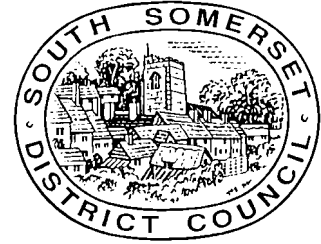


# South Somerset District Council

*Notice of Meeting*



## District Executive

*Making a difference where it counts*

### Thursday 3rd September 2015

### 9.30 am

**Council Chamber  
Council Offices  
Brympton Way  
Yeovil  
Somerset BA20 2HT**



Disabled Access is available at this meeting venue.

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Members listed on the following page are requested to attend the meeting.

The public and press are welcome to attend.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Angela Cox 01935 462148**, website:  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

This Agenda was issued on Tuesday 25 August 2015.

*Ian Clarke, Assistant Director (Legal & Corporate Services)*

This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)



INVESTORS IN PEOPLE

# District Executive Membership

Ric Pallister  
Carol Goodall  
Peter Gubbins  
Henry Hobhouse  
Shane Pledger  
Jo Roundell Greene  
Sylvia Seal  
Peter Seib  
Angie Singleton  
Nick Weeks

## Information for the Public

The District Executive co-ordinates the policy objectives of the Council and gives the Area Committees strategic direction. It carries out all of the local authority's functions which are not the responsibility of any other part of the Council. It delegates some of its responsibilities to Area Committees, officers and individual portfolio holders within limits set by the Council's Constitution. When major decisions are to be discussed or made, these are published in the Executive Forward Plan in so far as they can be anticipated.

Members of the Public are able to:-

- attend meetings of the Council and its committees such as Area Committees, District Executive, except where, for example, personal or confidential matters are being discussed;
- speak at Area Committees, District Executive and Council meetings;
- see reports and background papers, and any record of decisions made by the Council and Executive;
- find out, from the Executive Forward Plan, what major decisions are to be decided by the District Executive.

Meetings of the District Executive are held monthly at 9.30 a.m. on the first Thursday of the month in the Council Offices, Brympton Way.

The Executive Forward Plan and copies of executive reports and decisions are published on the Council's web site - [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk).

The Council's Constitution is also on the web site and available for inspection in Council offices.

The Council's corporate priorities which guide the work and decisions of the Executive are set out below.

Further information can be obtained by contacting the agenda co-ordinator named on the front page.

## South Somerset District Council – Corporate Aims

**Our key aims are:** (all equal)

- **Jobs** - We want a strong economy which has low unemployment and thriving businesses
- **Environment** - We want an attractive environment to live in with increased recycling and lower energy use
- **Homes** - We want decent housing for our residents that matches their income
- **Health and Communities** - We want communities that are healthy, self-reliant, and have individuals who are willing to help each other

# District Executive

## Thursday 3 September 2015

### Agenda

#### 1. Minutes of Previous Meeting

To approve as a correct record the minutes of the District Executive meeting held on 6<sup>th</sup> August 2015.

#### 2. Apologies for Absence

#### 3. Declarations of Interest

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 15<sup>th</sup> May 2014, where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council. If you have a prejudicial interest you must comply with paragraphs 2.9(b) and 2.9(c) of the Code.

#### 4. Public Question Time

Questions, statements or comments from members of the public are welcome at the beginning of each meeting of the Council. The total period allowed for public participation shall not exceed 15 minutes except with the consent of the Council and each individual speaker shall be restricted to a total of three minutes. Where there are a number of persons wishing to speak about the same matter, they should consider choosing one spokesperson to speak on their behalf where appropriate. If a member of the public wishes to speak they should advise the committee administrator and complete one of the public participation slips setting out their name and the matter they wish to speak about. The public will be invited to speak in the order determined by the Chairman. Answers to questions may be provided at the meeting itself or a written reply will be sent subsequently, as appropriate. Matters raised during the public question session will not be debated by the Council at that meeting.

#### 5. Chairman's Announcements

*Items for Discussion*

**6. Future of Westland Leisure Complex**

This report will be sent electronically to Councillors on 25/08/15 and will be published in paper format tomorrow (26/08/15).

**7. Update on the SSDC 5 Year Housing Land Supply (Pages 5 - 70)**

**8. Quarterly Performance and Complaints Monitoring Report - 1st Quarter 2015/16 (Pages 71 - 80)**

**9. Monthly News Snapshot (Page 81)**

**10. District Executive Forward Plan (Pages 82 - 86)**

**11. Date of Next Meeting (Page 87)**

# Agenda Item 7

## **Five-year Housing Land Supply Update (September 2015)**

*Executive Portfolio Holder:* Angie Singleton, Strategic Planning (Place Making)  
*Strategic Director:* Rina Singh, Interim Chief Executive  
*Assistant Director:* Martin Woods, Assistant Director (Economy)  
*Service Manager:* Paul Wheatley, Principal Spatial Planner  
*Lead Officer:* Paul Wheatley, Principal Spatial Planner  
*Contact Details:* paul.wheatley@southsomerset.gov.uk or (01935) 462598

### **1. Purpose of the Report**

- 1.1. To consider and sign-off the paper providing an update on the Council's five-year housing land supply position. The paper sets out the five-year housing land supply for the period 2015 to 2020.

### **2. Public Interest**

- 2.1. The Council is required to demonstrate it can supply five-year's worth of housing land at all times. The amount of land needed over a five-year period stems from the local plan housing target, but also takes in to account previous performance in housing delivery.
- 2.2. There are two sides of an equation that need defining in order to prove whether the Council can demonstrate it has a five-year housing land supply.
- 2.3. On one side, it must be determined how many houses should be provided over the next five years. This figure includes five years' worth of the local plan annual housing target, plus any previous under-delivery, plus a buffer to help boost supply. This becomes the target for the five-year period.
- 2.4. On the other side, the Council must demonstrate the amount of land, sites, and number of houses that can realistically be built in the next five-years. This figure takes account of sites with planning permission and sites identified for development.
- 2.5. Where a Council can demonstrate a five-year supply of housing sites, the policies in the local plan maintain their status and are used as normal in decision-making on planning applications. Where a Council cannot demonstrate a five-year supply of housing sites, the policies relating to housing in the local plan are deemed "out-of-date" and are given less status in decision-making on planning applications.

### **Recommendation(s):**

That District Executive:-

- i. endorse the Five-year Housing Land Supply update paper, and resolve that the conclusions and implications are effective as of 3<sup>rd</sup> September 2015 (**See Appendix A**).
- ii. delegate responsibility to the Assistant Director for Economy in consultation with the Portfolio Holder for Strategic Planning to make any final minor text amendments which may be necessary to enable the Five-year Housing Land Supply update paper to be published.

### 3. Report

- 3.1. The National Planning Policy Framework (NPPF) (March 2012) requires each Council to meet the needs of its area by defining a housing requirement in a local plan. It then asks each Council to identify a supply of land to meet five years' worth of housing against the requirement. This exercise must be updated annually.
- 3.2. The future supply of land must respond to previous performance in meeting the housing requirement set out in the local plan. Any under-delivery must be factored into the amount of future land supply and must be overcome straightaway, in the next five years.
- 3.3. In addition, the supply of land must be increased by a buffer amount to provide choice within the market, and generate competition amongst landowners and developers. Normally this buffer is an additional 5%. But the buffer is increased where under-delivery has been persistent and performance against the housing requirement has been poor. Where under-delivery has been persistent the buffer is increased to an additional 20%.
- 3.4. The South Somerset Local Plan covers the period 2006 to 2028 and sets out a housing requirement of 15,950 dwellings to be built. The annual requirement is therefore 725 dwellings to be built each year.
- 3.5. Taking account of previous performance against the annual housing requirement in the local plan, it is shown that delivery has been persistently under the level required. Table 1 shows this in detail.

**Table 1: South Somerset District Council – Net Housing Completions (2006/2007 – 2014/2015)**

	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	Total
<b>Local Plan Target</b>	725	725	725	725	725	725	725	725	725	<b>6525</b>
<b>Completions (net)</b>	620	724	547	482	984	480	528	514	779	<b>5658</b>
<b>Progress Against Target Per Annum</b>	-105	-1	-178	-243	259	-245	-197	-211	54	
<b>Cumulative Shortfall</b>	-105	-106	-284	-527	-268	-513	-710	-921	-867	<b>-867</b>

- 3.6. From this table two things are clear. That the Council must incorporate the identified shortfall straightaway, in the next five years. And that the record of persistent under-delivery means that a 20% buffer must be added to the land supply figures, rather than the normal 5% buffer.
- 3.7. As set out in section 2.3 above, the first side of the equation is to establish how many houses should be provided over the next five years. The component parts in reaching a conclusion on this are set out in Table 2 below.

**Table 2: Overview of Component Parts of Five-year Housing Requirement**

Component of Five-year Housing Requirement	Method	Total
<b>Basic Housing Requirement (annualised)</b>	(15,950 / 22)	725
<b>Basic Housing Requirement over a five-year period</b>	(725 x 5)	3625
<b>Completions Since 2006</b>		5658
<b>Current Identified Shortfall</b>	(6525 – 5658)	867
<b>Basic Requirement Plus Shortfall (“Sedgefield”)</b>	(3625 + 867)	4492
<b>Basic Requirement Plus Shortfall with 20% Buffer Added</b>	(4492 x 1.2)	5390

3.8. The overall conclusion is that the Council will need to be able to demonstrate a land supply capable of delivering **5,390 dwellings** in the next five years.

3.9. Determining the other side of the equation, namely, whether there is a sufficient supply of land for housing to equal 5,390 dwellings in the next five years, requires an assessment of the following information:

- Sites with planning permission;
- Sites which are subject to planning applications;
- Sites with a resolution to grant permission subject to a Section 106 Agreement;
- Sites within the Strategic Housing Land Availability Assessment; and
- Windfalls.

3.10. During the appraisal of sites and land it is important to note that to be included within the first five-years of the housing land supply the sites must be “deliverable”. That is, the prospect of the site being built and completed within the next five years must be realistic and demonstrable.

3.11. Having assessed the potential of the sites within the district, the overall conclusion on the supply side of the equation is a total of **4,692 dwellings**.

3.12. This does not meet the required figure of 5,390 and there is a gap of 698 dwellings.

3.13. Accordingly, the Council cannot demonstrate a five-year housing land supply and the current supply represents just over **4 years and 4 months**.

3.14 In simple terms the presumption implicit in the Government requirement for a five year land supply is that granting permission for more planning applications will increase the number of dwellings being constructed. This is partially correct, but issues such as viability, ability to borrow, willingness to build even when market conditions are sending negative signals, competition, and land constraints, are all as important and sometimes more important issues, that govern build rates. These factors are outside the council’s direct

control. Many councils are facing this same issue exacerbated by the fact that historic undersupply is added to the next five years requirements

## Conclusion

3.14. This conclusion has significant implications for the Council's decision-making on planning applications and directly affects the housing policies in the local plan.

3.15. The NPPF, at Paragraph 49, sets out that:

*“relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”*

3.16. Paragraph 49 of the NPPF is linked to Paragraph 14 of the NPPF, and has the effect of altering the perspective when taking decisions on planning applications, in so far that:

*“where the development is absent, silent or **relevant policies are out-of-date**, granting permission unless:*

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *Specific policies in this Framework indicate development should be restricted.”* (emphasis added)

3.17. In simple terms, the implication of not being able to demonstrate a five-year housing land supply is that the policies relating to housing within the local plan are deemed to be 'out-of-date'. As such, the weight that should be attached to them in decision-making should be reduced.

3.18. The starting point for decision-making shifts to one where a planning application should be granted permission, unless it can be shown that the adverse impacts of development significantly and demonstrably outweigh the benefits of the proposed housing.

## 4. Implications

4.1. The conclusion poses a number of issues for the Council. For example, it is likely that the lack of a five-year housing land supply will prompt an increase in the number of planning applications submitted to the Council.

4.2. As such, Area Committees will need to be aware of the change in approach to decision-making which must occur when a Council cannot demonstrate a five-year housing land supply. Under the terms of Paragraph 49 and Paragraph 14 of the NPPF, the Council's starting point should be to grant permission unless significant and demonstrable harm can be shown.

4.3. Decisions taken by the Council which do not conform to this approach will be at an increased risk of being subject to appeal by applicants. These issues and the various implications will be set out in each planning officer report accompanying planning applications.



## **5. Next Steps**

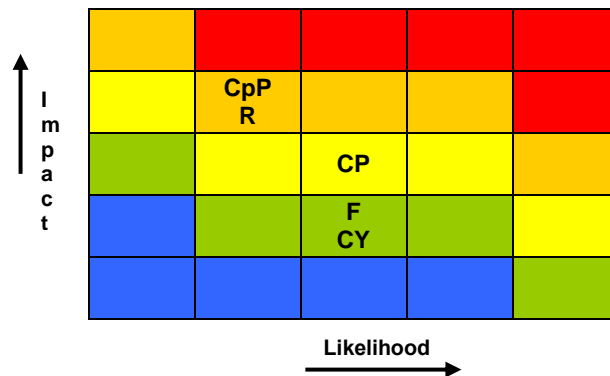
- 5.1. In terms of how the Council can look to rectify the current situation and seek to demonstrate a five-year housing land supply in the future, the following actions are suggested:
- Take a more proactive approach to decision-making on schemes which accord with the local plan to improve supply and achieve development in those locations already identified in the local plan.
  - Commence the full Strategic Housing Market Assessment (SHMA) work to fully understand the nature of the housing market, drawing out needs and demands to better inform choice of where and when to provide land for development.
  - Commence a new Strategic Housing Land Availability Assessment (SHLAA) which will involve asking landowners and developers to identify additional land and sites which could come forward for housing in the district. It will also help refine the Council's understanding of existing land identified as availability. This is currently programmed to begin in October 2015, but could be brought forward to start in September 2015.
  - To assess options for allocating more land for residential development through the 'Early Review' of the Local Plan.
  - Establish a more regular 'landowner and developer forum' to ensure that the Council is better informed on the needs, demands, and aspirations of the development industry.
  - Increase the Council's level of involvement in shaping and delivering residential development sites in South Somerset; including taking a more proactive role in investing in site assembly and delivery, and helping to fund infrastructure to facilitate development.

## **6. Financial Implications**

- 6.1. There are no direct financial implications from this report or the recommendations.
- 6.2. However, the work envisaged to improve the housing land supply position and assist the Council in attempting to demonstrate a five-year housing land supply in the future will require use of external support and come at a financial cost to the Spatial Policy service. This cost has been factored into existing budgets, but the level of expenditure may occur earlier than first envisaged.
- 6.3. As highlighted in Section 5.2 and Section 5.3, there may be unexpected budgetary pressures stemming from the Council having to submit evidence and take part in planning appeals where decisions are made to refuse planning applications without sufficient evidence and identification of significant and demonstrable harm as required under the terms of Paragraph 49 and Paragraph 14 of the NPPF.

## 7. Risk Matrix

7.1. The matrix below sets out the risks associated with District Executive endorsing the five-year housing land supply update paper, and resolving that the implications of the paper are effective as of the 3<sup>rd</sup> September 2015.



### Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

## 8. Corporate Priority Implications

8.1. No direct implications. Although not being able to demonstrate a five-year housing land supply does undermine the housing related policies in the local plan.

## 9. Carbon Emissions and Climate Change Implications

9.1. None.

## 10. Equality and Diversity Implications

10.1. No direct implications. Future work to help demonstrate a five-year housing land supply may require the identification and analysis of additional land within the district.

10.2. Any evidence base work will be subject to appropriate equalities impact assessments. In addition, any subsequent decision-making on options for housing sites will be prepared in accordance with the legislative and statutory requirements of an Equality Analysis, Habitats Regulations Assessment and Sustainability Appraisal.

## 11. Background Papers

11.1 Appendix A – Five-year Housing Land Supply Update (September 2015)

# South Somerset District Council

## Five-Year Housing Land Supply Paper (September 2015)

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### 1. Introduction

- 1.1. This report sets out the latest five-year housing land supply position for South Somerset District Council (SSDC). Information and evidence is accurate up to and including the 31<sup>st</sup> March 2015, and sets out the supply position for the five-year period starting at 1st April 2015 and ending on the 31st March 2020.
- 1.2. This report represents a progression of the supply position since the previous report published in June 2014.
- 1.3. The Council recognises that the five-year housing land supply position should be updated annually; but is also mindful that the information in these reports only ever represents a 'snap-shot' in time. The five-year housing land supply position is volatile and constantly subject to change. Every house built, each planning permission granted, and every major change to the delivery timetable for a housing site affects the five-year housing land supply position. As such, the five-year housing land supply position will be regularly monitored and updated to ensure that significant changes in circumstances are captured and publicised.

### 2. Background and Context

#### National policy

- 2.1. The National Planning Policy Framework (NPPF) (2012) requires that local planning authorities (LPAs) should use their evidence base to ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
- 2.2. The NPPF requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. To this figure an additional buffer of 5% (moved forward from later in the plan period) should be added, to ensure choice and competition in the market for land.
- 2.3. If, and where, there has been a record of persistent under delivery of housing, the NPPF requires LPAs to increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 2.4. The National Planning Practice Guidance (NPPG) (March 2014) reiterates the importance of identifying a supply of deliverable sites to provide five years' worth of housing against housing requirements.

