



West Somerset Council
Housing Land Availability Report
March 2018

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1. Introduction

This document contains information on the development and availability of land for housing within the West Somerset Council Planning Area, and forms part of the Council's on-going evidence base, identifying land supply, development and completions by housing type across the Planning Area. 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 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 land within the whole of the West Somerset Planning 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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2. Housing Land Availability against Local Plan Housing Target

| | Dwellings |
|--|------------------|
| A. Local Plan Housing Target (April 2012 – March 2032) | 2,900 |
| B. Completions (April 2012 to end March 2018) | 640 |
| C. Under construction | 61 |
| D. With planning permission (but not commenced) | 326 |
| E. Sites of 10 or more dwellings awaiting completion of Section 106 agreement | 281 |
| F. Local Plan Strategic Sites (without planning permission) | 1,815 |
| G. Uncommitted residue against Core Strategy Housing Target Proposed figure {A - (B+C+D+E+F)} | -223 |
| H. Average annual completion rate, April 2012 to end March 2018 {B ÷ 6} | 107 |
| I. Average annual completion rate required, April 2018 to end March 2032 to meet Core Strategy Housing Target {(A-B) ÷ 14} | 161 |
| J. Average annual completion rate required to meet Core Strategy Housing Target {A ÷ 20} | 145 ¹ |

¹ Following the Examination stage of the West Somerset Local Plan to 2032 and subsequent Modifications consultation, the delivery rate is now stepped with 122dpa for the period 2012/13 – 2017/18 and 155dpa for the period 2018/19 – 2031/32.

3. Housing Figures by Parish

Private Development

| Code | Parish | Number of dwellings | | | |
|-------------------------------|-------------------|---------------------|--------------------|----------------------|----------------------------|
| | | Not Started | Under Construction | Completed in 2016/17 | Completed Since April 2012 |
| 01 | Bicknoller | 2 | | 2 | 4 |
| 02 | Brompton Ralph | | | | 2 |
| 03 | Brompton Regis | | | | |
| 04 | Brushford | 1 | 1 | | 20 |
| 05 | Carhampton | 3 | 4 | | 17 |
| 06 | Clatworthy | | | | 3 |
| 07 | Crowcombe | 2 | | | 6 |
| 09 | Dulverton | 1 | | | 5 |
| 10 | Dunster | | | 18 | 46 |
| 11 | East Quantoxhead | 10 | | | |
| 12 | Elworthy | 4 | 2 | | |
| 16 | Holford | 1 | | | 1 |
| 17 | Huish Champflower | | 1 | | 2 |
| 18 | Kilve | | | | 1 |
| 21 | Minehead | 147 | 10 | 25 | 196 |
| 24 | Nettlecombe | | | | 1 |
| 26 | Old Cleeve | 9 | | 1 | 10 |
| 28 | Sampfords Brett | 1 | 2 | 1 | 4 |
| 30 | Skilgate | 1 | | | |
| 31 | Stogumber | 3 | 1 | 1 | 11 |
| 32 | Stogursey | 43 | 2 | | 6 |
| 36 | Upton | 4 | | | |
| 37 | Watchet | 6 | 28 | 30 | 99 |
| 38 | West Quantoxhead | | | | 3 |
| 39 | Williton | 15 | 3 | 5 | 61 |
| 41 | Withycombe | | 2 | | 2 |
| | | | | | |
| Private Housing Total: | | 253 | 56 | 83 | 500 |

Affordable Development

| Code | Parish | Number of dwellings | | | |
|----------------------------------|-------------------|---------------------|--------------------|----------------------|----------------------------|
| | | Not Started | Under Construction | Completed in 2016/17 | Completed Since April 2012 |
| 01 | Bicknoller | | | | |
| 02 | Brompton Ralph | | | | |
| 03 | Brompton Regis | | | | |
| 04 | Brushford | | | | |
| 05 | Carhampton | | 1 | | 22 |
| 06 | Clatworthy | | | | |
| 07 | Crowcombe | | | | 5 |
| 09 | Dulverton | | | | |
| 10 | Dunster | | | 3 | 11 |
| 11 | East Quantoxhead | | | | |
| 12 | Elworthy | | | | |
| 16 | Holford | | | | |
| 17 | Huish Champflower | | | | |
| 18 | Kilve | | | | |
| 21 | Minehead | 57 | | | 46 |
| 24 | Nettlecombe | | | | |
| 26 | Old Cleeve | 10 | | | |
| 28 | Sampford Brett | | | | |
| 30 | Skilgate | | | | |
| 31 | Stogumber | | | | |
| 32 | Stogursey | 4 | | | 2 |
| 36 | Upton | | | | |
| 37 | Watchet | | 3 | 17 | 27 |
| 38 | West Quantoxhead | | | | |
| 39 | Williton | | | | 27 |
| 41 | Withycombe | | 1 | | |
| Affordable Housing Total: | | 71 | 5 | 20 | 140 |

