

WEST SOMERSET LOCAL PLAN TO 2032

MATTER 4 AGENDA

16 MARCH 14:00

Housing supply

Inspector's Note: Having considered the further statements submitted, I believe that the discussion of the original Matter4, Issue 1 (the balance between strategic, early release and windfall sites) is more appropriate to Matter 3. Furthermore, there was a consensus in the submitted statements that the trajectory was appropriately presented. The reservations concerned its content. This Matter will therefore focus on the remaining issue.

Issue 1: What are the implications for the five year supply of housing against the requirements and how should they be addressed?

1. The up-to-date trajectory is at ED34/4/Appendix 4a. This shows a cumulative shortfall against the annualised provision of 145 dpa of 129 dwellings in the first 3 years of the plan. How should this be addressed? Through the 'Liverpool' method as the Council believes or the 'Sedgefield' method as everyone else who has commented on this considers correct?
2. Should the buffer be 5% or 20%?
3. When should this be added to the 5 year target - before the shortfall (however calculated) is added or after (EB7, Table 4 adds it before)?
4. Windfalls-this is 23 pa for the first 5 years and 65 pa (split 40:25 small:large sites) over the remaining 12 years. Is this assumption robust and how were the completions over the first 3 years split?
5. Are the yearly totals for specific sites assumptions robust? What are they for the strategic sites (aggregated at present)?
6. ED34/4, Table 4.1 sets out various calculations on different assumptions. We will need to revisit that in the light of the above discussion.

Confirmed Participants: Summerfield Developments (SW) Ltd; House Builders' Federation; The Wyndham Estate; South West Strategic Developments; Mr C Shapland; Crown Estate; West Somerset Council