- 2.5. The NPPG also provides a starting point for formulating the five-year HLS, clarifying that:  
*“Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light”.*

### **Local policy**

- 2.6. The Council adopted the South Somerset Local Plan (2006 – 2028) in March 2015. The adoption of the plan is important context as it represents the conclusion of the plan-making process and therefore confirms South Somerset’s housing requirement.
- 2.7. The local plan sets out a housing requirement of 15,950 dwellings to be delivered over the 22 year period. This equates to an annualised average of 725 dwellings per annum.

## **3. Determining the Five-year Housing Requirement**

### **Overview**

- 3.1. Given the status of the local plan, the starting point for calculating the five-year housing land supply position is the housing requirement set out in Policy SS5 of the local plan.
- 3.2. In order to reach a conclusion on whether or not the Council can currently demonstrate a five-year supply of housing land, the following component parts need to be examined:
- What is the basic annual housing requirement;
  - What is the five-year basic housing requirement;
  - What are the net housing completions since the start of the local plan in 2006;
  - Has there been any shortfall or overprovision against the local plan target;
  - How should any shortfall be addressed;
  - Does the Council have a track record of ‘persistent under delivery’;
  - What is the appropriate buffer which should be added to provide choice and competition in the market for land; and
  - How the buffer should be applied to the basic five-year housing requirement figure and the shortfall in housing delivery.

### What is the basic annual housing requirement?

3.3. The NPPG is clear that adopted local plans should serve as the starting point for calculating the five-year housing land supply position. Given the South Somerset Local Plan (2006 – 2028) was only adopted in March 2015, the housing requirement figure in the plan provides the starting point for any calculation.

3.4. The basic housing requirement figures are therefore the:

- overall housing requirement between 2006 and 2028, which is **15,950 dwellings**; and
- annualised housing requirement, which is **725 dwellings** per annum (15,950 divided by 22 years).

### What is the five-year basic housing requirement?

3.5. As such, determining the five-year basic housing requirement is a straightforward calculation, multiplying the annual requirement over a five-year period. This equals:  $725 \times 5 =$  **3,625 dwellings**.

### What are the housing completions since the start of the local plan?

3.6. In order to ensure that the identified housing need is being met, and to understand whether the local plan is ‘on track’ to deliver the agreed scale of growth, it is necessary to analyse housing provision over the local plan period. The level of completions in South Somerset since 2006 is set out in Table 1 below.

**Table 1: South Somerset District Council – Net Housing Completions (2006/2007 – 2014/2015)**

	2006 /	2007 /	2008 /	2009 /	2010 /	2011 /	2012 /	2013 /	2014 /	Total
	2007	2008	2009	2010	2011	2012	2013	2014	2015	
<b>Local Plan Target</b>	725	725	725	725	725	725	725	725	725	<b>6525</b>
<b>Completions (net)</b>	620	724	547	482	984	480	528	514	779	<b>5658</b>
<b>Progress Against Target Per Annum</b>	-105	-1	-178	-243	259	-245	-197	-211	54	
<b>Cumulative Shortfall</b>	-105	-106	-284	-527	-268	-513	-710	-921	-867	<b>-867</b>

3.7. Numbers of completions recorded are slightly different to those previously publicised in June 2014. The reason for this is that a comprehensive review of completions has taken place, where the information held in the Council’s databases has been re-assessed and a more rigorous judgement on net completions has occurred. Some discrepancies between gross and net dwelling numbers have now been removed.

3.8. It is promising that for the period April 2014 to March 2015 the recorded net completions have recovered to the extent that they have exceeded the annualised requirement. This is a positive change within the local housing market, and can to some degree be attributed to the certainty provided by the adopted status of the local plan.

3.9. Further analysis of housing completion data over this period provides the opportunity to answer two important questions. First, what is the level of any shortfall or over-provision since

the start of the plan period? And, second, whether or not there has been a track record of persistent under delivery?

- 3.10. Confirming the answers to both questions has implications for how the final calculation of South Somerset's five-year housing land supply position will be reached. Each of these issues is discussed in turn below.

### **Has there been any shortfall or over-provision in housing delivery?**

- 3.11. Analysing the level of net housing completions against the intended housing delivery target shows that there has been a shortfall in terms of meeting the housing target since 2006. The current shortfall in terms of what the local plan should have delivered versus what has been delivered is **867 dwellings**.

### **How should any shortfall be addressed?**

- 3.12. Neither the NPPF nor the NPPG set out a clear methodology for how the shortfall be addressed. However, the consensus of opinion and legal precedent indicates that LPAs should use what is known as the "Sedgefield" method for addressing the shortfall. This would mean that the shortfall is addressed in the next five years of the plan period. This is in contrast to the method of apportioning the shortfall over the remainder of the plan period (known as the "Liverpool" method).
- 3.13. Adopting the "Sedgefield" method would mean that the entirety of the current shortfall is added to the five-year basic housing requirement figure. As such, the revised requirements would be: 3,625 plus 867, which equals **4,492 dwellings**.

### **Does the Council have a track record of 'persistent under delivery'?**

- 3.14. Looking back at net housing completions in Table 1 shows that the annualised housing requirement target has only been reached in two out of the last nine years (albeit in one further year the discrepancy is merely one dwelling). The impact therefore of the recession years, from 2008, which impacted upon developers' appetite to build, apply for planning permission and ability to borrow money to build endures; and adds a backlog to what is already a challenging target over the next five years.
- 3.15. According to best practice, a review of planning appeal decision letters, and legal precedent, this track record would represent 'persistent under delivery'. It should be remembered that the council does not build houses. 'Underdelivery' therefore relates to development industry performance .

### **What is the appropriate buffer to be added?**

- 3.16. Given that the Council's track record represents 'persistent under delivery', according to Paragraph 47 of the NPPF, the Council is required to increase the level of buffer that is applied to the five-year housing land supply position.
- 3.17. According to Paragraph 47 of the NPPF, rather than the normal 5% buffer that should be applied, the Council must apply a 20% buffer so as to: *"provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"*.

## How the buffer should be applied to the basic five-year housing requirement figure and the shortfall in housing delivery

- 3.18. Neither the NPPF nor the NPPG set out a clear methodology for how the buffer should be applied when an LPA is in a position where there is an identified shortfall.
- 3.19. Analysing recent planning inspector decision letters and best practice set out by the Planning Advisory Service indicates that the buffer should be applied to **both** the basic five-year housing requirement and the shortfall.
- 3.20. The Council has (with reservation) adopted this approach to its calculations. This ensures that the current position and conclusion outlined in Section 4 and Section 5 represents the ‘worst case’ scenario. Should further clarity and best practice emerge, the Council may alter its approach and methodology.

### Summary

- 3.21. Taking account of the variables set out above, Table 2 provides a summary of the current five-year housing requirement in South Somerset. The overall conclusion is that the Council will need to be able to demonstrate a land supply capable of delivering **5,390 dwellings** in the next five years.

**Table 2: Overview of Component Parts of Five-year Housing Requirement**

Component of Five-year Housing Requirement	Method	Total
Basic Housing Requirement (annualised)	(15,950 / 22)	725
Basic Housing Requirement over a five-year period	(725 x 5)	3625
Completions Since 2006		5658
Current Identified Shortfall	(6525 – 5658)	867
Basic Requirement Plus Shortfall (“Sedgefield”)	(3625 + 867)	4492
Basic Requirement Plus Shortfall with 20% Buffer Added	(4492 x 1.2)	5390

## 4. Identifying the Five-year Housing Land Supply

### Overview

- 4.1. Both the NPPF and NPPG provide the context from which the supply of housing sites can be determined. The NPPF at Paragraph 47 states that LPAs should: “*identify and update annually a supply of specific deliverable<sup>11</sup> sites...*” and “*identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15*”.
- 4.2. The footnote numbers 11 and 12, which accompany the text in Paragraph 47 of the NPPF state that:

*“To be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.*

and

*“To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.* (emphasis added).

- 4.3. The NPPG goes on to clarify that planning permission, or allocation in a development plan, is not a pre-requisite for a site being *deliverable* in terms of the five-year supply. It re-iterates that LPAs will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan, or without planning permission, can be considered capable of being delivered within a five-year timeframe.
- 4.4. It is against this context that the sites which make up South Somerset’s future supply of land for housing have been identified. The following component parts of the supply of land for housing have been included and Appendix 1 sets out the Council’s supply of housing sites in detail.

### Sites with planning permission

- 4.5. The Council has identified sites within the district which benefit from planning permission (outline, full, reserved matters, prior approval, or permitted development).
- 4.6. The Council has also documented schemes where a planning application is pending a decision. These are not included within the first five years’ housing land supply unless there are robust reasons and expectations that the site will be approved and come forward and be delivered within that timeframe.



- 4.7. In analysing current and future planning applications and planning permission the Council is aware of the increasing trend in permitted development, changes in use class, and conversions (including barn conversions) generating additional housing supply. For the avoidance of doubt these types of development where it is shown that they generate new housing will be included in the calculation of new housing delivery and future housing supply.
- 4.8. Furthermore, the Council has seen an increase in the number of care homes and extra care homes within the district. Both now and in the future the delivery of care homes and extra care homes will be included in the calculation of new housing delivery and future housing supply.

### **Sites with a resolution to grant permission subject to a Section 106 Agreement**

- 4.9. The Council has also identified those sites where it has resolved to grant permission subject to the signing of a Section 106 Agreement. The Council considers that these sites have de facto the same status of those sites which are in receipt of planning permission and has included them within the first five years of the trajectory of site delivery.

### **Sites within the Strategic Housing Land Availability Assessment**

- 4.10. Sites within the Strategic Housing Land Availability Assessment (SHLAA) have been identified in conjunction with the development industry and sites have been deemed as 'suitable', 'available' and 'achievable'. The majority of the SHLAA sites are identified as 'developable' and therefore included within the later part of the housing trajectory (i.e. Years 6 – 10 and Years 11 – 15). However, some sites have been included within the first five-years of the housing supply, where it has been deemed that they are 'deliverable'.

### **Windfalls**

- 4.11. The Council has consistently advocated that a proportion of its housing delivery occurs through windfall sites. The geographical extent and rural nature of the district, along with the range of settlement types and size, lend itself to small scale sites coming forward with no prior warning. This is particularly true in the smallest settlements in the district where minor infill plots and single home applications are common place. Similarly, Government's relaxation of permitted development rights and change of use has resulted in additional windfalls.
- 4.12. The Council has reviewed its position on windfalls by analysing the track record of delivery since 2012/2013. This period is after the most severe effects of the recession and is deemed to represent a more typical period for windfalls to emerge. Furthermore, it is a period where the most obvious and easiest 'windfall' sites have already been built out and therefore provides a clearer view of the base level of windfalls, with data not skewed by large brownfield sites or one-off schemes. This period of time also aligns with the latest SHLAA assessments (produced in 2013) and therefore allows the windfall assessment to discount sites where the Council had prior knowledge.
- 4.13. On the back of this analysis, the Council has adopted a conservative approach to avoid over-reliance on windfalls contributing to supply. The expectation is that the number of dwellings forthcoming will be greater, however, the allowance included in the overall supply position is

20 dwellings per annum for 2015/2016 (Year 1) and 2016/2017 (Year 2) in order to prevent any double-counting of sites which are already in the system. The allowance is then increased to 50 dwellings per annum for 2017/2018 (Year 3), 2018/2019 (Year 4), and 2019/2020 (Year 5) accounting for the greater take up of permitted development opportunities and the continued scale of permission granted to opportunity sites that emerge without prior knowledge.

- 4.14. The consequence is that 190 dwellings will be added to the supply. Based upon the total supply position, this represents 4% of the Council's overall supply. The Council believes this is an extremely conservative approach to windfall given the nature of development proposals in South Somerset.

## 5. Conclusion

- 5.1. Based upon the assumptions and rationale set out above, the Council's five-year housing land supply requirement is currently **5,390 dwellings**.
- 5.2. Based upon the current assessment of future housing land supply for the period 2015/2016 to 2019/2020, the Council's deliverable five-year housing land supply is **4,692 dwellings**.
- 5.3. As such, the Council cannot currently demonstrate a five-year supply of housing sites and can only demonstrate a supply equivalent to just over **4 years and 4 months**.
- 5.4. This conclusion has significant implications for the Council's decision-making on planning applications. The NPPF, at Paragraph 49, sets out that:

*"[r]elevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

- 5.5. Paragraph 49 of the NPPF is directly linked to Paragraph 14 of the NPPF, and has the effect of altering the perspective when taking decisions on planning applications, in so far that:

*"where the development is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *Specific policies in this Framework indicate development should be restricted."*

- 5.6. In simple terms, the implication of not being able to demonstrate a five-year housing land supply is that the policies relating to housing within the local plan are deemed to be 'out-of-date'. As such, the weight that should be attached to them in decision-making should be reduced in reaching conclusions on the acceptability of housing development in the district.
- 5.7. The starting point for decision-making shifts to one where a planning application should be granted permission, unless it can be shown that the adverse impacts of development significantly and demonstrably outweigh the benefits generated.

## 6. Next Steps

6.1. In terms of how the Council can rectify the situation and be able to demonstrate a five-year housing land supply in the future, the following actions are suggested:

- Take a more proactive approach to decision-making on schemes which accord with the local plan to improve supply and achieve development in those locations already identified in the local plan.
- Commence the full Strategic Housing Market Assessment (SHMA) work to fully understand the nature of the housing market, drawing out needs and demands to better inform choice of where and when to provide land for development.
- Commence a new Strategic Housing Land Availability Assessment (SHLAA) which will involve asking landowners and developers to identify additional land and sites which could come forward for housing in the district. It will also help refine the Council's understanding of existing land identified as availability. This is currently programmed to begin in October 2015, but could be brought forward to start in September 2015.
- To assess options for allocating more land for residential development through the 'Early Review' of the Local Plan.
- Establish a more regular 'landowner and developer forum' to ensure that the Council is better informed on the needs, demands, and aspirations of the development industry.
- Increase the Council's level of involvement in shaping and delivering residential development sites in South Somerset; including taking a more proactive role in investing in site assembly and delivery, and helping to fund infrastructure to facilitate development.

## Appendix One – List of Housing Supply Sites

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale	
<b>YEOVIL</b>												
Brimsmore, Keysite, Thorne Lane	S/YEWI/1501/ S/YEWI/1512/	05/00753/OUT						300	232	830	Extant planning permission for 830 (REM for 298, 532 Left)	
		11/00361/REM (298)	30	50	75	100	43				11/00361/REM – 298 Revision to REM 13/01485/NMA, 13/02934/S73, 14/03596/S73	
Land at Lufton - Key Site	S/BRYM/1502/	05/00931/OUT	59	40	40	40	40	200	277	696	Extant planning permission	
		10/01875/REM (696)									REM Application [Approved 15/3/12] Revisions to REM through 13/03501/S73 and 13/04826/S73A	
Former Seatons Garage, West Hendford, Yeovil	S/YEOV/1537/	05/00677/OUT									05/00677/OUT for indicative 101 dwellings. (Phase 1 through 07/05204/REM resulted in 30 completions).	
		10/04950/REM (57)			14	18	25			57		
		15/00353/FUL (3)			3						3	Revisions via 15/00457/S73A & 15/00353/FUL generates 3 additional dwellings
		15/01820/FUL (6)			4						4	15/01820/FUL [Approved 15th June 2015] generates 6 additional dwellings but removes 2 dwellings
Lyde Road Key Site	S/YEWI/1509/	06/01050/OUT										
		08/04443/REM (226)									226 - Development complete	
		08/04785/REM (119)									119 - Development complete	
		10/02968/REM (126)									126 - Development complete	
		10/02973/REM (103)	27	46							73	Extant planning permission. 30 dwelling already complete. Remainder of site is currently under construction.
		12/00268/REM (210)			50	50	50	60			210	Permission expires July 2015. Renewal expected end 2015
Plot 287A-C Lyde Road Key Site, Yeovil		13/03360/FUL (3)	3							3		
103-107 Highfield Road, Yeovil	S/YEOV/0202/	09/03111/FUL				5	8			13	Extant planning permission. Approved 17/10/11. Demolished 1 building	
27 Westfield Grove, Yeovil	S/YEOV/1532/	15/02606/FUL		1						1	Extant planning permission. Approved 20/07/15. Resubmission of 12/00034/FUL	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
94, 96, and 98 Sherborne Road, Yeovil	S/YEOV/1535/	12/00832/FUL		2						2	Extant planning permission. Approved 05/4/12. Demolition started
Second Floor 14A, Hendford, Yeovil	S/YEOV/1549/	12/01874/COU	1							1	Extant planning permission. Approved 20/6/12.
76 Bucklers Mead, Yeovil	S/YEWI/1505/	12/01918/FUL	1							1	Extant planning permission. Approved 16/7/12
Land at Key Farm, Dorchester Road, Yeovil	S/EACO/1509/	12/03031/FUL	2							2	Extant planning permission. Approved 10/12/12 (13/04607/S73 changes to layout)
73-77 Hendford Hill		12/00236/FUL		13						13	Extant planning permission. Approved 30/06/12.
Land adjacent Old Cinema Bed Centre, Court Ash, Yeovil	S/YEOV/1539/	12/03120/FUL	6							6	Extant planning permission. Approved 04/09/12
Land adjoining 40 Sunningdale Road, Yeovil	S/YEOV/1541/	12/03359/OUT	1							1	Extant planning permission. Approved 24/10/12
17 The Park, Yeovil	S/YEOV/1526/	12/03827/FUL	2							2	Extant planning permission. Approved 26/11/12
21 The Park, Yeovil	S/YEOV/1531/	12/03941/FUL	1							1	Extant planning permission. Approved 12/12/12. Demolition completed 31/03/14
Alexandra Road Garage, Yeovil	S/YEOV/1536/	12/04637/FUL	5							5	Extant planning permission. Approved 10/01/13.
Land between 2 Sydling Road and number 96 Roseberry Avenue, Yeovil	S/YEOV/1544/	13/01504/FUL		2						2	Extant planning permission. Approved 28/05/13
Telford House, The Park, Yeovil		13/01558/UL		14						14	Extant planning permission. Approved 11/11/13
34/34A Goldcroft, Yeovil		13/01573/R3D	4							4	Extant planning permission. Approved 06/06/13.
17 & 17A Hendford, Yeovil	S/YEOV/1527/	13/01810/FUL superseded by 14/00918/FUL		1						1	Extant planning permission. Superseded by 14/00918/FUL Approved 28/04/14
Land rear of 62 Fielding Road, Yeovil		13/01929/FUL		2						2	Extant planning permission. Approved 09/07/13
Firsview, 169 West Coker Road, Yeovil	S/EACO/1505/	13/02051/FUL		1						1	Extant planning permission. Approved 18/07/13
Garage Block, Central Acre, Yeovil		13/02335/FUL		1						1	Extant planning permission. Approved 12/02/14
Goldcroft Allotments, Milford Road, Yeovil	S/YEOV/1538/	13/02850/REM					29			29	Extant planning permission originally 05/01416/OUT. Approved 07/10/13
Livingstones Warman Insurance Brokers, 5 Coronation Avenue, Yeovil		13/03042/FUL		2						2	Extant planning permission. Approved 23/09/13
5 Park Gardens, Yeovil		13/03200/P3JPA	1							1	Planning Permission not required 05/09/13
171 Sherborne Road, Yeovil		13/03512/FUL	1							1	Extant planning permission. Approved 25/10/13
Raglan Terrace, Yeovil		13/03950/FUL	1							1	Extant planning permission. Approved 13/11/13