Total Summary

| | Not Started | Under Construction | Completed in 2017/18 | Completed Since April 2012 |
|---------------------------|-------------|--------------------|----------------------|----------------------------|
| Private Housing Total: | 253 | 56 | 83 | 500 |
| Affordable Housing Total: | 71 | 5 | 20 | 140 |
| Grand Total | 324 | 61 | 103 | 640 |

4. Allocated Local Plan Sites (without planning permission)

Adopted Local Plan (2006)

| | Policy | No of dwellings |
|--------------------------------|---------------|------------------------|
| Seaward Way, Minehead | H/1 | 50 |
| Rear of North Street, Williton | H/1 | 10* |
| TOTAL ALLOCATIONS | | 60 |

*Note: 25 dwellings have been built on part of the original allocation site (ref: 3/39/03/038), the remaining undeveloped area has the potential capacity of 10.

Adopted Local Plan (2012-2032)

| | Policy | No of dwellings |
|--|---------------|------------------------|
| Land South Hopcott Road, Minehead/Alcombe | MD2 | 599* |
| Parsonage Farm, Watchet | WA2 | 290 |
| Land West & North of Williton | WI2 | 406 |
| Land South of Periton Road, Minehead (Post 2026) | LT1 | 360 |
| Land South B3191, Cleeve Hill (Post 2026) | LT1 | 100 |
| TOTAL ALLOCATIONS | | 1755 |

* Remaining part of site without planning permission

5. Housing Completions 2000 - 2018

| Net Annual Total for West Somerset | | | |
|---|---|---|--------------|
| | Private | Public (inc housing association) | TOTAL |
| 2000 - 2001 | Earlier information not readily available | Earlier information not readily available | 85 |
| 2001 - 2002 | | | 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 |

6. Breakdown of Sites with Planning Permission by Area

The breakdown of completion figures since 2012 are shown in the final column.

| | Not Started | Under Construction | Completed in 2015/16 | Completed Since April 2012 |
|-------------------------------------|--------------------|---------------------------|-----------------------------|-----------------------------------|
| Minehead (Private) | 149 | 10 | 25 | 196 |
| Minehead (Affordable) | 57 | 0 | 0 | 46 |
| Minehead Total | 206 | 10 | 25 | 242 |
| Watchet & Williton (Private) | 21 | 31 | 35 | 160 |
| Watchet & Williton (Affordable) | 0 | 3 | 17 | 54 |
| Watchet & Williton Total | 21 | 34 | 52 | 214 |
| Rural Remainder (Private) | 85 | 15 | 23 | 144 |
| Rural Remainder (Affordable) | 14 | 2 | 3 | 40 |
| Rural Remainder Total | 99 | 17 | 26 | 184 |
| West Somerset LPA (Private) | 255 | 56 | 83 | 500 |
| West Somerset LPA (Affordable) | 71 | 5 | 20 | 140 |
| West Somerset LPA Total | 326 | 61 | 103 | 640 |

7. Sites with planning permission for 10 or more dwellings (Gross)

Status of site is either Not Started (N/S) or Under Construction (U/C)

| Application Number, Site Description and Developer | Status | Number of dwellings permitted | Number of dwellings completed |
|--|---------------|--------------------------------------|--------------------------------------|
| 3/21/13/120 OA Erection of up to 71 new build dwellings, Hopcott Road, Minehead Williams Partnership | N/S | 71 | 0 |
| 3/21/15/014 OA Residential development. West of Caravan Club, Hopcott Road, Minehead Mrs F Slade | N/S | 80 | 0 |
| 3/26/14/026 Residential development. North of Huish Lane, Washford The Wyndham Estate | N/S | 10 | 0 |
| 3/32/07/008* Erection of 59 new build dwellings, Paddons Field, Farrington Hill Lane, Stogursey Strongvox | U/C | 59 | 24 |
| Note: Development on the Paddons Field site is 'stalled' following completion of Phase 1 plus, all of the affordable housing element of the overall proposal. This was due to the financial collapse of the original developer following the onset of the recession in 2008. The remaining undeveloped part of the site has since been purchased by Strongvox. | | | |
| 3/32/14/004 Residential development, 16 Castle Street, Stogursey Trustees of Mrs Plowright | N/S | 12 | 0 |

| Application Number, Site Description and Developer | Status | Number of dwellings permitted | Number of dwellings completed |
|---|---------------|--------------------------------------|--------------------------------------|
| 3/37/08/036 Conversion of commercial units into 10 dwellings, The Mill, Anchor Street, Watchet Anchor St Ltd | U/C | 10 | 1 |
| 3/37/13/035 Erection of 73 new build dwellings Doniford Road (Channel View), Watchet Summerfield | U/C | 73 | 61 |
| 3/39/15/003 Erection of 1 new build dwelling and 9 barn conversions, Bridge Farm, Bridge Street, Williton Trustees of Wyndham Estate | N/S | 10 | 0 |

