52	0	257	38.53%
4 or more bedrooms	152	6	0	158	23.69%
TOTAL	398	125	0	523	78%
Flats					
1 bedroom	31	42	0	73	10.94%
2 bedrooms	39	32	0	71	10.64%
3 bedrooms	0	0	0	0	0.00%
4 or more bedrooms	0	0	0	0	0.00%
TOTAL	70	74	0	144	22%

Dwellings from Conversions and Subdivisions 62 (gross)					
	Private	Housing Association	Local Authority	Total	% of Total
Houses/bungalows					
1 bedroom	3	0	0	3	4.84%
2 bedrooms	15	0	0	15	24.19%
3 bedrooms	10	0	0	10	16.13%
4 or more bedrooms	9	0	0	9	14.52%
TOTAL	37	0	0	37	60%
Flats					
1 bedroom	0	0	0	0	0.00%
2 bedrooms	6	11	0	17	27.42%
3 bedrooms	8	0	0	8	12.90%
4 or more bedrooms	0	0	0	0	0.00%
TOTAL	14	11	0	25	40%

Total Dwellings				
	Private	Housing Association	Local Authority	Total
New build (gross)	468	199	0	667
Conversion / Subdivisions (gross)	51	11	0	62
Sub Total	519	210	0	729
Losses				-8
Total (net)				721

Subdivisions:

The subdivision of 8 dwellings resulted in 17 dwellings (an increase of 9).

Losses:

There were 8 losses due to 5 changes of use and 3 conversions from 2 dwellings to single dwellings (See page 18 footnote 4).

Location and type of dwelling 1ST April 2021 – 31ST March 2022

	TDBC Local Plan	TDBC Core Strategy	TDBC Site Alloc	WSC Local Plan	Total Allocated Sites		Windfall	
SWT Total (net)	52	234	68	15	369		352	
Taunton PUA⁵	52	156	0		208	56%	147	42%
Greenfield	0	156	0		156	42%	47	13%
Brownfield	52	0	0		52	14%	100	28%
Wellington	0	78	0		78	21%	0	0%
Greenfield	0	78	0		78	21%	0	0%
Brownfield	0	0	0		0	0%	0	0%
Minehead				0	0	0%	32	9%
Greenfield				0	0	0%	7	2%
Brownfield				0	0	0%	25	7%
Watchet & Williton				15	15	4%	15	4%
Greenfield				15	15	4%	5	1%
Brownfield				0	0	0%	10	3%
Rural Remainder	0	0	68	0	68	18%	158	45%
Greenfield	0	0	68	0	68	18%	147	42%
Brownfield	0	0	0	0	0	0%	11	3%

Total number of completions: 721

Percentage of dwellings on Allocated sites: **51 %**

Percentage of dwellings on Windfall sites: **49 %**

⁵ Principal Urban Area is defined in the Taunton Deane Local Plan to be the area within the settlement limits of Taunton which includes the urban areas of Bishops Hull, Cheddon Fitzpaine, Comeytrove, Norton Fitzwarren, Staplegrave, Taunton, Trull and West Monkton.

Part 2: Employment Land Availability

The employment land monitor focuses primarily on Class B1 (Business), now part of use class E, Class B2 (General Industrial), Class B8 (Storage and Distribution) and other appropriate uses within employment areas across the Somerset West and Taunton Council (SWT) planning area.

SWT came into being on 1 April 2019 covering the administrative areas of the former Councils of West Somerset (WSC) and Taunton Deane (TDBC). This is the third employment land availability report for the new council. The data for this monitoring period (01 April 2021 to 31 March 2022) covers applications for the whole SWT planning area.

The monitor is not always able to separate approvals for individual Class B1 (non office), B2 and B8 applications since many are submitted 'speculatively' for permission across the Class B definition, with no known end user. Likewise, it is sometimes hard to distinguish the use class of some occupiers due to the range of activities taking place and which may vary year on year.

Unless specified, monitoring has also excluded certain other applications such as renewals of existing permissions, hectare extensions to existing premises (although changes in floorspace are recorded), change of use applications between B1, B2 and B8 uses, variation of conditions, minerals applications, withdrawn applications and refusals for employment development.

Since 2011-12, the monitor has excluded office proposals under 100m² floorspace and 0.20 ha of other employment land. This applies equally to both additions and losses, and appears to have had limited effect.

The tables in this report provide information for the former Taunton Deane Borough Council area from 2006, being the economic baseline date adopted by Roger Tym and Partners in their Economy Topic Paper which informed Core Strategy preparation.