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Court Ash House, Court ash, Yeovil		13/03479/P3JPA permission not required		18						24	Prior Approval Office to residential Under Construction
		15/01316/FUL		6							Planning application under consideration (Subsequently Approved 05/06/15)
Rear of 120-124 Mudford Road, Yeovil		13/04732/FUL	1							1	Extant planning permission. Approved 10/01/14
16 Sleight Close, Brympton		13/04739/FUL	1							1	Extant planning permission. Approved 02/01/14.
2 Matthews Road, Yeovil		13/05059/FUL	1							1	Extant planning permission. Approved 10/02/14
133 West Coker Road, Yeovil		14/00257/FUL	1							1	Extant planning permission. Approved 20/03/14
Western Gazette, Sherborne Road, Yeovil		13/04291/P3JPA		25						32	Prior Approval
		14/00663/FUL		7							Extant planning permission. Approved 20/06/14
19 Greenwood Road, Yeovil		14/00742/FUL	1							1	Extant planning permission. Approved 24/04/14
80 South Street, Yeovil		14/01287/R3D		2	2					4	Extant planning permission. Approved 27/06/14
86 Middle Street, Yeovil		14/01623/FUL		1						1	Extant planning permission. Approved 27/05/14
72-74 Middle Street, Yeovil		14/01699/P3JPA	11							11	Prior Approval . Allowed on appeal 26/02/15
The Whitehouse, 114 Hendford Hill, Yeovil		14/01823/COU	1							1	Extant planning permission. Approved 25/06/14
Wine Vaults, 8-9 Wine Street, Yeovil		14/02362/FUL	4							4	Extant planning permission. Approved 29/10/14
14 Combe Street Lane, Yeovil		14/02809/FUL	1							1	Extant planning permission. Approved 19/08/14.
Land Adjoining The Old Kiln, Main Street, Mudford		14/02929/FUL		1						1	Extant planning permission. Approved 14/08/14
Bakery Site, Deacons Lane, Mudford		14/03522/FUL	1							1	Extant planning permission. Approved 10/12/14.
Milford Inn, 85 Milford Road, Yeovil		14/03581/FUL			4	4				8	Extant planning permission. Approved 31/10/14
1- 3 Princes Street, Yeovil		14/03619/FUL	4							4	Extant planning permission. Approved 30/09/14.
66/68 West Coker Road, Yeovil		14/03863/FUL	4							4	Extant planning permission. Approved 10/10/14.
3 Blue Peter Gardens, West Coker Road, Yeovil, BA20 2JA		15/01420/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 30/04/15)
24 Ashford Grove, Yeovil		14/03904/OUT		2						2	Extant planning permission. Allowed on appeal 01/04/15
82 Middle Street, Yeovil		14/04644/PAIA		1						1	Prior Approval. Approved 23/12/14
Stone Farm, Stone Lane, Yeovil		14/05095/FUL			2	3				5	Extant planning permission. Approved 05/02/15
Bannister & Co, 90 Huish, Yeovil		14/05489/FUL	1							1	Extant planning permission. Approved 12/02/15.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Richmond Villa, 27 Higher Kingston, Yeovil		15/00065/FUL			2	3				5	Extant planning permission. Approved 23/02/15
72 Grove Avenue, Yeovil		15/00401/FUL			4	4				8	Extant planning permission. Approved 26/03/15
Premises Formerly Known As 16 Goldcroft, Yeovil, BA21 4DQ		14/00213/FUL	10	9						19	Approved subject to S106
15 Lyde Road & 1 Cromwell Road, Yeovil		02/01821/FUL		3						3	Extant planning permission. Approved 13/09/02. 1 Complete, 3 Not Started
166 Hendford Hill, Yeovil, Somerset, BA20 2RD		08/03324/FUL		24						24	Extant planning permission. Approved 07/11/08.
46 & 46A Mount Pleasant, Yeovil, BA21 4JL		08/03885/FUL		8						8	Extant planning permission. Approved 10/11/08. Demolition complete only
Land Rear Of Old Barn Way, Yeovil, BA20 2PH		09/02073/FUL			5	5	2			12	Extant planning permission. Approved 14/09/09. 1 under construction
Land Between Victoria Road, Cromwell Road & Lyde Road, Yeovil, BA21 5AY		09/02146/REM		5	5	5	9			24	Extant planning permission. Approved 16/10/09
Land Rear Of Former Chapel Huish, Yeovil, BA20 1BW		11/01669/FUL	1							1	Extant planning permission. Approved 22/09/11.
St Michaels Vicarage, 52 St Michaels Avenue, Yeovil, Somerset, BA21 4LH		13/03190/FUL	1							1	Extant planning permission. Approved 13/06/12.
Black Horse Inn, The Avenue, Yeovil, BA214BJ		13/04068/FUL		1						1	Extant planning permission. Approved 19/09/13
17 & 17A Hendford, Yeovil, BA20 1UH		14/00918/FUL		2						2	Extant planning permission. Approved 17/01/14
2 Woodland Terrace, Mill Lane, Yeovil, BA20 1NY		14/00244/FUL		1						1	Extant planning permission. Approved 23/01/14
2 Clarks House, Hendford Grove, Yeovil, BA20 1UT		15/00914/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 14/04/15)
15 Tanyard Way, Yeovil, BA20 1EH		14/05169/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 24/04/15)
22 Woodland Terrace, Yeovil, BA20 1NY		15/01241/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 29/05/15)
Hairport, 2 The Crescent, Yeovil, BA20 1XQ		15/01551/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 03/06/15)
Car Park Site, Queensway Place, Yeovil, BA20 1TX		14/05634/FUL				24				24	Planning application under consideration pre-31st March 2015. (Subsequently Approved 05/06/15)
13 Rosebery Avenue, Yeovil, BA21 5LL		15/01767/FUL			4					4	Planning application under consideration pre-31st March 2015. (Subsequently Approved 10/06/15)
Land Rear Of 25 And 27 Glenthorne Avenue, Yeovil		15/01952/OUT			1					1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 17/06/15)



Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land Off, Stone Lane, Yeovil		15/00763/FUL			15	14				29	Application approved subject to S.106
Land adj Bundford Hollow Roundabout, West Coker Road		13/01869/OUT				40	40			80	Application approved subject to S.106
First Floor 77-83, Princes Street, Yeovil, BA20 1EE		15/03154/FUL						1		1	Planning application under consideration pre-31st March 2015. Site is available and developable.
2 Danielsfield Road, Yeovil, BA20 2LR		15/02646/FUL						1		1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Orchard Gate, Dorchester Road, Yeovil, Somerset, BA20 2RL		15/02479/OUT						1		1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Land At, Tithe Court, Yeovil		11/02930/FUL						1		1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Land Adjoining 18 Camborne Place, Yeovil		15/02993/FUL						2		2	Planning application under consideration pre-31st March 2015. Site is available and developable.
24 Ashford Grove, Yeovil, BA21 4PQ		15/02449/REM	1	1						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 22/07/15). Site is available and developable.
Allotment Gardens, Pen Mill Station Approach, Yeovil		15/03190/FUL						3		3	Planning application under consideration pre-31st March 2015. Site is available and developable.
Land Adjoining 20, Camborne Grove, Yeovil, BA21 5DG		15/00749/FUL						7		7	Planning application under consideration pre-31st March 2015. Site is available and developable.
Upper Mudford, Primrose Lane, Yeovil	E/MUDF/0002 E/MUDF/0003	14/02554/OUT				40	40	342	343	765	Planning application under consideration. Within SUE DOG
Land At Keyford, Dorchester Road, Yeovil	S/EACO/0024	15/01000/OUT				40	40	360	360	800	Planning application under consideration. Within SUE DOG
70A Stone Lane, Yeovil		15/02545/FUL						1		1	Planning application under consideration. Site is available and developable.
Land Adj 71 Chelston Avenue, Yeovil, BA21 4PT		15/02063/OUT		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 01/07/15)
Land Rear Of 64 West Coker Road, Yeovil, BA20 2JA		15/02462/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 14/07/15)
29 Combe Street Lane, Yeovil, BA21 3PD		15/02164/FUL								0	Planning application under consideration pre-31st March 2015. (Subsequently Approved 07/07/15)
Land Adjoining 3 Everton Road, Yeovil		15/03208/FUL						4		4	Planning application under consideration pre-31st March 2015.
39 Priory Glade, Brympton, Yeovil		15/01099/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 06/05/15)
Yeovil Showground, Dorchester Road, Yeovil	S/BARW/0003/								100	100	Site is available and developable, likely to be at end of the plan period.
Land South of Yeovil Showground, Dorchester Road, Yeovil	S/BARW/0004/								50	50	Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land East of A37 (Dorchester Road), Yeovil	S/BARW/0005/								100	100	Site is available and developable.
Land North of Oak Farm, Thorne Lane, Yeovil	S/BRYM/0001/C								100	100	Site is available and developable.
Land at Dairy House Farm, Yeovil	S/BRYM/0002/								38	38	Site is available and developable. Developer interest.
Land Adj Yeovil Town Football Club Boundary Road Brympton BA22 8YF	S/BRYM/0501/								20	20	Site is available and developable.
Off Sandhurst Road & Plackett Lane, Gunville Lane, Yeovil	S/EACO/0003/								445	445	Site is available and developable.
Windsor House, Yeovil Road, Yeovil	S/EACO/0007/							6		6	Site is available and developable. Pre-application discussions taking place.
Greggs Riding School, Plackett Lane, East Coker	S/EACO/0020/								100	100	Site is available and developable.
Key Farm, Dorchester Road, Yeovil	S/EACO/0022								100	100	Site is available and developable.
Land OS 320, Watercombe Lane, West Coker, Yeovil	S/WECO/0011/							70	30	100	Site is available and developable.
Seatons Automotive (White Post Garage), A30 West Coker Road, Yeovil	S/WECO/0014/							3		3	Site is available and developable.
Southern Electric Depot, West Hendford, Yeovil	S/YEOV/0003/								60	60	Developer advises planning application for mixed use including 60 units currently being prepared, potential within 5 years. Site already cleared.
Yeovil Cattle Market Site, Market Street, BA20 1HS	S/YEOV/1302/								50	50	Site is available and developable but aware of abnormal costs.
Land adj Brimsmore House, Brimsmore, Yeovil	S/YEWI/0001/								50	50	Site is available and developable.
Brimsmore Tree Farm, Tintinhull Road, Yeovil	S/YEWI/0003/								100	100	Site is available and developable.
Land at Vagg Farm Chilthorne Domer Yeovil BA21 3PT	S/YEWI/0200/								30	30	Existing employment land. Site is available and developable.
Land at 269 Mudford Road, Yeovil	S/YEWI/0500							10		10	Site is available and developable.
Nautilus Walk / Goldcroft, Yeovil								49		49	Pre-application consultation has taken place. Site is available and developable.
Eiger House, Primrose Lane, Mudford	E/MUDF/0005/								9	9	Site is available and developable.
<b>YEovil SUB-TOTAL</b>			<b>190</b>	<b>302</b>	<b>230</b>	<b>395</b>	<b>326</b>	<b>1421</b>	<b>2594</b>	<b>5458</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>CHARD</b>											
Land rear of 34 Upper Combe Street, Crimchard, Chard	W/CHAR/1525/	10/04617/FUL	1							1	Extant planning permission. Approved 18/01/11.
Fairport, Chard	W/CHAR/1518/	11/01452/FUL					1			1	Extant planning permission. Approved 27/05/11. Expired 25/05/14 Revised application 15/02097/FUL.
The Flat, Mill Building 22-24 East Street, Chard	W/CHAR/1531/	11/02677/OUT	14							14	Extant planning permission. Approved 25/01/13
Snowdon Farm, Chard		11/04212/FUL	18							18	Extant planning permission. Approved 29/11/12. 61 dwellings, 6 complete developer confirms build complete by end 2014 Under Construction. 18 Left to complete
Land adj 58 Thorndun park Drive, Chard	W/CHAR/1522/	12/01967/REM	1							1	Extant planning permission. Approved 12/07/12
Site of former 75 Furnham Road (Mount Hindrance), Chard	W/CHAR/1530/	12/02691/FUL	2							2	Extant planning permission. Approved 11/10/12 – conditions discharged
Land off Oaklands Avenue		12/04319/OUT 15/02165/REM		30	25	23				78	Extant planning permission. Approved 01/10/14. Developer advises start next year with completion within 5 years.
25 Bondfield Way, Chard	W/CHAR/1510/	12/04592/FUL	1							1	Extant planning permission. Approved 21/02/13
1 Cillerhayes Villas, Old Town, Chard		12/04840/FUL	3							3	Extant planning permission. Approved 29/08/13
Land rear of 16 High Street, Chard		13/00222/FUL	2							2	Extant planning permission. Approved 25/11/13
47 Glynswood, Chard		13/00828/FUL	1							1	Extant planning permission. Approved 20/03/14.
Millfield Industrial Estate, Millfield		13/02132/FUL	10							10	Extant planning permission. Approved 15/09/14.
3 St Mary's Crescent, Chard	W/CHAR/1511/	13/02735/FUL	1	2						3	Extant planning permission. Approved 29/10/13
Kenwyn House, Crewkerne Road, Chard		13/03758/FUL	1							1	Extant planning permission. Approved 16/12/13.
15 Glynswood, Chard		13/04241/FUL	1	1						2	Extant planning permission. Approved 28/02/14
19 Crewkerne Road, Chard		13/05095/FUL	1							1	Extant planning permission. Approved 25/03/14
Store Hornsley rear of Crimchard, Chard		13/12652/FUL	1							1	Extant planning permission. Approved 23/08/13
Land at Touches Lane, Chard	W/CHAR/0010/	14/00554/REM	7	7						14	Extant planning permission. Approved 15/07/15.
Chard And Ilminster News, 3 & 3A Fore Street, Chard		14/02439/FUL	2							2	Extant planning permission. Approved 28/08/14.
1 Fore Street, Chard		14/05220/FUL		4	4					8	Extant planning permission. Approved 09/02/15
Ravensworth, 30 Fore Street, Chard		15/00376/FUL	2							2	Extant planning permission. Approved 23/03/15.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Eastlands, Lyddons Mead, Chard		15/00478/REM		1						1	Extant planning permission. Approved 19/03/15
The Former Tyre Depot, Silver Street, Chard		07/02577/FUL		11	11					22	Extant Planning permission. Approved 10/10/08.
36A Holyrood Street, Chard, TA20 2AJ		12/02242/FUL	1							1	Extant Planning permission. Approved 06/09/12
Hornsbury Farm, Hornsbury Hill, Chard		13/00338/FUL	1							1	Extant planning permission. Approved 11/04/13.
25 Holyrood Street, Chard, TA20 2DN		15/00829/FUL			2					2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 08/04/15)
Land Off, Touchstone Lane, Chard		13/01942/FUL			12	12				24	Planning application under consideration pre-31st March 2015. (Subsequently Approved 10/04/15)
Land To The Rear Of Anne Eagles, Kinforde, Chard, TA20 1DT		15/00373/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 17/04/15)
Building Rear, 16 Holyrood Street, Chard, TA20 2AH		15/01235/FUL			1					1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 13/05/15)
Land Rear Of 46, Fore Street, Chard		15/00984/FUL		2	2					4	Planning application under consideration pre-31st March 2015. (Subsequently Approved 21/05/15)
Three Counties Glazing, Victoria Avenue, Chard, TA20 1EP		15/01452/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 02/05/15)
Land Adjacent Croft Orchard, Chard	W/CHAR/0007/	13/01942/FUL		12	11					23	Application approved subject to S.106.
Land Adjoining Fordham Grange, South of A30 Crewkerne Road	W/CHAR/0014/	14/04399/FUL			28	22	22			72	Planning application under consideration. Developer advises delivery from 2015. Site is available and deliverable. Within CEDA.
Fairport, Furnham Crescent, Chard, TA20 1AZ		15/02097/FUL						4		4	Planning application under consideration. Site is available and developable. Within CEDA.
Land North of Dolling Close, Chard, TA20 1EB		14/05511/FUL						9		9	Planning application under consideration. Site is available and developable. Within CEDA.
Land Adjoining Paintmoor House, Avishayes Road (Part of Keysite)	W/CHAR/0002/							100	50	150	Site within CEDA. Site is available and developable.
Land Adjoining Paintmoor House, Avishayes Road	W/CHAR/0005/							30		30	Site within CEDA Phase 4. Site is available and developable.
Chard Key Site	W/CHAR/0011/							40		40	Site within CEDA. Site is available and developable.
Land Off Henderson Drive	W/CHAR/0013/							100		100	Site within CEDA Phase 3. Site is available and developable.
Land To The Rear of Nursery Gardens, Chard (Chard Key Site)	W/CHAR/0015							10		10	Site within CEDA. Site is available and developable.
Land North of Bondfield Way,	W/CONI/0001/								80	80	Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Combe St Nicholas											
Land Adjoining Oaklands Avenue	W/CHAR/0012/								25	25	Site within CEDA Phase 3. Site is available and developable.
Land Between Forton and Tatworth Road, Chard								300		300	Site within CEDA. Developer discussions taken place. Public consultation has occurred. Full application expected.
Land South of Forton and Tatworth Road, Chard									200	200	Site within CEDA. Developer discussions taken place. Outline application expected.
Land South of A30 (TT Investments)									50	50	Site within CEDA Phase 2
Land South West of Little Chippings									300	300	Site within CEDA Phase 4. Developer discussions taken place.
<b>CHARD SUB-TOTAL</b>			<b>72</b>	<b>71</b>	<b>96</b>	<b>57</b>	<b>23</b>	<b>593</b>	<b>705</b>	<b>1617</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>CREWKERNE</b>											
<b>Crewkerne Key Site 1 between A30 and A356</b> <b>Southern Phase Of Crewkerne Key Site, Land Off Station Road, Crewkerne</b>	W/CREW/1523/A W/CREW/1523/B	05/00661/OUT						50	229	279	Extant planning permission. Approved 04/02/13 for 525 dwellings.
		13/02201/REM			40	40	40	83		203	Extant planning permission to deliver 203 dwellings of original 525 dwellings.  Remaining 322 dwellings will be reduced by re-scoping of site in conjunction with 14/02141/OUT application.  Overall Crewkerne Key Site now set to deliver 657 dwellings through 13/02201/REM and 14/02141/OUT.  Viability concerns are currently being resolved with Taylor Wimpey, SSDC and District Valuer. Site is deliverable.
		14/02141/OUT				15	15	145		175	Planning application under consideration. Site allocated in Local Plan.
<b>9 Church Street, Crewkerne</b>	W/CREW/1512/	10/00601/FUL	1							1	Extant planning permission. Approved 03/06/10.
<b>Builders yard, Dairy Court, Crewkerne</b>	W/CREW/1513/	10/03379/FUL	5							5	Extant planning permission. Approved 26/10/10.
<b>Kings Garage, Lyme Road, Crewkerne</b>	W/CREW/1517/	11/00142/FUL	4							4	Extant planning permission. Approved 06/06/11.
<b>Roundham house, Oxen Road, Crewkerne</b>	W/CREW/1520/	11/04923/FUL Substituted by 14/00924/FUL & 15/00249/FUL	3							3	Extant planning permission. Approved 29/05/12 replaced with 14/00924/FUL & 15/00249/FUL
<b>1,2,5 &amp; 6 The Barley Yard, Crewkerne</b>	W/CREW/1507/	12/01610/FUL		4						4	Extant planning permission. Approved 13/09/12
<b>18 Abbey Street, Crewkerne</b>		13/00240/COU	4							4	Extant planning permission. Approved 30/07/13.
<b>4 The Barley Yard, Old Mill Lane, Crewkerne</b>		13/04280/FUL		1						1	Extant planning permission. Approved 16/01/14
<b>Viney Bridge Mills, South Street Crewkerne TA18 8AE</b>		13/03278/FUL 13/03279/LBC		29	23	6				58	Extant planning permission. 13/03278/FUL Approved 24/12/14 & 13/03279/LBC Approved 28/01/15
<b>Liberal Hall, Court Barton, Crewkerne</b>		14/02827/FUL	1	1						2	Extant planning permission. Approved 08/09/14
<b>Land Rear Of 65, North Street, Crewkerne</b>		14/02928/FUL		1						1	Extant planning permission. Approved 17/09/14
<b>Rear Of 9, Market Square, Crewkerne</b>		14/03271/FUL		2						2	Extant planning permission. Approved 22/09/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
14 Bushfield Road, Crewkerne, TA18 8HN		06/02220/FUL	1							1	Extant planning permission. Approved 18/06/07.
Land At Hardy Court, Lang Road, Crewkerne, TA18 8JE		07/03594/FUL	3	3						6	Extant planning permission. Approved 09/11/07.
95C Park View, Crewkerne, TA18 8JG		09/04674/FUL	1							1	Extant planning permission. Approved 07/01/10.
29 Market Street, Crewkerne, TA18 7JU		13/03604/FUL	2							2	Extant planning permission. Approved 09/12/13.
18 Abbey Street, Crewkerne, TA18 7HY		13/04115/FUL		2						2	Extant planning permission. Approved 05/02/14
15 Langmead Square, Crewkerne, TA18 8EA		15/02040/FUL					1			1	Planning application under consideration. Site is available, developable and deliverable.
The Shirt Factory, Abbey Street, Crewkerne		15/02007/FUL					6			6	Planning application under consideration. Site is available, developable and deliverable.
3 Church Street, Crewkerne		15/03172/FUL					1			1	Planning application under consideration pre-31st March 2015. Site is available, developable and deliverable.
Land West of Lang Road, Crewkerne	W/CREW/0003/							10	30	40	Panel advise 6-11 years. Site is available and developable.
Land south of Curriott Hill, Crewkerne	W/CREW/0006/							50	22	72	Panel advise years 0-5. Developer advises 2016 start. Site is available and developable.
Land rear of Penlain, East Street, Crewkerne	W/CREW/0012							62		62	Panel advise 6-11 years. Site is available and developable.
North of Ashlands Road, Middle Drive, Crewkerne	W/CREW/0015/							10		10	Panel advise years 0-5. Site is available and developable.
Land South of Broadshard Road, Broadshard Road, Crewkerne, TA18 7NT	W/CREW/0022/								9	9	Panel advise 11-15 years. Site is available and developable.
Land adj to the Butts Quarry Lane, Crewkerne, TA18 7NS	W/CREW/0504/								8	8	Panel advise 11-15 years. Site is available and developable.
North of Oak Lane, Merriott	W/MERR/0012							7		7	Panel advise 6-11 years. Site is available and developable.
Land east of Chestnut Avenue, Middle Hill lane	W/MERR/0011/							25		25	Developer advised start 2015. Site is available and developable.
<b>CREWKERNE SUB-TOTAL</b>			<b>25</b>	<b>43</b>	<b>63</b>	<b>61</b>	<b>63</b>	<b>417</b>	<b>298</b>	<b>970</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>ILMINSTER</b>											
Land adjacent 35A East Street, Ilminster	W/ILMI/1511	12/01615/FUL	1	2						3	Extant planning permission. Approved 11/07/12
Warehouse, Frog Lane, Ilminster		13/01398/FUL	1	2						3	Extant planning permission. Approved 24/10/13
Bakers Yard, Shudrick Lane, Ilminster		13/04623/FUL	1	2						3	Extant planning permission. Approved 23/03/14
Land South of Canal Way, Ilminster	W/ILMI/0018	13/04760/FUL	14							14	Extant planning permission. Approved 11/03/14. Only 14 left to complete
Former Powmatic Site, Winterhay Lane, Ilminster	W/ILMI/0016/	13/04935/OUT			25	25	22			72	Extant planning permission. Approved 15/01/15. Potential to complete within 1-2 years. Pushed back 1 further year to allow for any delays
Spring Haven, Liscombe Close, Ilminster	W/ILMI/1517/	13/05128/FUL		3						3	Extant planning permission. Approved 04/03/14
Summervale Medical Centre, Wharf Lane, Ilminster		14/00025/FUL	8							8	Extant planning permission. Approved 30/09/14.
9 West Street, Ilminster	W/ILMI/1508/	14/00323/FUL	1							1	Extant planning permission. Approved 26/03/14.
31 Station Road, Ilminster		14/00706/FUL	1							1	Extant planning permission. Approved 14/04/14.
Bristol House, 17 Court Barton, Ilminster		14/01396/FUL	1							1	Extant planning permission. Approved 08/05/14.
Royal Oak, The Cross, Ditton Street, Ilminster		14/02451/FUL		1						1	Extant planning permission. Approved 17/07/14
18 The Beacon, Ilminster, TA19 9AH		14/02069/FUL		1						1	Extant planning permission. Approved 11/07/14
Gooch & Housego Ltd, Cornhill Market Place, East Street, Ilminster, TA19 0AH		14/01680/FUL			14					14	Planning application under consideration (Subsequently Approved 23/04/15)
Land Rear Of, The Shrubbery Hotel, Station Road, Ilminster, TA19 9AR		15/01602/FUL		2						2	Planning application under consideration (Subsequently Approved 26/05/15)
Building Plot At Oakridge Townsend, Ilminster		15/01479/FUL	1							1	Planning application under consideration (Subsequently Approved 26/05/15)
Rose Mill Farm, Station Road, Ilminster, TA19 9PS		15/01209/FUL	1							1	Planning application under consideration (Subsequently Approved 03/06/15)
54 East Street, Ilminster, TA19 0AW		15/02134/FUL					2			2	Planning application under consideration. Site is available, developable and deliverable.
Factory Site Dowlish Ford Mills, Greenway, Dowlish Ford, Ilminster		12/02449/FUL					8			8	Planning application under consideration. Site is available, developable and deliverable.
Land At Shudrick Lane, Ilminster, TA19 0AR	W/ILMI/0009/B	14/02474/OUT							190	190	Planning application under consideration. Given status of Local Plan and Policy PMT3 proposal is not currently



Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
											supported. Site is developable.
39 The Cross, Ilminster, TA19 0EH		15/02944/FUL					1			1	Planning application under consideration. Site is available, developable and deliverable.
Land North of Townsend, Ilminster	W/ILMI/0009/A								62	62	Given status of Local Plan and Policy PMT3 proposal is not currently supported. Site is developable.
Land South of Long Close, Ilminster	W/ILMI/0010/								25	25	Some developer interest. Given status of Local Plan and Policy PMT3 proposal is not currently supported. Site is developable.
Land at Coldharbour Farm, Park Lane, Ilminster	W/ILMI/0011/B							265	120	385	Site is identified as the Direction of Growth for Ilminster and within Policy PMT3. Persimmon Homes are developer with strong track record in Ilminster. Deliverable scheme.
Hort Bridge, Station Road, Ilminster	W/ILMI/0017/	09/00051/OUT							100	100	Parts of site within flood plain but developer has demonstrated technical solution. Current application is for employment on brownfield site. Discussion with developer/agent who are seeking some enabling residential development. Flood risk constrains site to circa. 100 dwellings. Site is available and developable.
Daido Carr Park, Station Road, Ilminster TA19 9AT	W/ILMI/0504/							18		18	Panel advise 6-10 years
<b>ILMINSTER SUB-TOTAL</b>			<b>30</b>	<b>13</b>	<b>39</b>	<b>25</b>	<b>33</b>	<b>283</b>	<b>497</b>	<b>920</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>WINCANTON</b>											
Land to the Rear of Dolphin Hotel, Wincanton		06/00950/FUL					10			10	Extant planning permission. Approved 16/06/06. Technical start carried out
Land at Green Dragon, Wincanton		10/04911/FUL				9				9	Appeal allowed August 2011. Approved 25/02/11
New Barns Farm, Wincanton	E/WINC/0002	11/00639/FUL	28	27	27	27				109	Extant planning permission. Approved 08/12/11. Under Construction. Overall scheme is for 212 dwellings.
Jeremy Hill Furnishings, Church Street, Wincanton	E/WINC/1513/	12/01944/FUL	1							1	Extant planning permission. Approved 20/09/12
Land Adjacent to Linden Cottages, Old Hill, Wincanton		13/01087/FUL	2							2	Extant planning permission. Approved 13/02/14.
5 Balsam Fields, Wincanton		13/01236/FUL	1							1	Extant planning permission. Approved 15/05/13.
Land to Rear of Julian Villa, West Hill, Wincanton	E/WINC/1516/	13/02106/FUL	3							3	Extant planning permission. Approved 10/07/13 .

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land South of Bayford Hill, Wincanton	E/WINC/0016/	13/03318/OUT				14	30			44	Extant planning permission. Approved 27/01/15
Land at Devenish Lane, Wincanton	E/STTR/0003/	14/00479/FUL		3						3	Extant planning permission. Approved 17/10/14
45 Munday's Mead, Wincanton		14/03214/FUL	1							1	Extant planning permission. Approved 16/10/14.
8A Church Street, Wincanton		14/04601/FUL	1							1	Extant planning permission. Approved 04/12/14.
5 Market Place, Wincanton		14/04620/COU	1							1	Extant planning permission. Approved 24/12/14.
5 South Street, Wincanton		14/04965/FUL		1						1	Extant planning permission. Approved 02/01/15
Brains Farm, Moor Lane, Wincanton		14/05207/PAMB		1						1	Extant planning permission. Approved 17/02/15
Former Works, Southgate Road, Wincanton, BA9 9EB		06/01150/FUL	5	5	5	4				19	Extant planning permission. Approved 30/01/07.
Cale House, Station Road, Wincanton		07/01458/FUL					24			24	Extant planning permission. Approved 06/06/08.
Land Adjacent To Bellfields, Station Road, Wincanton		08/01592/FUL				5	6			11	Extant planning permission. Approved 30/08/08.
Reed & Russell Flowers, 11 Church Street, Wincanton, BA9 9AA		12/03270/FUL	1							1	Extant planning permission. Approved 12/12/12.
Land to North of Dancing Lane, Wincanton	E/WINC/0014/	14/01704/OUT				12	13			25	Appeal Lodged 19/08/14. Appeal allowed 02/07/15
Applegarth Mall, 8 High Street, Wincanton		15/00368/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 07/04/15)
2 Silver Street, Wincanton, BA9 9 AW		14/05604/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 17/04/15)
Vedellers Hey, Balsam Park, Wincanton, BA9 9 HB		15/00288/OUT						15		15	Planning application under consideration . Site is available and developable.
Land Adjoining Verrington Hospital, Dancing Lane, Wincanton, BA9 9 DB		12/00660/OUT							55	55	Planning application held in abeyance whilst awaiting decision on 14/00838/OUT (ongoing appeal) . Site is available and developable.
Adjoining St Anne, Devenish Lane, Bayford, Wincanton	E/STTR/0001/10								30	30	Long term proposition only and dependent upon Early Review of Local Plan policies for Wincanton. Site is developable.
Windmill Farm, Adj Penn View, Wincanton	E/STTR/0002/								150	150	Recent application (14/02107/OUT) for 100 dwellings on part of this SHLAA site was refused. However, developer interest remains. Long term proposition only and dependent upon Early Review of Local Plan policies for Wincanton. Site is developable.
Land South of New Barns Farm, Lawrence Hill, Wincanton	E/WINC/0003/								142	142	Sites are within Direction of Growth, which is identified for employment. Developer interest for residential remains. Long term proposition only and dependent

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
											upon Early Review of Local Plan policies for Wincanton.
Land west of New Barns Farm, Lawrence Hill, Wincanton	E/WINC/0004/								228	228	Sites are within Direction of Growth, which is identified for employment. Developer interest for residential remains. Long term proposition only and dependent upon Early Review of Local Plan policies for Wincanton.
The Tything, Southgate Road, Wincanton	E/WINC/0007/								46	46	Brownfield site, viability discussion required. Site is developable.
Land at Junction of Verrington Lane and Old Hill, Wincanton	E/WINC/0008/								16	16	SHLAA Panel has previously advised site is deliverable in Years 6-10. Pushed back due to status of Local Plan. Site is developable.
Land surrounding New Barns Farm, West Hill, Wincanton	E/WINC/0009/							42		42	Panel advise 6-11 years. Site is available and developable.
Wincanton Sports Ground, Moor Lane, Wincanton	E/WINC/0012/								50	50	Site is available and developable. Physical separation from Wincanton due to severance by A303 likely to limit development opportunity. Currently a long term proposition.
Land rear of Hambledon View, West Hill, Wincanton	E/WINC/0015/								9	9	Site is available and developable.
Garage Site, Silver Street, Wincanton BA9 9AN	E/WINC/0522/							5		5	Site is available and developable.
<b>WINCANTON SUB-TOTAL</b>			<b>44</b>	<b>40</b>	<b>32</b>	<b>71</b>	<b>83</b>	<b>62</b>	<b>726</b>	<b>1058</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>SOMERTON</b>											
Flat above Natwest, Broad Street, Somerton	N/SOME/1509/	11/03269/FUL Substituted by 15/00947/FUL	1							1	Extant planning permission. Under Construction (Rosebank, Broadstreet, Somerton) . Substitute application Approved 16/04/15
Land rear of Meadow Lea, Langport Road, Somerton	N/SOME/1512/	10/02695/FUL	6							6	Extant planning permission. Approved 19/11/10.
Morley House, Market Place, Somerton	N/SOME/1517/	10/04354/FUL	2							2	Extant planning permission. Approved 09/12/10.
Former Highways Depot, Etsome Terrace, Somerton	N/SOME/1510/	11/00494/FUL				13				13	Extant planning permission. Approved 29/07/11. Demolition complete
Langport Road Garage, Langport Road, Somerton	N/SOME/1513/	12/00383/FUL			1					1	Extant planning permission. Approved 19/04/12. New Application received 15/02172/FUL
Lawrences Farm, West End,	N/SOME/1514/	12/02936/REM	3							3	Extant planning permission. Approved 18/09/12. Under

