

West Somerset Local Plan to 2032: Council's Response to Matter 4:
Housing supply

Appendix 4a: Housing Trajectory

West Somerset Housing Trajectory 2012 - 2032

SHLAA Ref.	Development type	Status	Total	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	2012-32	Comments
DEVELOPMENT: COMPLETIONS & PROJECTIONS																									
West Somerset completions				67	84	155																		306	Actuals
Small Sites (5yr land supply projected delivery)							23	23	23	23														115	(see S&HTP para.80 - small sites with PP)
Windfall: Small (Historic-based)											40	40	40	40	40	40	40	40	40	40	40	40	40	480	(see S&HTP para. 83 - large windfall sites >5yr)
Windfall: Large (Revised-based)											25	25	25	25	25	25	25	25	25	25	25	25	25	300	(see S&HTP para. 81 - small windfall sites >5yr)
LARGE SITES WITH EXTANT PLANNING PERMISSION																									
CARPP1	3/05/13/008 Townsend Farm, Carhampton	PP	35			35																		35	25 new build under construction 26/03/15
DUMPP1	3/10/15/001 Higher Marsh Farm, Dunster	PP	54				20	20	14															54	RM approved 03/08/15
MINPP1	3/21/08/159 Periton Lane/Periton Road, Minehead	PP	5			5																		5	Under construction 31/03/15
MINPP2	3/21/12/141 Solitare, Bircham Road, Alcombe	PP	6			6																		6	Under construction 31/03/15
MINPP3	3/21/13/084 Ellicombe Meadow, Alcombe	PP	42			42																		42	Under construction 31/03/15
MINPP4	3/21/13/1200a Hopcott Road, Minehead	PP	71					30	30	11														71	Outline application
MINPP5	3/21/14/100 Funeral Parlour, Imham Road, Minehead	PP	6			6																		6	Not started 31/03/15
MINPP6	3/21/14/042 Rear 52 The Avenue, Minehead	PP	5			5																		5	Not started 31/03/15
	3/21/15/014 Land West Caravan Club/South Hopcott Road, Minehead	Awaiting S106	80						20	20	20	20												80	Resolution to grant planning permission subject to a Section 106 Agreement
STGPP1	3/32/07/008 Paddons Field, Farringdon Hill Lane,	PP	59						20	15														35	24 complete by 31/03/09. 35 not started
WATPP1	3/37/08/036 The Mill, Anchor Street, Watchet	PP	10						10															10	Not started 31/03/15
	3/37/13/015 Loma Doone Park, West Street,	PP	39			7																		7	Site Completed 03/08/15
WATPP2	3/37/13/035 Doniford Road, Watchet	PP	73				20	20	20	13														73	Not started 31/03/15
WILPP1	3/39/15/003 Bridge Farm, Bridge Street, Williton	PP	10						10															10	New app approved 12/08/15
WILPP2	3/39/13/013 Croft House, North Croft, Williton	PP	12			12																		12	Under construction 31/03/15
	Seaward Way, Minehead (Adjacent to hospital)	approx	50						20	20	10													50	Time period to submit RM expired 31/01/11
																								0	
STRATEGIC SITES																									
MIN8	Land East Lower Hopcott/South Hopcott Road, Minehead	Aloc	600																					1049	Delivery rate reduced (2017/18 - 2019/20) to take account of implementation of MINPP4 Delivery rate reduced (2018/19 - 2021/22) to take account of implementation of PP: Land west of Caravan Club Exc. 246 dwellings on allocated 'strategic sites' expected to be delivered beyond the plan-period
MIN22	Land West Lower Hopcott/South Hopcott Road, Minehead	Aloc																							
MIN23	Land rear/West Chestnut Way, Alcombe	Aloc																							
MIN35	Land North Callins, Minehead	Aloc																							
MIN37	Land West Eastleigh Carehome/South Periton Road, Minehead	Aloc																							
MIN44	Land East The Hopcott, Hopcott Road, Minehead	Aloc																							
WAT8	Land South B3191, Cleeve Hill, Watchet	L-term alloc	100																						
	Parsonage Farm, Watchet	Aloc	290																						
WIL10	Land North Mamsey House, Priest Street, Williton	Aloc	406																						
	Land south of Periton Road between Periton Cross and Higher & Lower Hopcott (exc. MIN44)	L-term alloc	360																					150	Long-term allocation not expected to commence until MD2 site substantially built out. Figure is residual capacity of site once strategic allocation is deducted. Post 2026.

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EARLY RELEASE SITES																							0		
MIN4	Minehead & Exmoor Caravan Park, Middlecombe Cross, Minehead	-	20				10	10															20		
MIN5	Land adj Barberton, Middlecombe, Minehead	-	10					5	5														10		
MIN30/41	Land at The Mount/South-West Cemetery, Porlock Road, Minehead	-	55				10	15	15	15													55		
SGR3	Land South Little Luke Farm, Shurton Lane, Stogursey	-	60					10	20	20	10												60		
WAT9	Land at Liddymore Farm, Liddymore Lane, Watchet	at least	100				10	10	10	10	10	10	10	10	10								100		
Total of sites and (revised) projected windfalls (2020/21>) :			2558	67	84	155	141	168	188	242	191	170	150	150	150	150	150	165	165	165	165	165	3146		
Requirement				145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	2900		
Deviation (annual)				-78	-61	10	-4	-7	-7	57	26	60	50	35	20	10	5	30	30	40	43	35	30		
Deviation (cumulative)				-78	-139	-129	-133	-140	-147	-90	-64	-4	46	81	101	111	116	146	176	216	259	294	324		
Long-Term delivery rate				120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	2400	
							0-5 Years	930	6-10 Years	770	11-15 Years	810	15+	330											

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