11. Employment Land Approvals

Table 1 over the page provides a yearly comparison of employment land approvals since 2006/07. Renewals of permissions are not recorded as a new approval in Table 1 but are retained as a 'Commitment' under Table 2. However, there may be a degree of repetition between years, for example, the 2010/11 figure includes the outline approval for office development on Priory Bridge Road. The 2011/12 figure includes the reserved matters application for Phase 1 of the scheme. Nevertheless, the table remains of use, demonstrating year on year, the extent of interest in bringing employment land into the supply pipeline.

Table 1: Employment Land Approvals

YEAR	AMOUNT	PERCENTAGE ON BROWNFIELD SITES	COUNCIL
2006/07	9.50 ha	77.79%	TDBC
2007/08	18.58 ha	3.23%	TDBC
2008/09	29.34 ha	8.50%	TDBC
2009/10	2.83 ha	85.16%	TDBC
2010/11	4.76 ha	84.66%	TDBC
2011/12	0.84 ha	14.30%	TDBC
2012/13	0.98 ha	22.40%	TDBC
2013/14	3.37 ha	7.12%	TDBC
2014/15	2.81 ha	3.56%	TDBC
2015/16	2.40 ha	27.50%	TDBC
2016/17	9.83 ha	13.33%	TDBC
2017/18	4.43 ha	91.65%	TDBC
2018/19	2.16 ha	6.02%	TDBC
2019/20	9.09 ha	15.84%	SWT
2020/21	2.25 ha	10.22%	SWT
2021/22	1.57 ha	34.39%	SWT

12. Employment Commitments

The Governments current policy document the National Planning Policy Framework (NPPF, 2012) advocates a positive and proactive approach to encourage sustainable economic growth to meet anticipated needs over the Plan period. A sufficient supply of available employment land, of varying type and location is an important element of this.

Sites with Planning Permission: Table 2 (over the page) provides comparative detail of committed employment land i.e. land with a valid permission for employment use, either undeveloped or under construction. The total excludes: land with permissions for extensions within the curtilage of existing premises; and adopted Local Plan Allocations without a current permission.

Table 2: Employment Land Commitments

YEAR	AMOUNT	COUNCIL
As at 01 April 2006	22.60 ha	TDBC
As at 01 April 2007	24.49 ha	TDBC
As at 01 April 2008	38.06 ha	TDBC
As at 01 April 2009	54.01 ha	TDBC
As at 01 April 2010	50.54 ha	TDBC
As at 01 April 2011	48.70 ha	TDBC
As at 01 April 2012	47.38 ha	TDBC
As at 01 April 2013	47.04 ha	TDBC
As at 01 April 2014	45.33 ha	TDBC
As at 01 April 2015	46.18 ha	TDBC
As at 01 April 2016	41.36 ha	TDBC
As at 01 April 2017	46.65 ha	TDBC
As at 01 April 2018	48.09 ha	TDBC
As at 01 April 2019	42.88 ha	TDBC
As at 01 April 2020	40.32 ha	SWT
As at 01 April 2021	40.88 ha	SWT
As at 01 April 2022	36.37 ha	SWT

This consists of two elements:

- Development approved but not commenced, and
- Under construction.

These figures cannot accurately be translated into floorspace since some of these commitments are in outline only, thus eventual floorspace is not necessarily known.

None of the above figure includes sites where permission has expired, even if within a defined employment estate, nor does it include statutory plan commitments without consent.

13. Sites Under Construction

Table 3: Sites 'Under Construction'

YEAR	AMOUNT		COUNCIL
2006/07	4.71 ha	12,785m ²	TDBC
2007/08	3.31 ha	10,958m ²	TDBC
2008/09	3.92 ha	10,882m ²	TDBC
2009/10	4.10 ha	9,426m ²	TDBC
2010/11	2.34 ha	7,613m ²	TDBC
2011/12	1.36 ha	7,791m ²	TDBC
2012/13	1.26 ha	4,338m ²	TDBC
2013/14	1.47 ha	5,789m ²	TDBC
2014/15	3.98 ha	8,223m ²	TDBC
2015/16	2.67 ha	8,353m ²	TDBC
2016/17	0.61 ha	3,955m ²	TDBC
2017/18	2.15 ha	16,942m ²	TDBC
2018/19	0.87 ha	4,422m ²	TDBC
2019/20	2.06 ha	9,092m ²	SWT
2020/21	0.62 ha	5,674m ²	SWT
2021/22	0.69 ha	5,973m ²	SWT

14. Employment Completions

A good indicator of employment growth can be gauged by an assessment of completions of development on employment land (or 'take-up') within the monitoring periods. The hectare and brownfield totals exclude any extensions to existing premises but the square metre column includes any floorspace that may result from an extension.