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Somerton											Construction (4 complete as at 31/03/15)
Land at Northfield Farm, Northfield, Somerton		10/03704/FUL		20	20	20	20	53		133	Extant planning permission. Approved 17/05/13
2 Tomtits Lane, Somerton		13/03586/FUL	1							1	Extant planning permission. Approved 31/10/13
Town Farm ,Sutton Road, Somerton, TA11 6QL	N/SOME/1522	10/03245/OUT & 13/05122/OUT Substituted by 14/03067/REM	12							12	Extant planning permission. Reserved Matters following outline approval 10/03245/OUT 13/05122/OUT Approved subject to S.106
2 Brandon House, West Street, Somerton, TA11 6NA		12/01501/OUT			7	7				14	Extant planning permission. Approved 29/08/14, S106 being finalised.
1-3 West Street, Somerton		13/03663/FUL				7	7			14	Extant planning permission. Approved 23/09/14
Home Farm, West End, Somerton		14/04354/REM		11						11	Extant planning permission. Approved 19/12/14
Mayfield, Somertonfield Road, Somerton		15/00420/FUL	1							1	Extant planning permission. Approved 25/03/15
Sunnycroft, Northfields, Somerton, TA11 6SL		06/02862/FUL	1							1	Extant planning permission. Approved 07/11/06.
The Half Moon Inn, West Street, Somerton, TA11 6QQ		09/03491/FUL	1							1	Extant planning permission. Approved 30/10/09.
Land at Manor House, Market Place, Somerton, TA11 7NB		09/04540/FUL	5							5	Extant planning permission. Approved 28/01/10
Land Rear Of Montecleffe House, Kirkham Street, Somerton		10/00330/S73	3							3	Extant planning permission. Approved 18/03/10.
Land OS 0046 Part Catsgore Road, Somerton, TA11 7HX		13/03017/FUL	1							1	Extant planning permission. Approved 01/11/13
Kirkham Farm, Kirkham Street, Somerton, TA11 7NN		14/05321/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 13/04/15 )
Trundle Cottage, West Street, Somerton, TA11 6QH		15/01154/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 07/05/15)
Land Adjoining The Thatch, Behind Berry, Somerton		15/01687/OUT		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 02/06/15)
Town Farm, Sutton Road, Somerton, TA11 6QL		15/01230/S73A	2	6	4					12	Planning application under consideration pre-31st March 2015. (Subsequently Approved 10/06/15)
Green Leaze , Langport Road, Somerton, TA11 6HX		15/01778/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 26/06/15)
Land South Of Langport Road, Langport Road, Somerton		13/03272/OUT			20	20	20	90		150	Application approved subject to S.106. Discussions underway on REM application.
Former Langport Road Garage, Langport Road, Somerton, TA11		15/02172/FUL						1		1	Planning application under consideration. Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>6RS</b>											
Lower Barn, Sunhouse Farm, Pestors Lane, Somerton, TA11 7AA		15/03043/COU						2		2	Planning application under consideration . Site is available and developable.
Former Highways Depot, Etsome Terrace, Somerton, TA11 6LY		15/03232/FUL				5	5			10	Planning application under consideration. Within development area. Site is available and developable.
Home Farm, West End, Somerton, TA11 6RW		15/01004/REM				5	6			11	Planning application under consideration. Local Plan Allocation. Site is available and developable.
Lawrences Farm, West End, Somerton		15/03374/FUL						3		3	Planning application under consideration pre-31st March 2015. Site is available and developable.
The Mount Parsonage Hill, Somerton, TA11 7PF	N/SOME/0500/								4	4	Site is available and developable.
Northfield Road, Bancombe Road, Somerton, TA11 6RS	N/SOME/0001/10								96	96	Site is available and developable.
Land r/o The Millands, Acre Lane, Somerton	N/SOME/0002/								80	80	Panel advises years 0-5 as in developer hands. Not in proposed directions of growth. Site is available and developable.
Land off Cartway Lane, Somerton	N/SOME/0004/ & N/SOME/0005								60	60	Site is available and developable. Developer interest. Planning application (15/06585/OUT) received 05/08/15.
<b>SOMERTON SUB-TOTAL</b>			<b>39</b>	<b>43</b>	<b>52</b>	<b>77</b>	<b>58</b>	<b>149</b>	<b>240</b>	<b>658</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>ANSFORD / CASTLE CARY</b>											
Hillcrest School, Castle Cary		02/02107/FUL				12	12			24	Extant planning permission. Approved 13/02/03. Demolition complete
Land at Nurseries, Castle Cary		03/00100/OUT 07/05328/REM		12	12					24	Extant planning permission. Approved 07/08/02. Technical start
The Two Swans, Station Road, Castle Cary	E/CACA/1506/	11/00822/FUL	5							5	Extant planning permission. Approved 04/03/13.
The Red House, 4 Cumnock Road, Ansford		11/02566/FUL	4							4	Extant planning permission. Approved 04/06/13
Bay Tree, South Street, Castle Cary	E/CACA/1502/	12/01604/FUL	2							2	Extant planning permission. Approved 11/06/12
Land at Well Farm, Station Road, Castle Cary	E/ANSF/0005/	13/03593/OUT			15	15				30	Extant planning permission. Approved 13/02/15. Agent advises subject to approval work can start on site in Summer 2014. Put back to allow for submission of REM

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
											application
Workshop, Torbay Road, Castle Cary		14/00232/FUL	1							1	Extant planning permission. Approved 19/05/14
Land To The Rear Of Alma Field, South Street, Castle Cary		14/01639/OUT		3						3	Extant planning permission. Approved 22/09/14
Newstead, Station Road, Ansford, Castle Cary		15/00280/FUL	1							1	Extant planning permission. Approved 04/03/15
Hillcrest School, Ansford, Castle Cary		01/00562/FUL		2						2	Extant planning permission. Approved 23/04/01.
3 Lower Woodcock Street, The Triangle, Castle Cary, BA7 7BD		14/02407/COU	1							1	Extant planning permission. Approved 24/07/14
Land Adj to Dunster House, Woodcock Street, Castle Cary		14/05104/FUL	1							1	Extant Planning permission approved on appeal 24/07/15
Garage/Store, Adjacent to Church Street, Castle Cary		15/00733/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 10/04/15)
Francis House , Fore Street, Castle Cary, BA7 7BQ		15/03235/FUL						2		2	Planning application under consideration. Site is available and developable.
Land East Of Station Road, Castle Cary	E/ANSF/0001/	15/00519/OUT							75	75	Planning application under consideration. Application 15/02415/OUT duplicates proposal apart from additional section to the north. Original application subject to appeal.
Land West Of Station Road, Castle Cary, BA7 7PA		14/02906/OUT							75	75	Planning application under consideration. Application 15/02388/OUT duplicates proposal. Original application subject to appeal.
Wayside Farm, Station Road, Ansford, Castle Cary, BA7 7PA		14/05623/OUT							125	125	Planning application under consideration. Site within DOG, apart from extreme northern section. Original application subject to appeal.
Land at Part of Torbay Road, Castle Cary, BA7 7DT	E/CACA/0005 E/CACA/0008	14/02020/OUT				30	30	105		165	Site is within DOG. Application subject to appeal. Resubmission of 15/02347/OUT under consideration, issues being resolved. Town Council indicate support.
Blackberry Acres, Station Road, Castle Cary		15/03330/OUT						1		1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Land between Station Road & Ansford Hill	E/ANSF/0001/								75	75	Remainder of land within SHLAA site reference: E/ANSF/0001/. Is immediately adjacent to application 15/00519/OUT & 15/02415/OUT. Pushed back until later, awaiting outcome of decisions and appeals for sites within the Direction of Growth
Churchfields, Lower Ansford	E/ANSF/0002/								30	30	Panel advise 6-10 years. Pushed back until later, awaiting outcome of decisions and appeals for sites within the Direction of Growth

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
BMI Ltd, Cumnock Road, Castle Cary									89	89	Previous planning permission. Approved 20/05/04, now lapsed. Brownfield site. Site is available and developable.
Land at High Lea, Cockhill Elm Lane, Castle Cary	E/CACA/0007/								1	1	Site is available and developable.
Land North of Clothier Meadows, Castle Cary, BA7 7HA	E/CACA/0504/								2	2	May be suitable under Local Plan policy, no contact from owner
<b>ANSFORD / CASTLE CARY SUB-TOTAL</b>			<b>16</b>	<b>17</b>	<b>27</b>	<b>57</b>	<b>42</b>	<b>108</b>	<b>472</b>	<b>739</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>LANGPORT</b>											
Land North of Newtown Park, Huish Episcopi	N/HUEP/1508/	10/03541/FUL	6							6	Extant planning permission. Under Construction. 6 left to complete. Approved 17/10/12
Shires Garage, Somerton Road, Langport		12/02670/FUL		4						4	Extant planning permission. Approved 19/02/14
Land opposite Autumn Leaves, Pibsbury	N/HUEP/1509/	12/03862/FUL Substituted by 15/00514/FUL		2						2	Extant planning permission. Approved 14/05/13. Substitute 15/00514/FUL application Approved 08/05/15
25 Garden City, Huish Episcopi	N/HUEP/1505/	12/03873/FUL	1							1	Extant planning permission. Approved 06/12/12 .
Land west of Newtown Road, Langport	N/HUEP/0005/	13/00314/OUT				16	20			36	Extant planning permission. Approved 10/12/2013
Land at Old Kelways, Somerton Road, Langport	N/HUEP/1507/	13/01232/FUL	5							5	Extant planning permission. Approved 14/10/13. Under Construction. 4 Complete Pre March 15
Land North of Whatley, Langport		13/01766/FUL	2							2	Extant planning permission. Approved 27/06/13
Land at Station Close, Station Road, Langport	N/LANG/0800/	13/01879/OUT		3	3					6	Extant planning permission. Approved 04/07/13
Kelways Inn, Somerton Road, Langport		13/02681/FUL			3					3	Extant planning permission. Approved 28/08/13
Rear of Badger Cottage, Newtown Road, Langport		13/04935/OUT				10	15			25	Extant planning permission. Approved 15/01/15
Highfield Farm, Windmill Lane, Pibsbury, Langport		13/05050/FUL	1							1	Extant planning permission. Approved 28/08/14.
Shires Garage & Engineering Co Ltd, Somerton Road, Langport		14/03653/FUL			7					7	Extant planning permission. Approved 08/01/15
Land At Old Kelways, Iris Way, Langport		14/03943/FUL		3						3	Extant planning permission. Approved 10/11/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Great Orchard Stores, 19 Brookland Road, Huish Episcopi, Langport, TA10 9TE		05/02485/FUL	4	4						8	Extant planning permission. Approved 28/07/06
Bedwyn, Newtown Road, Huish Episcopi, Langport		08/00652/FUL	4	3						7	Extant planning permission. Approved 18/04/08
Former Shop At Herald House, North Street, Langport, TA10 9RQ		12/04711/COU	1							1	Extant planning permission. Approved 17/01/13
Isis, Bow Street, Langport, Somerset, TA10 9PR		13/01269/LBC	1							1	Extant planning permission. Approved 17/05/13
Blue Lias, Furpits Lane, High Ham, Langport		14/04954/PAMB	1							1	Extant Planning permission Allowed on appeal 30/07/15
Land To The Rear Of Badger Cottage, Newtown Road, Langport		13/03115/OUT			12	12				24	Application approved subject to S.106
Lou Lous, North Street, Langport, Somerset, TA10 9RQ		14/05362/FUL						2		2	Planning application under consideration . Site is available and developable.
Land adj railway, A372, Field Road, Huish Episcopi	N/HUEP/0001/							16		16	Land owner advised potential 21 dwellings within 5 years, panel assessment of 16 in 6-10 years
Land South of Hanging Chapel Lane, Huish Episcopi	N/HUEP/0002/							12	12	24	Limit of max yield 24 due to abattoir, screening and highway comments. Site is in preferred direction of growth (which is for employment only). Owner declared available within 5 years
Ducks Hill Field, Huish Episcopi	N/HUEP/0006/							5	10	15	Flat, needs low density to match existing. Frontage only to match other side of road as not really contiguous
<b>LANGPORT / HUISH EPISCOPI SUB-TOTAL</b>			<b>26</b>	<b>19</b>	<b>25</b>	<b>38</b>	<b>35</b>	<b>35</b>	<b>22</b>	<b>200</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>ILCHESTER</b>											
New Spittles Farm / Mead Interchange, Ilchester		13/02853/REM	1							1	Extant planning permission. Approved 21/08/13
Hainbury Farm, Ilchester		14/00925/FUL			7					7	Extant planning permission. Approved July 2013. Barn Approved 23/01/15
Land North Of Dragonfly Chase, Ilchester	E/ILCH/0003/ E/ILCH/0005 (Part)	15/00024/OUT				40	40	70		150	Application approved subject to S.106
Land at Costello Fields, Ilchester	E/ILCH/0001/10								156	156	Suitable but beware of archaeology. Agent comments for E/ILCH/0005/ apply



Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land at Pill Bridge Lane, Ilchester	E/ILCH/0002/10A								75	75	Only land immediately south of the town is viable due to restrictions on noise, flooding and proximity to sewage works
Land at Spittles Farm, Ilchester	E/ILCH/0002/10B								100	100	Highway's Agency likely to be concerned. Noise from A303 could reduce potential
<b>ILCHESTER SUB-TOTAL</b>			<b>1</b>	<b>0</b>	<b>7</b>	<b>40</b>	<b>40</b>	<b>70</b>	<b>331</b>	<b>489</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>BRUTON</b>											
New House Farm, Burrowfield, Bruton		11/00411/FUL				9				9	Extant planning permission. Approved 11/03/13
Old Bull Inn 5, Patwell Street, Bruton		14/01673/FUL	1							1	Extant planning permission. Approved 02/06/14.
Red Cross Hall, High Street, Bruton		14/03234/FUL		1						1	Extant planning permission. Approved 07/20/14
8,11,12 And 13 Cole Mead, Bruton, BA10 0DL		14/05542/COU		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 07/05/15)
Coombe Farm, Bruton, BA10 0QP		15/02189/FUL						1		1	Planning application under consideration. Site is available and developable.
Kings School Plox, Bruton		15/03275/FUL						1		1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Land Off Cuckoo Hill, Bruton		15/03274/FUL						68		68	Planning application under consideration. Site is available and developable.
Land west of Frome Road, Bruton	E/BRUT/0002/							58		58	Owner advises site is being actively marketed and there is a potential for 2015/16 delivery
Tolbury Orchard, Tolbury Lane, Bruton	E/BRUT/0003/							10		10	Site is available and developable.
Land at Cole Road, Bruton	E/BRUT/0005							14		14	Site is available and developable.
Land at Frome Road	E/BRUT/0006/								60	60	Purchase negotiations between County Council and developer on- going. Site is available and developable.
<b>BRUTON SUB-TOTAL</b>			<b>1</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>152</b>	<b>60</b>	<b>224</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>MARTOCK</b>											
The Warehouse, Water Street, Martock	N/MART/1514/	10/02762/FUL	3							3	Extant planning permission. Approved 15/09/10.
Showroom and Garages / Adj Martock Recreation Ground, Water Street, Martock	N/MART/1513/ N/MART/0015/	11/04705/FUL Substituted 12/04897/OUT	35							35	Extant planning permission. Approved 06/03/12. Extant planning permission. Approved 21/05/14
Yandles Garage, North Street, Martock	N/MART/1515/	12/03945/FUL				19				19	Extant planning permission. Approved 04/01/13
40 Stapleton Close, Martock	N/MART/1504/	13/00383/FUL		2						2	Extant planning permission. Approved 22/02/13
Land OS 0002 Coat Road, Martock		13/02474/OUT		30	30	35				95	Extant planning permission. Approved 24/07/14. REM application (15/01021/REM) approved in 2015.
56A Bower Hinton, Martock		14/01792/FUL	1							1	Extant planning permission. Approved 06/06/14
Manor Barn, Manor Road, Martock, TA12 6JJ		06/01720/FUL	1							1	Extant planning permission. Approved 15/08/06.
Land South Of Coat Road, Martock		15/01021/REM		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 08/05/15)
Manor House , Church Street, Martock, TA12 6JL		15/01533/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 29/05/15)
Fosseway Farm, Stoke Road, Martock, TA12 6AQ		15/01837/PAMB		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 04/06/15)
Land Off, Lyndhurst Grove, Martock, TA12 6HW	N/MART/0010/B	13/01500/OUT			10	10	15			35	Application approved subject to S.106
50 Marwin Close, Martock, TA12 6HL		15/02771/FUL						2		2	Planning application under consideration. Site is available and developable.
Land OS 6375, Ringwell Hill, Bower Hinton, Martock, TA12 6LG	N/MART/0024/	14/04723/FUL				25	24			49	Planning application under consideration. Local Plan employment allocation. SHLAA Reference relates to approximately 50% of application red-line area
Field Adj Hollies Close, Bower Hinton	N/MART/0002/10								18	18	Site is available and developable.
Field at Broadway, Bower Hinton	N/MART/0003/10								19	19	Site is available and developable.
Land to rear of Rose & Crown PH, Hurst	N/MART/0005/							8		8	Site could be done in conjunction 0009B
Land South of East Street Drove, East Street, Martock	N/MART/0007								20	20	Road infrastructure improvements likely to be required.
Poultry Farm, Stoke Road, Martock	N/MART/0017/								30	30	Agent advises available for immediate development subject to planning permission. Flood risk issues would require assessment.
Land off Dimmocks Lane, Bower Hinton	N/MART/0027/							2		2	Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Pound Lane House, Pound Lane	N/MART/0028/							1		1	Site is available and developable.
South of Fairfield The Abattoir, North Street TA12 6EH	N/MART/0500/							2		2	Site is available and developable.
<b>MARTOCK / BOWER HINTON SUB-TOTAL</b>			<b>40</b>	<b>35</b>	<b>40</b>	<b>89</b>	<b>39</b>	<b>15</b>	<b>87</b>	<b>345</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>MILBORNE PORT</b>											
13 Newtown, Milborne Port	E/MIPO/1505/	11/00555/FUL	1							1	Extant planning permission. Approved 16/08/11 .
90 Combe Hill, Milborne Port		13/05018/FUL	1							1	Extant planning permission. Approved 14/02/14
Land at Wheathill Lane, Milborne Port		09/04978/OUT Substituted by 13/05199/REM	10	10						20	Extant planning permission Approved 11/03/14
Springfield, Station Road, Milborne Port	E/MIPO/1508/	14/03590/FUL	1							1	Extant planning permission. Approved 10/10/14.
Land adjacent to Wheathill Nurseries, Wheathill Lane, Milborne Port	E/MIPO/0014/	13/02559/OUT Substitute by 14/03724/FUL	10	25						35	Extant planning permission. Allowed on appeal 03/04/14.
The Old Mill House, Lower Kingsbury, Milborne Port		14/01514/OUT			1					1	Extant planning permission. Approved 09/06/14
Spurles Farm, Wheathill Lane, Milborne Port		14/02569/PAMB	1							1	Extant planning permission. Approved 22/07/14
39 Manor Road, Milborne Port		14/02754/OUT			1					1	Extant planning permission. Approved 07/08/14
160 North Street, Milborne Port		14/02447/FUL Substituted by 15/01012/FUL			1					1	Extant planning permission. Approved 30/09/14
Wheathill Lane Nurseries, Wheathill Lane, Milborne Port		14/03724/FUL		36						36	Extant planning permission. Approved 12/03/15
The Bakery, 11 High Street, Milborne Port, DT9 5AG		02/02939/FUL		2						2	Extant planning permission. Approved 12/12/02.
Land Rear Of, 9 Sherborne Road, Milborne Port, DT9 5AT		06/00561/FUL	1							1	Extant planning permission. Approved 31/05/06.
The Estate Yard, East Street, Milborne Port		09/01096/FUL	1							9	Extant planning permission. Approved 11/05/09.
160 North Street, Milborne Port,		15/01012/FUL	1							1	Extant Permission. Approved 17/04/15.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
DT9 5EW											
Land At Nursery House, Wheathill Lane, Milborne Port		15/02372/OUT	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 09/07/15)
Land At Wheathill Nurseries, Wheathill Lane, Milborne Port		15/02635/FUL						6		6	Planning application under consideration. Site is available and developable.
Wynbrook Farm, Combe Hill, Milborne Port, DT9 5BG		15/02037/OUT						10		10	Planning application under consideration. Site is available and developable.
Land at Gainsborough, Milborne Port		14/03377/OUT							54	54	Site is available and developable.
Land at Wheathill Lane, Milborne Port	E/MIPO/0008/								56	56	Panel advise 11-15. Site is available and developable.
<b>MILBORNE PORT SUB-TOTAL</b>			<b>28</b>	<b>73</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>110</b>	<b>238</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>SOUTH PETHERTON</b>											
The Ciderhouse Farmham House, North Street, South Petherton	N/SOPE/1509/	10/02489/FUL	1							1	Extant planning permission. Approved 15/09/10.
Moondown Nurseries, Moondown Lane, South Petherton	N/SOPE/1508/	10/04859/FUL	1							1	Extant planning permission. Approved 04/05/11.
Land adjacent Hele Farm, South Petherton	N/SOPE/1506/	11/01952/FUL		3						3	Extant planning permission. Approved 26/07/11
25 Hayes End, South Petherton	N/SOPE/1502/	11/03651/OUT		1						1	Extant planning permission. Approved 23/11/11
The Surgery, West Street, South Petherton	N/SOPE/1510/	12/01254/FUL	3							3	Extant planning permission. Approved 21/12/12.
Land adjoining 85 Stoodham, South Petherton	N/SOPE/1507/	12/04081/FUL Substituted by 15/01136/FUL		1						1	Extant planning permission. Approved 06/12/12. Substituted 15/01136/FUL, which was Approved 05/05/15
The Wheatsheaf Inn, Silver Street, South Petherton	N/SOPE/1511/	12/04508/FUL	5							5	Extant planning permission. Approved 07/01/13.
31 Hayes End, South Petherton	N/SOPE/1504/	13/00346/FUL		1						1	Extant planning permission. Approved 28/03/13
34 Compton Road, South Petherton		13/01262/FUL		1						1	Extant planning permission. Approved 26/07/13
Land at Hospital Lane, Rear of Pitway, South Petherton	N/SOPE/0007/	13/02239/FUL	4							4	Extant planning permission. Approved 23/10/13. Under Construction. 4 Left to complete

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land between 30 & 34 South Street, South Petherton		13/03881/FUL	1							1	Extant planning permission. Approved 11/02/14
H R Hodge, 38 James Street, South Petherton		13/04694/FUL		1						1	Extant planning permission. Approved 07/02/14
Land Adjacent, West Cottage, North Street, South Petherton		14/00477/FUL		1						1	Extant planning permission. Approved 04/04/14
Colony House, Over Stratton, South Petherton		14/01062/FUL		1						1	Extant planning permission. Approved 31/07/14
Land Adjacent To, Barcroft Lane, South Petherton		14/02647/OUT	1							1	Extant planning permission. Approved 08/10/14
Land Adjoining 31, Hayes End, South Petherton		14/02858/FUL	1							1	Extant planning permission. Approved 21/08/14
Land Rear Of 25, Hayes End, South Petherton		14/03258/FUL	2	2						4	Extant planning permission. Approved 08/10/14
Land Adjacent to Cainsmead, North Street, South Petherton		14/03375/FUL	2							2	Extant planning permission. Approved 08/10/14
Land at Hayes End, South Petherton	N/SOPE/0001/ N/SOPE/0002/	12/04885/FUL	11	11						22	Extant planning permission. Approved 11/10/13.
Land at Sheria Cottage, Whitfield Lane, South Petherton		12/03954/FUL	2							2	Extant planning permission. Approved 31/08/14.
Land to Rear of Littlehays, Bridgeway, South Petherton	N/SOPE/0001/10								4	4	Site is available and developable.
Land at Hayes End, South Petherton	N/SOPE/0004/							6		6	Will follow allocated site. Site is available and developable.
Land at St. Michael's Garden, South Petherton		14/04142/FUL							90	90	Site is available and developable.
Land Adjacent to Little Brook, Hele Lane, South Petherton	N/SOPE/0010/								210	210	Possible future strategic site. Flood risk issues will need to be examined.
<b>SOUTH PETHERTON SUB-TOTAL</b>			<b>34</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>304</b>	<b>367</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>STOKE SUB HAMDON</b>											
51 Castle Street, Stoke Sub Hamdon		13/02328/FUL	1							1	Extant planning permission. Approved 31/07/13
Land adjacent to Stanchester School, East Stoke, Stoke Sub Hamdon	N/STHA/0003/	13/03622/FUL			18					18	Extant planning permission. Approved 11/08/14. S106 being finalised.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
18 North Street, Stoke Sub Hamdon		14/00860/FUL		1						1	Extant planning permission. Approved 30/04/14
Land Adjacent The Stables, East Stoke, Stoke Sub Hamdon		14/04390/FUL	1							1	Extant planning permission. Approved 14/11/14
Southcombe Bros Ltd, Land Adjacent To Great Field Lane, Stoke-Sub-Hamdon		14/04476/FUL		14						14	Planning application under consideration pre-31st March 2015. (Subsequently Approved 16/06/15)
Land Adjoining Woodside, Montacute Road, Stoke Sub Hamdon	N/STHA/0001/10	14/05319/FUL			5	6				11	Application approved subject to S.106
Land Adjacent to 75 West Street, Stoke Sub Hamdon	N/STHA/0002/								10	10	Frontage only. Site is available and developable.
<b>STOKE SUB HAMDON SUB-TOTAL</b>			<b>2</b>	<b>15</b>	<b>23</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>56</b>	

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>REST OF DISTRICT</b>											
Land at Slades Hill, Slades Hill	E/ABTE/0008/	12/03277/OUT			25	25	25			75	Extant planning permission. Approved 29/10/13.
Land behind Lower Bank Cottage, Behind Hayes, South Cheriton, Templecombe		13/00761/FUL	1							1	Extant planning permission. Approved 22/04/13.
Land rear of 9 Brines Orchard, Templecombe		14/00325/FUL	2							2	Extant planning permission. Approved 25/03/14
Land Adjacent to Greenhill, Lily Lane, Templecombe	E/ABTE/0006/	14/00920/OUT	2							2	Extant planning permission. Approved 15/04/14
Land Adjacent to the Gardens, 2 Slades Hill, Templecombe	E/ABTE/1509/	14/02635/FUL	1							1	Extant planning permission. Approved 11/08/14
Land Adjoining Greenhill, Lily Lane, Templecombe		14/02791/FUL	1							1	Extant planning permission. Approved 21/08/14.
Land At Roselands, Lily Lane, Templecombe		14/02523/OUT	1							1	Extant planning permission. Approved 22/08/14
Land to the rear of 35 Bowden Road, Templecombe		14/02094/FUL	1							1	Extant planning permission. Approved 28/08/14.
3 Bowden Road, Templecombe		14/04806/FUL	1							1	Extant planning permission. Approved 08/01/15
35 Bowden Road, Templecombe	E/ABTE/1504/	11/00471/FUL	2							2	Extant planning permission. Approved 29/03/11.
Rear of 18-24 Westcombe, Templecombe	E/ABTE/1506/	09/03037/FUL Substituted by 11/02147/S73	13							13	Extant planning permission. Approved 13/12/11.
Land rear of 28-30 Bowden Road, Templecombe	E/ABTE/1507/	10/02561/FUL	3							3	Extant planning permission. Approved 26/01/12.
The Empire Farm, Throop Road, Templecombe, Somerset, BA8 0HR		15/02689/FUL				1				1	Planning application under consideration. Site is available and developable.
Land Between Bankside And The Piggery , Lily Lane, Templecombe		15/02933/OUT				2				2	Planning application under consideration. Site is available and developable.
Land near Temple Lane Farm, Templecombe, Somerset		14/02005/FUL	1							1	Extant planning permission. Approved 17/06/14
Land Adjoining Greenhill, Lily Lane, Templecombe		15/01876/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 17/07/2015)
Rachel's Stables, Temple Lane. Templecombe	E/ABTE/0001/10								104	104	Panel advise 6-10 years. Site is available and developable.
Adj Bankside, Lily Lane, Templecombe	E/ABTE/0005/								3	3	Panel advise 6-10 years but not contiguous with the settlement. Site is available and developable.
Between Roselands and the Piggerery, Lily Lane,	E/ABTE/0011/								2	2	Panel advise 6-10 years but not contiguous with the settlement. Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Templecombe, Somerset											
Land Adjacent Dairy Unit Brue Farm, Alford To Lovington, Alford, Castle Cary		07/03913/REM	1							1	Extant planning permission. Approved 28/11/07.
The Nurseries, Station Road, Ansford, Castle Cary, Somerset, BA7 7PA		14/01179/FUL		1						1	Extant planning permission. Approved 23/05/14
Chapel Yard Workshops, Main Street, Babcary		14/03900/FUL		1						1	Extant planning permission. Approved 23/10/14
Land To The South Of The Red Lion Inn , North Street, Babcary, Somerton		15/01007/FUL			1					1	Application approved subject to S.106
Land adj Brambley Hedge, Brook Lane, Barton St David		13/04126/FUL		1						1	Extant planning permission. Approved 23/12/13
Land Adjoining The Old Vicarage, Church Street, Barton St David		14/01776/FUL	1							1	Extant planning permission. Approved 18/06/14
Laurel Farm, Mill Road, Barton St David		13/04069/FUL		6						6	Extant planning permission. Approved 24/12/13
Laurels Farm, Mill Road, Barton St David	E/BADA/0003/								41	41	Site is available and developable. But would have to follow E/BADA/0004
Land opp. Wilfs Cottage, Main Street, Barton St David	E/BADA/0004/							54		54	Panel advise 6-10 years. Site is available and developable.
Adjacent Lower Church Farm, Church Street, Barton St David	E/BADA/0005/							5		5	Panel advise 6-10 years. Site is available and developable.
Horseshoe Farm, James Hill, Brewham		13/01188/FUL	1							1	Extant planning permission. Approved 15/07/13
Land adj Border Cottage, Border Lane, Brewham		13/02158/FUL Substituted by 14/05570/FUL	1							1	Extant planning permission. Approved 04/02/15
Land North Of Fair View, Tile Hill, Brewham		14/03786/FUL		1						1	Extant planning permission. Approved 21/10/14
Treetops, North Brewham, Bruton		14/03555/COL		1						1	Extant planning permission. Approved 28/11/14
Wheelwrights Cottage, Hassocks Lane, Brewham		14/05121/FUL		1						1	Extant planning permission. Approved 13/01/15
Bedlamgreen Cottage, Bedlam Green, Farm Lane, Brewham		15/02838/FUL					1			1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Searts Barns, Welham, Castle Cary		14/01886/FUL		2						2	Extant planning permission. Approved 18/06/14



Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Bratton Lodge, Bratton Seymour, Wincanton, BA9 8BZ		13/03917/FUL	1							1	Extant planning permission. Approved 14/11/13
Bratton Lodge Bratton Seymour To Cary Hill, Bratton Seymour		15/00522/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 08/07/2015)
The Aviaries, Redlynch Road, Bruton, Somerset, BA9 8JD		12/01283/FUL	1							1	Extant planning permission. Approved 20/12/12
Land opp Park Farm, Dimmer Lane, Dimmer		12/04558/FUL	1							1	Extant planning permission. Approved 11/04/13
The Village Shop, High Street, Charlton Horethorne	E/CHHO/1503/	12/03926/FUL	1							1	Extant planning permission. Approved 30/11/12
The Cedar House, Watery Lane, Stowell, Sherborne		15/00891/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 22/04/2015)
Alehouse Lodge, Ilchester Road, Charlton Mackrell		13/03708/COU	1							1	Extant planning permission. Approved 31/10/13
Land Adj. Sandpits Lane, Sandpits Lane, Charlton Mackrell		14/01115/FUL	1							1	Extant planning permission. Approved 18/07/14
Former Stables At Cedar Lodge, High Street, Charlton Adam		14/02726/OUT	1							1	Extant planning permission. Approved 22/09/14
The Old Rectory, George Street, Charlton Adam		14/03235/FUL	1							1	Extant planning permission. Approved 29/10/14
Pleasant Spot Barns, Broadacres, Charlton Adam		13/04998/FUL	1							1	Extant planning permission. Approved 05/02/14
Footsteps, High Street, Charlton Adam, Somerton, Somerset		15/01885/S73A		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 12/06/15)
Off Peddles Lane, Charlton Mackrell	E/CHMA/0001/							16		16	Panel advise 6-10 years. Site is available and developable.
Land at rear of Ross Lane, Cary Fitzpaine	E/CHMA/0001/10							2		2	Panel advise 6-10 years. Site is available and developable.
Land and Buildings adjoining Cooks Cary Farm, Lytes Cary, Kingsdon	E/CHMA/1501/	12/04550/FUL	1							1	Extant planning permission. Approved 16/01/13
Land rear of Wessex Barn, Ilchester Road, Charlton Machrell	E/CHMA/1502/	12/00523/FUL	1							1	Extant planning permission. Approved 12/09/12
Yonder Lodge, Shalford Lane, Charlton Musgrove, Wincanton,		14/03389/FUL Substituted by 15/02250/FUL		1						1	Extant planning permission. Subsequently Approved 08/07/2015