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

| Application Number and Site Description | Number of Dwellings |
|---|----------------------------|
| 3/21/16/075 Conversion of former school to 14 flats and erection of 17 new dwellings Periton Mead, Periton Road, Minehead | 31 |
| 3/37/17/020oa Residential development of up to 250 dwellings Liddymore Farm, Liddymore Lane, Williton | 250 |
| Total | 281 |

9. Statistics relating to completions 1st April 2017 – 31st March 2018

| | | |
|---|------------|---------------|
| Total no of dwellings completed (net gain) | 103 | 100% |
| Greenfield | 80 | 76.9 % |
| Barn Conversions | 2 | 1.9 % |
| New Dwellings | 78 | 75.0 % |
| Private | 58 | 55.8 % |
| Housing Association | 20 | 19.2 % |
| Brownfield | 24 | 23.1 % |
| Conversion of Buildings | 7 | 6.7 % |
| Private | 7 | 6.7 % |
| Housing Association | 0 | - |
| Increase due to subdivision | 3 | 2.9 % |
| Private | 3 | 2.9 % |
| Housing Association | 0 | - |
| New Dwellings | 14 | 13.5 % |
| Private | 14 | 13.5 % |
| Housing Association | 0 | - |
| Demolition/Losses | -1 | -1.0 % |

Percentage of dwellings on Greenfield sites: **76.9 %**

Percentage of dwellings on Brownfield sites: **23.1 %**

Demolition/Losses: **-1.0 %**

Notes:

The subdivision of 1 dwelling resulted in 4 dwellings (an increase of 3.)

The loss was the result of a change of use to retail.

| New Build Dwellings 92 (gross) | | | | |
|---------------------------------------|----------------|-------------------|--------------|-------------------|
| | Private | Affordable | Total | % of Total |
| Houses/bungalows | | | | |
| 1 bedroom | 1 | 4 | 5 | 5.4 % |
| 2 bedrooms | 7 | 11 | 18 | 19.6 % |
| 3 bedrooms | 41 | 5 | 46 | 50.0 % |
| 4 or more bedrooms | 17 | - | 17 | 18.5 % |
| TOTAL | 66 | 20 | 86 | 93.5 % |
| Flats | | | | |
| 1 bedroom | 3 | - | 3 | 3.2 % |
| 2 bedrooms | 3 | - | 3 | 3.2 % |
| 3 bedrooms | - | - | - | - |
| 4 or more bedrooms | - | - | - | - |
| TOTAL | 6 | 0 | 6 | 6.5 % |

| Dwellings from Conversions and Subdivisions 12 (gross) | | | | |
|---|----------------|-------------------|--------------|-------------------|
| | Private | Affordable | Total | % of Total |
| Houses/bungalows | | | | |
| 1 bedroom | 3 | - | 3 | 25.0 % |
| 2 bedrooms | 1 | - | 1 | 8.3 % |
| 3 bedrooms | 2 | - | 2 | 16.7 % |
| 4 or more bedrooms | 1 | - | 1 | 8.3 % |
| TOTAL | 7 | 0 | 7 | 58.3 % |
| Flats | | | | |
| 1 bedroom | 5 | - | 5 | 41.7 % |
| 2 bedrooms | - | - | - | - |
| 3 bedrooms | - | - | - | - |
| 4 or more bedrooms | - | - | - | - |
| TOTAL | 5 | 0 | 5 | 41.7 % |

| Total Dwellings | | | |
|-----------------------------------|----------------|-------------------|--------------|
| | Private | Affordable | Total |
| New build (gross) | 72 | 20 | 92 |
| Conversion / Subdivisions (gross) | 12 | 0 | 12 |
| Sub Total | 84 | 20 | 104 |
| Losses | | | -1 |
| Total (net) | | | 103 |
| | | | |

Location and type of dwelling 1st April 2017 – 31st March 2018

| | Allocated Sites | | Windfall | |
|---|------------------------|----------------|-----------------|----------------|
| Total no of dwellings completed (net gain) | 18 | 100.0 % | 85 | 100.0 % |
| Minehead | - | - | 25 | 29.4 % |
| Greenfield | - | - | 12 | 14.1 % |
| Brownfield | - | - | 13 | 15.3 % |
| Watchet & Williton | - | - | 52 | 61.2 % |
| Greenfield | - | - | 42 | 49.4 % |
| Brownfield | - | - | 10 | 11.8 % |
| Rural Remainder | 18 | 100.0 % | 8 | 9.4 % |
| Greenfield | 18 | 100.0 % | 8 | 9.4 % |
| Brownfield | - | - | - | - |

Percentage of dwellings on Allocated sites: **17.5 %**

Percentage of dwellings on Windfall sites: **82.5 %**