Table 4: Employment Completions

YEAR	AMOUNT		PERCENTAGE ON BROWNFIELD SITES	COUNCIL
2006/07	2.24 ha	9,031m ²	4.02%	TDBC
2007/08	4.59 ha	12,540m ²	9.80%	TDBC
2008/09	5.44 ha	16,341m ²	25.18%	TDBC
2009/10	3.10 ha	10,624m ²	82.26%	TDBC
2010/11	2.93 ha	7,073m ²	33.79%*	TDBC
2011/12	1.65 ha	4,328m ²	43.64%	TDBC
2012/13	0.66 ha	5,079m ²	15.15%	TDBC
2013/14	0.02 ha	459m ²	100%	TDBC
2014/15	1.05 ha	4,215m ²	30.48%	TDBC
2015/16	3.66 ha	28,235m ²	10.93%	TDBC
2016/17	1.41 ha	3,670m ²	0.71%	TDBC
2017/18	0.70 ha	4,019m ²	2.86%	TDBC
2018/19	1.56 ha	7,033m ²	98.72%	TDBC
2019/20	6.34 ha	18,721m ²	40.06%	SWT
2020/21	1.51 ha	4,299m ²	5.30%	SWT
2021/22	1.76 ha	11,286m ²	62.50%	SWT

*The total figure includes a completion of public house / restaurant in Wellington, a part of the Chelston Employment site (consisting of 0.64 ha and 2,506m²)

15. Office Completions

The following table should not be regarded as an additional figure to the 'Employment Completions' table above. It is simply providing an indication of office floorspace completions within the overall figures set out in Table 4 above.

Table 5: Office Floorspace Completions

YEAR	AMOUNT	COUNCIL
2006/07	2,960m ²	TDBC
2007/08	5,180m ²	TDBC
2008/09	4,604m ²	TDBC
2009/10	1,970m ²	TDBC
2010/11	1,131m ²	TDBC
2011/12	1,153m ²	TDBC
2012/13	2,711m ²	TDBC
2013/14	160m ²	TDBC
2014/15	120m ²	TDBC
2015/16	1,433m ²	TDBC
2016/17	166m ²	TDBC
2017/18	191m ²	TDBC
2018/19	149m ²	TDBC
2019/20	2,058m ²	SWT
2020/21	179m ²	SWT
2021/22	142m ²	SWT

16. Employment Land Losses

The monitoring of employment land loss is one factor in assessing the effectiveness of existing Plan policies. However, there may be losses outside of established employment areas that are so minor in terms of 'land take' as to not undermine policy and indeed may be consistent with other policy considerations such as problems of noise, pollution and heavy vehicles associated with historic non conforming uses within established residential areas. These have not been recorded unless it is considered a significant loss of employment land.

There are also many instances where uses have changed over time, gradually evolving away from what was originally a clearly defined employment classification. These are not recorded since the Borough does not have the resources to necessarily check the background on each site unless the issue is specifically drawn to the Councils attention. The same also applies to direct breaches of planning control such as retailing from employment sites without permission. These have not been recorded unless/until the Council decides whether to pursue enforcement or seek regularisation of the use.

As with employment approvals and completions etc, losses of office floorspace below 100m² or other employment land below 0.2 ha, have not been recorded since the monitoring period 2011/12.

Finally, it should also be borne in mind that the grant of permission does not necessarily result in the proposal being implemented, although obviously it does mean that the Council finds the proposal acceptable.

Table 6: Employment Land Losses

YEAR	APPROVED	COMMENCED /LOST	COUNCIL
2008/09	0.12 ha	0.00 ha	TDBC
2009/10	0.11 ha	0.05 ha	TDBC
2010/11	0.41 ha	0.22 ha	TDBC
2011/12	0.53 ha	0.00 ha	TDBC
2012/13	0.77 ha	0.60 ha	TDBC
2013/14	0.52 ha	0.35 ha	TDBC
2014/15	0.01 ha	0.09 ha	TDBC
2015/16	0.43 ha	0.35 ha	TDBC
2016/17	0.94 ha	0.10 ha	TDBC
2017/18	1.09 ha	1.67 ha	TDBC
2018/19	0.33 ha	0.00 ha	TDBC
2019/20	1.26 ha	0.85 ha	SWT
2020/21	0.35 ha	17.59 ha	SWT
2021/22	0.47 ha	0.54 ha	SWT

17. Employment Land Availability in Somerset West and Taunton

Table 7

	OFFICE m ²	Industrial/Other Hectares
Completions 2006-2021	44,876	31.11
Completions 2021-2022	142	1.76
Commitments 2021-2022		
Not commenced	39,323 ⁽¹⁾	35.68
Under construction	113	0.69
Development Plan allocations without planning permission	c46,300 ⁽²⁾	31.05 ⁽³⁾
TOTALS	130,754m²	100.29 ha

NOTE: The table excludes proposals in emerging plans and sites with 'in principle' support but with no past or present planning permission and outside of an established employment area.