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Stoke Farm, Barrow Water Lane, Charlton Musgrove		14/04839/FUL		1						1	Extant planning permission. Approved 20/02/15
Eden Nursery Charlton Musgrove To Leigh, Common, Charlton Musgrove		15/01008/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 27/04/15)
The Bothy, Waterloo Farm, Waterloo Crescent, Charlton Horethorne, DT9 4NG		15/00985/COU	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 24/04/15)
Land OS 6540, Seven Wells Down Farm, Corton Denham		15/02951/FUL						1		1	Planning application under consideration. Site is available and developable.
Hayes Farm, Hayes Road, Compton Dundon, TA11 6PF		15/02220/FUL			2					2	Planning application under consideration. Site is available and developable.
Land adjoining Thornvale, Babwell Road	E/CUCK/0001/							4		4	Panel advise 6-10 years. Site is available and developable.
Barn At Elmbrook, Whitechurch Lane, Yenston, Templecombe		14/02322/FUL		1						1	Extant planning permission. Approved 11/08/14
Home Farm, Whitechurch Lane, Yenson, Templecombe		15/00348/PAMB		2						2	Extant planning permission. Approved 18/03/15
22 Woodhayes, Henstridge, Templecombe, BA8 0RZ		14/02759/FUL		2						2	Extant planning permission. Approved 28/08/14
Furge Lane, Henstridge	E/HENS/0001/10	12/01887/OUT			17					17	Extant planning permission. Approved 06/06/13. Amending application 15/01500/FUL
Townsend Farm, Stalbridge Road, Henstridge	E/HENS/0001/							42		42	Panel advise 6-10 years. Site is available and developable.
Land south west of Townsend, Stalbridge Road, Henstridge	E/HENS/0002/							38		38	Panel advise 6-10 years. Site is available and developable.
Adj Enochs, Stalbridge Road, Henstridge	E/HENS/0003/								14	14	Panel advise 11-15 years. Site is available and developable.
The Three Gables, Stalbridge Road	E/HENS/0005/								21	21	Site is available and developable. Although access through E/HENS/0001.
The Rectory, Holton Street, Holton		13/03344/FUL		5						5	Extant planning permission. Approved 15/11/13
Mount Pleasant, Holton	E/HOLT/0001/							2		2	Next to A303, Access and buffer restricts yield
Rookes House Horsington		14/03181/FUL		1						1	Extant planning permission. Approved 11/09/14
Cyperda, Barton Road, Keinton Mandeville		14/04871/FUL		1						1	Extant planning permission. Approved 17/12/14
Land To Rear Of, Bushmills House, Castle Street, Keinton Mandeville		14/04882/FUL	1							1	Extant planning permission. Approved 24/12/14.
Land North Of Goombedene, Coombe Hill, Keinton Mandeville		14/03788/FUL	8							8	Extant planning permission. Approved 19/01/15

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
East Barton Road	E/KEMA/0003/							10		10	Panel advise 6-10 years. Site is available and developable.
Land OS 9987 Queen Street	E/KEMA/0007/							7		7	Site is available and developable.
Kingsdon Manor School, Kingsdon		12/03098/FUL	16							16	Extant planning permission. Approved 25/04/14
Kingsdon Primary School, Kingsdon		12/03431/FUL	1							1	Extant planning permission. Approved 06/12/12
Off Henley Road, Kingsdon	E/KIDO/0004/								51	51	Panel advise 6-10 years. Site is available and developable.
East Lower Road, Kingsdon	E/KIDO/0006/							5		5	Narrow road and poor junction
Land off Manor Road, Kingsdon	E/KIDO/0007/							20		20	Panel advise 6-10 years. Site is available and developable.
South Frog Lane, Kingsdon	E/KIDO/0008/							8		8	Roads narrow and reflecting surrounds
Adj The Old Rectory Top Street, Kingsdon	E/KIDO/0010/							12		12	Panel advise 6-10 years however Conservation Officer raises impact on setting of listed buildings, including high grade Church, and impact on open and rural edge of conservation area
The Cottage, Top Street, Kingsdon	E/KIDO/0011/							7		7	Site is available and developable.
Allotment Gardens, Mow Barton, Kingsdon	E/KIDO/0012/							11		11	Within 0-5 years by panel, but no planning permission or history
Barns At Draycott Farm, Ashington Lane, Chilton Cantelo		14/03784/PAMB		2						2	Extant planning permission. Approved 06/10/14
Land off Hook Drove, Ashington Lane, Chilton Cantelo	E/LIMI/1504/	12/00865/OUT		1						1	Extant planning permission. Approved 15/10/12
Land At Orchard Park Farm Hornblotom Green Road, Lovington		14/00462/FUL	1							1	Extant planning permission. Approved 15/04/14
Adjoining Lovington Primary School, Brue View	E/LOVI/0001/							54		54	Panel advise 6-10 however not a sustainable settlement
Red Lion Inn, Rimpton Road, Marston Magna	E/MAMA/1501/	10/03363/COU	1							1	Extant planning permission. Approved 04/10/10
Elliscombe Farm, Gibbet Road, Maperton, Wincanton, BA9 8EA		05/01729/FUL	1							1	Extant planning permission. Approved 15/07/07
Gardeners Cottage , Maperton, Wincanton, BA9 8EW		14/04207/FUL			1					1	Application approved subject to S.106
Silverthorne Farm, Osborne Road, Milborne Wick		12/00093/FUL	1							1	Extant planning permission. Approved 23/09/13
The Old Mill House, Lower Kingsbury, Milborne Port,		10/00042/OUT		1						1	Extant planning permission. Approved 09/06/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
<b>Sherborne</b>											
Land south of Down Ash Farm, off A359, North Cadbury		13/05190/FUL		1						1	Extant planning permission. Approved 26/02/14
Land Adj Hearn Lane Galhampton, Yeovil		14/00825/OUT		1						1	Extant planning permission. Approved 09/09/14
Green Hedges, Brookhampton, North Cadbury		14/04173/OUT		1						1	Extant planning permission. Approved 26/11/14
Stone Barns At Higher Farm, Woolston Road, North Cadbury		14/05654/FUL		1						1	Extant planning permission. Approved 04/03/15
Yard Office, Long Street, Galhampton	E/NOCA/0800/	14/00741/FUL		1						1	Extant planning permission. Approved 12/2/14
Green Hedges, Brookhampton, North Cadbury	E/NOCA/1502/	11/02198/OUT substituted by 14/04173/FUL		1						1	Extant planning permission. Approved 26/11/14
Harvester Works, Mayfield Close, Galhampton	E/NOCA/1503/	10/04671/FUL substituted by 13/02910/S73			7	7				14	Extant planning permission. Approved 09/10/13
Land And Building At Camelot Barn Woolston, North Cadbury		15/02079/FUL		1						1	Planning application under consideration pre-March 2015 (Subsequently Approved 30/06/15)
Nettlecombe Barn, Hadspen		14/03507/FUL	1							1	Extant planning permission. Approved 19/11/14
Banksia, High Street, Queen Camel		14/04868/FUL	1							1	Extant planning permission. Approved 23/12/14
Rectory Farm, West Camel Road	E/QUC A/0001/B							20		20	Only those adjacent to road. Site split into A (south road) and B (fronting north or road), rest is landlocked.
Rectory Farm, West Camel Road	E/QUCA/0001/A							64		64	Only those adjacent to road. Site split into A (south road) and B (fronting north or road), rest is landlocked.
Former Health Centre High Street Queen Camel BA22 7NH	E/QUCA/1200/							8		8	Demolition and clearance of site unacceptable due to LB. Potential for modest development to the rear.
Woodlands, Rimpleton, Yeovil, BA22 8AJ		13/00646/FUL	1							1	Extant planning permission. Approved 04/07/13.
The Coign, High Street, Rimpleton, BA22 8AD		15/00872/S73A	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 22/04/15)
Fosters Farm, Fosters Lane, South Barrow		14/04881/FUL		3						3	Extant planning permission. Approved 06/01/15
Home Far (Building 2), Sutton Montis		14/02415/PAMB		1						1	Extant planning permission. Approved 28/07/14
Goldbourne Farm, Buckland Lane, Sutton Montis		14/02814/FUL		1						1	Extant planning permission. Approved 21/04/14
Land Adjoining, Chapel Road, South Cadbury		14/00951/OUT		5						5	Extant planning permission. Approved 04/12/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land at Barns House , Chapel Road, South Cadbury		14/04950/OUT		1						1	Extant planning permission. Approved 24/12/14
Castle Farm, South Cadbury Road, South Cadbury		12/04641/FUL		1						1	Extant planning permission. Approved 30/01/13
The Church Byres, Church Farm, Sparkford Road, South Barrow		15/00758/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 13/05/15)
Land at Compton Road	E/SOCA/0001/								12	12	Panel advise 6-10 years however Conservation Officer advises away from village core, but still in CA. This area of CA characterised by sporadic unplanned rural development. Development of this site would this site would radically alter the character of the area, failing to preserve or enhance.
Land West of Chapel Road, South Cadbury	E/SOCA/0002							2		2	Site is available and developable
Castle Farm, South Cadbury Road, South Cadbury	E/SOCA/1503/	13/03079/FUL		3						3	Extant planning permission. Approved 15/10/13
Dairy Farm, Compton Road, South Cadbury	E/SOCA/1504/	12/01906/FUL		2						2	Extant planning permission. Approved 10/08/12
Land Rear Of Annhurst, Wolfester Terrace, Sparkford		14/04228/OUT Substituted by 15/02468/REM				1				1	Extant Planning application under consideration pre-31st March 2015 (Subsequently Approved 13/07/15)
Land adjoining Longhazel, High Street, Sparkford		14/05009/REM		1						1	Extant planning permission. Approved 23/01/15
Land adjoining The Roundhouse, High Street, Sparkford	E/SPAR/1502/	12/01836/FUL		1						1	Extant planning permission. Approved 06/08/12
Land Adjacent 2 New Cottages, High Street, Sparkford, Yeovil, Somerset		15/02834/FUL			1					1	Planning application under consideration. Site is available and developable.
Long Hazel Caravan Park, High Street, Sparkford, Yeovil, Somerset		15/01632/COU						21		21	Planning application under consideration . Site is available and developable.
Longhazel Farm, High Street, Sparkford, Yeovil, BA22 7JH		14/01958/FUL				14	14			28	Planning application under consideration . Site is available and developable.
Vale of Camelot Growers, Old London Road, Sparkford, Yeovil		15/02459/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 14/07/2015)
The Cedar House, Watery Lane, Stowell		14/03233/FUL	1							1	Extant planning permission. Approved 03/09/14
Barn On Land OS 5953, Beech Lane, Stoke Trister, Wincanton, Somerset		15/02961/PAMB			1					1	Planning application under consideration . Site is available and developable.

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1 And 2 Pitmead, Sutton Montis Road, Sutton Montis, Yeovil		14/04249/FUL	1							1	Extant planning permission. Approved 09/12/14
Stear Hill Farm, Steart Hill, West Camel		15/01400/FUL		4						4	Planning application under consideration pre-31st March 2015. (Subsequently Approved 12/06/15)
Land At Downhead Manor Farm, Downhead Road, West Camel		14/02600/FUL	1							1	Extant planning permission. Approved 13/10/14
Land At, South Street, West Camel, Yeovil, Somerset		15/00600/OUT			5	6				11	Application approved subject to S.106
Workshop/ Barn South Street West Camel	E/WECA/0006/							12		12	Farmland, above road, access reasonable
Land at South Street, West Camel	E/WECA/0008/							8		8	Panel advise 6-10 years
Higher Hill farm, Howell Hill, West Camel	E/WECA/0009/							11		11	Panel advise 6-10 years
Highfield, Cucklington, Wincanton		14/04146/FUL		1						1	Extant planning permission. Approved 27/10/14
Land at Woolston Manor Farm, Woolston Road, North Cadbury	E/YARL/1500/	11/02932/FUL	1							1	Extant planning permission. Approved 10/02/12
Barn At Oath Hill Farm, Wickmoor, Oath		14/03352/PAMB		1						1	Extant planning permission. Approved 09/09/14
15 Martock Lane, Ash, Martock, Somerset, TA12 6NR		14/05240/FUL		1						1	Extant planning permission. Approved 09/01/15
Ash House Country Hotel, 41 Main Street, Ash		15/00743/COU	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 16/04/15)
47 Main Street, Ash		14/01420/OUT		1						1	Extant planning permission. Approved 19/05/14
41 Back Street, Ash	N/ASHO/1500/	11/05016/OUT by substitute 14/05632/OUT		1						1	Extant planning permission. Approved 09/02/15
The Barn, Budds Farm, Main Street, Barrington		13/02929/FUL	1							1	Extant planning permission. Approved 05/09/13
Land OS 6624, Opp Village Hall, Barrington	N/BARR/0003/							37		37	Conservation Officer no objection in principle, but part of the site may need to be excluded to respect the setting of Grade II* LB
Land to rear of 1 & 2 Lower Orchard, Barrington	N/BARR/0004/							6		6	Panel advise 6 dwellings in years 0-6, however previous consents refused on appeal due to detrimental impact on the character and appearance of the area
Land OS 2200, Chilthorne Hill, Chilthorne Domer		13/03084/FUL		1						1	Extant planning permission. Approved 22/10/13
Land at Oakley Lane, Chilthorne Domer	N/CHDO/1500/	11/04829/FUL	1							1	Extant planning permission. Approved 26/01/12.
Church Farm, Rectory Lane,		14/00550/FUL		2						2	Extant planning permission. Approved 18/06/14.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Charlton Musgrove											
Manor Farm, Littleton Road, Compton Dundon		06/01456/FUL	1							1	Extant planning permission. Approved 10/07/06.
Transport Depot, Street Road, Compton Dundon		07/04651/FUL	6	6	5					17	Extant planning permission. Approved 13/07/09.
Land west of The Gammons, Ham Lane, Compton Dundon		13/02468/OUT substituted by 14/01938/REM and 15/00523/REM		2						2	Extant planning permission. Approved 14/08/13 (Subsequently Approved 07/04/15)
Manor House, Compton Durville		13/03038/FUL	1							1	Extant planning permission. Approved 14/10/13.
Manor Farm Cottage, Littleton Road, Compton Dundon		14/00727/FUL		1						1	Extant planning permission. Approved 26/06/14
Land At Laws Farm, Middle Way, Compton Dundon		14/04153/REM		2						2	Extant planning permission. Approved 16/01/15
Compton Randle Castlebrook, Compton Dundon		14/04863/OUT		1						1	Extant planning permission. Approved 06/03/15
Clarendon House, Compton Dundon		13/02964/FUL		1						1	Extant planning permission. Approved 19/09/13
Decoy Farm, Peak Lane, Compton Dundon		14/02639/FUL		1						1	Extant planning permission. Approved 08/09/14
Homestead, Ham Lane, Compton Dundon, Somerton, TA11 6PQ		13/04141/OUT		1						1	Extant planning permission. Approved 09/09/14
Corner Farm, Compton Street, Compton Dundon, Somerton, Somerset		12/01214/FUL		2						2	Extant planning permission. Approved 23/05/12.
Laws Farm, Compton Street	N/CODU/0001/							14		14	Panel advise 6-10 years
Land Adjoining Higher View, Peak Lane,	N/CODU/0001/10							2		2	Panel advise 6-10 years
Laws Farm, Compton Street	N/CODU/0004/							6		6	Panel advised years 0-5 however no planning permission or history
Corner Farm, Compton Street, Compton Dundon	N/CODU/1505/	13/03980/FUL substituted by 14/03914/FUL		2						2	Extant planning permission. Approved 04/11/14
Old Cider Barn, Headwell, Curry Mallet		13/04992/FUL		1						1	Extant planning permission. Approved 04/02/14
Land Between Wheelwrights Cottage And Iberry, Marshway, Curry Mallet		15/00074/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 10/04/15)

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
8 Westfield, Curry Rivel		13/02303/FUL	1							1	Extant planning permission. Approved 15/07/13.
Land adj to Breach Cottage, Currywoods Way, Curry Rivel		13/02721/FUL		1						1	Extant planning permission. Approved 04/09/13
Acre Cottage, Stoney Lane, Curry Rivel		13/00310/FUL		1						1	Extant planning permission. Approved 02/01/14
Country Stores Garage, High Street, Curry Rivel		13/03132/OUT	2	3						5	Extant planning permission. Approved 02/12/13
Land At Water Street, Curry Rivel		14/01048/FUL		1						1	Extant planning permission. Approved 30/06/14
Land Adj Oasis, Portfield, Langport		14/03354/FUL	1							1	Extant planning permission. Approved 11/09/14.
Old Oak Farm, Back Lane, Curry Rivel		15/00239/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 05/06/15)
Former Environment Agency Depot, Back Lane, Curry Rivel	N/CURI	15/03046/FUL				1				1	Planning application under consideration . Site is available and developable.
The Bungalow, Church Street, Curry Rivel		15/03009/FUL					5			5	Planning application under consideration . Site is available and developable.
Land adj Abbey Field, Curry Rivel	N/CURI/0002/								20	20	Panel advise Years 6-10. Site is available and developable.
Land adjacent to 40 Dyers Road, Curry Rivel	N/CURI/0006/								29	29	Flat, 1m above road, access OK, good facilities, O/H cables years 6-10
Land adjacent to Hanover House, Wilton, Curry Rivel	N/CURI/0007/								40	40	Flat, good access and facilities years 6-10. Site is available and developable.
3 Stoneyhurst Drive, Curry Rivel	N/CURI/1505/	12/00800/FUL	1							1	Extant planning permission. Approved 23/04/12.
Bell Hotel, High Street, Curry Rivel	N/CURI/1507/	11/03919/FUL	3	3						6	Extant planning permission. Approved 18/07/12
Little Oak, Stanchester, Curry Rivel	N/CURI/1510/	13/03759/FUL		1						1	Extant planning permission. Approved 05/11/13
The Dovecote, Heale Lane, Curry Rivel	N/CURI/1511/	13/00622/FUL substituted by 14/02636/FUL	1							1	Extant planning permission. Approved 05/06/15.
Land at Stanchester Way, Curry Rivel		14/03154/OUT							30	30	Site is available and developable.
Manor Farm Barns, Compton Durville		14/03743/FUL	1							1	Extant planning permission. Approved 06/10/14
Hospital Building & Old Village Hall, Compton Durville		14/02289/FUL		2						2	Extant planning permission. Approved 28/07/14
Fairview Farm, Law Lane, Drayton		15/02934/FUL				1				1	Planning application under consideration . Site is available and developable.
Land Adjacent To Brick House, East Street, Drayton		15/01761/FUL			1					1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 29/07/15)