⁽¹⁾ this includes an estimate of 5,000m² of office floorspace at Blackbrook (0.73 ha site)

⁽²⁾ this estimate consists of 36,300m² remaining at Riverside (TTCAAP), 7,000m² Firepool Lock (TTCAAP), c2,000m² Station Approach (TTCAAP) and 1,000m² Monkton Heathfield district centre (Core Strategy). The 10,000m² (TTCAAP) at Morrisons is excluded.

⁽³⁾ consists of 0.19 ha Chelston (WDLP), c1.5 ha mixed use at Tonedale Mill (TDLP), 5.5 ha Crown Industrial Estate (TDLP), 9.06 ha Monkton Heathfield (Core Strategy), 1 ha Nerrols (Core Strategy), 1 ha Staplegrove (SADMP), 1 ha Ford Farm, Norton Fitzwarren (SADMP), 3.3 Langford Mead, Norton Fitzwarren (SADMP), 4 ha Silk Mills (SADMP) and 4.5 ha Taunton Road, Wiveliscombe (SADMP), (Note: The longer term 10 ha Monkton is excluded from these figures as is the 11 ha Longforth Core Strategy site as it is a land 'swap')

Table 7 above uses a 2006 baseline date, which was the commencement of the Regional Spatial Strategy and subsequently the Borough Councils Core Strategy.

In terms of 'net addition' since 2006 these figures would need to be adjusted to take account of losses in Table 6.

The Core Strategy (adopted 2012) evidence base establishes provision for a projected requirement of 36.5 hectares of (non office) employment land and 49,500m² of office space over the period 2006-2028. Whilst Table 7 indicates that the projected requirements can be accommodated, the Core Strategy also identifies a qualitative need for a 'quality' business park to serve Taunton's future needs to be identified in a future plan. Likewise, appropriate additional allocations and approvals will help the overall range and choice of sites, consistent with the NPPF's principle of planning proactively to meet the development needs of business.

The council has a new strategic employment site, known as Nexus 25, which is to be delivered through the use of a Local Development Order (LDO) which was adopted in March 2018. This new 25 ha development site is adjacent to the M5 at junction 25, and is expected to provide over 3,500 relatively high value new jobs.

Table 7 does not currently contain any allowance for Nexus 25, as the size, quantity and the ultimate class use of the units (i.e. whether office or industrial) is unknown, however the Nexus 25 LDO Design Guide gives the following breakdown of proposed uses. The hectareage and floorspace figures should be added to the figures in Table 7.

Table 8: Nexus 25 Proposed Uses

	Developable area	Maximum Floorspace	Proposed Use
Plot 1	2.24 ha	16,057m ²	B1(a), B1(b) with ancillary C1, D2e, A1, A3, A4
Plot 2	2.61 ha	14,818m ²	B1(a), B1(b), B1(c) B2, B8, sui-generis (car showrooms)
Plot 3	1.73 ha	9,150m ²	B1(a), B1(b), B1(c) C1, D2e, A1, A3, A4
Plot 4	2.08 ha	7,989m ²	B1(c) B2, B8, sui-generis (car showrooms)
Plot 5	3.73 ha	21,785m ²	B1(a), B1(b), C2, D1
Plot 6	2.57 ha	15,654m ²	B1(a), B1(b), C1, D2e, A1
Total:	14.96 ha	85,453m²	

Appendices

Definitions:

- Class B1 (now part of use class E), B2, B8 all recorded. Car showrooms are included if repairs are undertaken. Other Sui Generis uses normally found in an employment area such as scrap dealers, plant hire etc are also included;
- Uses such as Accountants, Solicitors, consulting rooms and employment agencies are only classed as 'Office' if the use is not principally for visiting members of the public (otherwise classed as A2);
- Health related developments such as Musgrove Hospital and private consultants rooms have been excluded from the monitoring;
- Renewals of existing permission, change of use between B1, B2 and B8 uses, variations of condition, minerals applications and refusals have also been excluded from the monitoring;
- Extensions to existing premises are not included as a hectareage total within commitment or completion columns (as within existing curtilage) but the actual floorspace is recorded in the appropriate column;
- Note for example that in new approvals hectareage and floorspace don't necessarily equate since hectareage may include outline permissions (with no floorspace listed) and floorspace may include (and thus exclude hectareage of) extensions to existing premises;
- Note also that some applications appear to be included twice or more. This is not an error but may be different parts of the same application (eg completion of 3 separate office buildings on one site for example).
- From the monitoring period 2011/12 office floorspace under 100m² and industrial/sui generis permissions under 0.2 ha have not been recorded, either as additions or losses.