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Barn At Midleney Place, Langport Road, Curry Rivel, Langport, Somerset		15/00409/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 23/07/15)
Land At Ganges Hill, Fivehead		14/03835/FUL		1						1	Extant planning permission. Approved 03/11/14
Land off Butchers Hill, Ganges Close	N/FIVE/0001/							15		15	Density reflecting local character delivery 6-10 years
Kambridge Fisheries, Underhill, Hambridge		13/04557/OUT substituted by 14/04448/REM	2							2	Extant planning permission. Approved 03/12/14.
Land adjacent to Ashdown House, Westport	N/HAWE/0003/							7		7	Panel advised years 0-5 however no planning permission or history
The Hall, Henley, Langport		12/03435/FUL	1							1	Extant planning permission. Approved 19/11/12
Land Adj Hillside Cottage, Picts Hill, High Ham		14/03554/FUL	1							1	Extant planning permission. Approved 15/10/14 .
Henley Farm Henley, Langport		14/04055/FUL		1						1	Extant planning permission. Approved 03/11/14
Barns at Henley Farm, Old Cary, Cottage, Henley	N/HIHA/1504/	12/03413/FUL	1							1	Extant planning permission. Approved 29/10/12
Land At Ham Hill, High Ham, Langport, Somerset, TA10 9BD		15/01736/FUL				1				1	Planning application under consideration. Site is available and developable.
Hamdown Farm, Picts Hill, High Ham		15/03314/PAMB			3	3				6	Planning application under consideration pre-31st March 2015. Site is available and developable.
Land Adj Hillside Farm, West Henley Road, High Ham, Langport, Somerset		15/01151/FUL				1				1	Planning application under consideration . Site is available and developable.
Pear Tree Cottage And Cherry Tree Cottage , Old Manor Farm, Low Ham,		14/05628/S73A			1					1	Planning application under consideration . Site is available and developable.
Land opp Autumn Leaves, Pibsbury		12/03862/FUL substituted by 15/00514/FUL		1						1	Extant planning permission. Approved 08/05/15
Highfield Farm, Windmill Lane, Pibsbury		13/05050/FUL	1							1	Extant planning permission. Approved 28/08/14.
Highfield Farm, Windmill Lane, Pibsbury		13/05051/OUT		2						2	Extant planning permission Approved 28/08/14
Land Opposite, Autumn Leaves, Pibsbury, Langport		15/00514/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 08/05/15)
Welcombe, Field Road, Huish Episcopi, Langport, Somerset, TA10 9SR		15/02113/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 18/06/15)
Vacant Workshop At Former		15/03365/FUL			1					1	Planning application under consideration. Site is

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Atkins Garage, Level View, Pibsbury,											available and developable.
Land East Of Ablake A372, Pibsbury		15/02517/FUL			1					1	Planning application under consideration . Site is available and developable.
Long Orchard Farm, Pibsbury, Langport, Somerset, TA10 9EJ		15/01229/FUL			1					1	Planning application under consideration . Site is available and developable.
Barns At Merricks Farm, Park Lane, Huish Episcopi		15/03101/PAMB			1					1	Planning application under consideration . Site is available and developable.
Land Adjoining Highfield Farm, Windmill Lane, Pibsbury		15/00879/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 08/07/2015)
Highfield Farm Windmill Lane, Huish Episcopi		15/00931/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 01/07/2015)
Land adj Drakes Farm, Church Road, Ilton		13/00005/FUL	1							1	Extant planning permission. Approved 25/06/13
1 Pennys Meade, Ilton		14/03990/FUL		1						1	Extant planning permission. Approved 06/03/15
Green Acre, Rod Lane, Ilton	N/ILTO/1501/	12/02230/FUL	11							11	Extant planning permission. Approved 26/10/12
Bushfurlong Farm, Isle Brewers	N/ISBR/1502/	11/03955/FUL	1							1	Extant planning permission. Approved 05/12/11.
Land adjacent Clevehurst, Isle Brewers	N/ISBR/1503/	12/00635/FUL -	1							1	Extant planning permission Approved 06/06/12.
Seraglio, Castle Street, Keinton Mandeville, Somerton,		13/04858/OUT		1						1	Extant planning permission. Approved 26/06/14
Merlin House, High Street, Keinton Mandeville		15/00751/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 10/04/15)
Land North Of The Light House, Barton Road, Keinton Mandeville		14/02896/OUT	3	3						6	Planning application under consideration pre-31st March 2015. (Subsequently Approved 22/04/15)
Land To The Rear Of Claremont, High Street, Keinton Mandeville		15/02723/OUT		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 29/07/15)
Lake View Quarry, Chistles Lane, Keinton Mandeville		14/01333/OUT				20	22			42	Planning application under consideration pre-31st March 2015. (Subsequently Approved 28/07/15)
Land at Cox's Farm, Silver Street, Kingsbury Episcopi		13/03941/REM		7						7	Extant planning permission. Approved 24/04/13
West View, Folly Road, Kingsbury Episcopi		13/01092/FUL substituted by 14/03597/FUL		1						1	Extant planning permission. Approved 08/10/14
Land at Cox's farm, Silver Street, Kingsbury Episcopi		13/03491/REM	4							4	Extant Planning permission. Approved 16/10/13 .
The Triangle, Silver Street, Kingsbury Episcopi		13/05004/FUL		1						1	Extant planning permission. Approved 12/02/14

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Orchardleigh, Stembridge, Martock		13/04609/FUL substituted by 14/05468/FUL		1						1	Extant planning permission. Approved 05/02/15
Southay Barn, Lower Southhay Farm, Southay Farm Lane, East Lambrook		14/00284/FUL		1						1	Extant planning permission. Approved 08/09/14
Barn at Higher Burrow Farm, Burrow Hill, Kingsbury Episcopi		13/01614/FUL		1						1	Extant planning permission. Approved 14/06/13
Millborne, Westend, Kingsbury Episcopi		13/00238/FUL		1						1	Extant planning permission. Approved 19/03/13
Land Adjacent Woodview, Thorney Road, Kingsbury Episcopi		04/02037/FUL	2							2	Extant planning permission. Approved 31/08/04.
Island House, Stembridge	N/KIEP/1506/	13/01454/REM		1						1	Extant planning permission. Approved 07/06/13
Perham Farm, Wick, Langport		10/01337/FUL	2							2	Extant planning permission. Approved 05/07/10
Christ Church, Long Load		14/03955/FUL			1					1	Extant planning permission. Approved 19/01/15
Land Adjacent Moor House, Church Lane, Long Load		14/05389/FUL			1					1	Extant planning permission. Approved 06/03/15
Crown Inn , Long Load		14/04475/FUL			1					1	Extant planning permission. Approved 31/03/15
Land Opposite Hamlyns Farm, Long Load		15/03025/OUT				4				4	Planning application under consideration . Site is available and developable.
Former Chapel, Holloway Road, Lopen		14/02492/FUL	1							1	Extant planning permission. Approved 30/07/14.
Sunnyside Farm, Lopen Lane, Lopen		14/04990/PAMB		1						1	Extant planning permission. Approved 22/12/14
1 Westview, Shute Lane, Long Sutton		13/04297/FUL		1						1	Extant planning permission. Approved 28/02/14
Poplins Barton, Martock Road, Long Sutton		13/00837/FUL Substituted by 14/00227/FUL		1						1	Extant planning permission. Approved 29/05/13.
Land And Buildings Adjoining Greystones, Shute Lane, Long Sutton		14/00105/FUL	1							1	Extant planning permission. Approved 07/04/14.
Land Adjacent The Butts, Langport Road, Long Sutton		14/00273/FUL		1						1	Extant planning permission. Approved 08/05/14
Land At The Manor Cross Lane, Long Sutton		14/03405/FUL		1						1	Extant planning permission. Approved 08/10/14
Land At Long Furlong Lane, Long Sutton		14/02953/FUL		1						1	Extant planning permission. Approved 13/10/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land South Of South Barton, Martock Road, Long Sutton		14/05217/FUL	2							2	Extant planning permission. Approved 30/01/15.
Little Upton Bridge Farm, Langport Road, Long Sutton		14/04506/FUL		1						1	Extant planning permission. Approved 30/01/15
2 Tavenders Cottages, Langport Road, Long Sutton		14/05314/FUL		1						1	Extant planning permission. Approved 06/02/15
Greystones Shute Lane, Long Sutton		13/03062/FUL		1						1	Extant planning permission. Approved 23/09/13
Land At Vedal Drove, Vedal Drove, Long Sutton		14/03683/FUL		1						1	Extant planning permission. Approved 19/01/15
Poplins South, Martock Road, Long Sutton		14/02533/FUL	1							1	Extant planning permission. Approved 11/08/14.
Kingsmoor Cottage, Somerton Road, Long Load		15/00893/FUL		1						1	Planning application under consideration pre-31st March 2015 (Subsequently Approved 10/04/15)
Elmwood Barn, Brocks View Farm, Knole, Long Sutton		15/01901/FUL				1				1	Planning application under consideration. Site is available and developable
Land South Of Greystones Off, Crouds Lane, Long Sutton		15/00986/FUL				1				1	Planning application under consideration. Site is available and developable.
Land rear of Northend Cottage, West of Martock Road	N/LOSU/0002/10							40		40	Narrow access but feasible Panel advise years 6-10
Land OS 9687 Martock Road, Long Sutton	N/LOSU/1503/	10/05132/FUL	3							3	Extant planning permission. Approved 01/03/13.
Buildings at Abbey Farm, Bishopston, Montacute		13/00231/FUL		1						1	Extant planning permission. Approved 03/07/13
Montacute Working Mens Club, Bishopston, Montacute		15/01937/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 23/06/15)
Homefield, Rectory Lane, Norton Sub Hamdon, Stoke-Sub-Hamdon		05/02734/FUL	1							1	Extant planning permission. Approved 28/04/06.
Rocklands Coach House, Little Street, Norton Sub Hamdon		14/03980/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 07/05/15)
Land Part Of Former Garden Centre Site, New Road, Norton Sub Hamdon		14/04642/FUL			1					1	Planning application under consideration. Site is available and developable.
South Harp Cottage, Over Stratton,		14/02073/FUL		1						1	Extant planning permission. Approved 11/07/14
Land At Windmill Lane, Pibsbury, Langport		11/01976/FUL	2							2	Extant planning permission. Approved 01/11/12
Roman Farm, Park Lane, Pitney, Langport, Somerset		15/00862/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 13/07/2015)
Lift West LTD, New Road, Seavington		14/01461/FUL	5	5	3					13	Extant planning permission. Approved 16/03/15

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Pond Farm, Old A303, Seavington St Michael		14/03195/FUL	3							3	Extant planning permission. Approved 29/10/14.
Manor Farm, Church Lane	N/SEMA/0001/							12		12	Reduced field due to access difficulties
Land opposite Rodwells Orchard, Water Street	N/SEMA/0002/							8		8	Panel advise 6-10 years
Buildings adj to Hillside Farm, Shells Lane, Shepton Beauchamp		13/02095/FUL		1						1	Extant planning permission. Approved 29/08/13
Land rear of Duke of York, North Street, Shepton Beauchamp		13/03653/FUL		1						1	Extant planning permission. Approved 02/12/13
Land North Of Hill Farm House, Lambrook Road, Shepton Beauchamp		14/03029/OUT		1						1	Extant planning permission. Approved 13/10/14
Pendower, Shells Lane, Shepton Beauchamp		14/04066/FUL	1							1	Extant planning permission. Approved 11/11/14.
Land at Brimfield, Lambrook Road, Shepton Beauchamp		14/04798/OUT		1						1	Extant planning permission. Approved 12/12/14
Land At Buttle Close, Shepton Beauchamp		14/03432/FUL		1						1	Extant planning permission. Approved 08/01/15
Land OS 2733, Shells Lane, Shepton Beauchamp		14/05494/OUT		1						1	Extant planning permission. Approved 06/02/15
Crofters, Lambrook road, Shepton Beauchamp	N/SHBE/1502/	12/03438/FUL	2							2	Extant planning permission. Approved 19/10/12
Land at Brumfield, Lambrook Road, Shepton Beauchamp,		15/02314/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 14/07/2015)
High View, Somertonfield Road, Somerton		03/01635/FUL	1							1	Extant planning permission. Approved 07/07/03.
Workshop, Lower Stratton		13/04873/FUL	1							1	Extant planning permission. Approved 28/03/14.
Eastlands Barn, Over Stratton, South Petherton		13/04166/FUL			1					1	Application approved subject to S.106
Land Adjacent To Barcroft Lane, South Petherton, Somerset,		15/02782/FUL			1					1	Planning application under consideration. Site is available and developable.
East of Gorefield Over Stratton	N/SOPE/0011/							13		13	Panel advised developer interest and progress in 0-5 years, however not well related to a sustainable settlement
Long Field Farm, Hedgecock Lane, East Stoke, Stoke Sub Hamdon		10/01306/FUL		1						1	Extant planning permission. Approved 21/05/14
Land At Trapnoles, Townsend, Tintinhull		14/02621/OUT		1						1	Extant planning permission. Approved 05/11/14
17 Vicarage Street, Tintinhull	N/TINT/1500/	12/00558/FUL	1							1	Extant planning permission. Approved 22/08/12

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Land Between Old Vicarage And 15 Yeovil Road, Yeovil Road, Tintinhull		15/00741/OUT						13		13	Planning application under consideration. Site is available and developable.
Land East 68 Queen Street, Tintinhull	N/TINT/0001/							37		37	Panel advise 6-10 years. Site is available and developable.
11a Head Street, Tintinhull	N/TINT/0003/							2		2	Panel advise years 0-5. Site is available and developable.
Perrins Hill Farm Perrins Hill, Tintinhull		15/03386/FUL				3				3	Planning application under consideration pre-31st March 2015. Site is available and developable.
9 Whitcross, Barwick		13/04181/FUL	1							1	Extant planning permission. Approved 18/12/13
Bourne Martyn, Silver Street, Stoford	S/BARW/1501/	11/05129/FUL	1							1	Extant planning permission. Approved 05/03/12
Newton Farm, Newton Road Stoford	S/BARW/1502/	12/01096/FUL	1							1	Extant planning permission. Approved 25/07/12
Hyde Farm, Sutton Bingham		13/02088/FUL	1							1	Extant planning permission. Approved 08/08/13
Craigwell, Prowles Cross, Closworth	S/CLOS/1501/	11/04746/OUT substituted by 14/05131/OUT		2						2	Extant planning permission. Approved 07/01/15
Chantry Orchard, Yeovil Road, East Coker		12/01497/FUL	1							1	Extant planning permission. Approved 01/06/12
Land At Witches Way, Holywell, East Coker		13/03162/FUL	1							1	Extant planning permission. Approved 28/07/14.
Summer Hill, Burton, East Coker, Yeovil,		11/01872/FUL	1							1	Extant planning permission. Approved 25/08/11.
Townsend Farm, Main Street, East Coker,		15/02974/FUL			4	4				8	Planning application under consideration. Site is available and developable.
Land So 3283 Part, Kingspring Lane, East Coker		15/03027/PAMB			1					1	Planning application under consideration. Site is available and developable.
The Orchard, East Coker, Somerset	S/EACO/0006/10							14		14	steep and wooded
Land adj Little Slades, Main Street, East Coker	S/EACO/0008/							23		23	Panel advise 6-10 years. Site is available and developable.
Land to East of Holywell Road	S/EACO/0011/							36		36	Potential adverse impact on setting of Scheduled Ancient monument nearby
land East of Cullivers Grave Road	S/EACO/0012/							46		46	Potential adverse impact on setting of Scheduled Ancient monument nearby
Adj to Chantry View, East Coker	S/EACO/0017/							12		12	Panel advise years 0-5 but no planning permission or history
Land adj to Long Furlong Lane, East Coker	S/EACO/0021/							20		20	Panel advise 6-10 years. Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land adj to Long Furlong Lane, East Coker	S/EACO/0025/							5		5	Panel advise years 0-5 but no planning permission or history
The Milking Parlour, Primrose Hill Farm, Primrose Hill, East Coker, Yeovil		14/00603/FUL	1							1	Extant planning permission. Approved 21/05/14
The Old Coach Yard, Main Street, East Coker, Yeovil		14/00905/FUL	2							2	Extant planning permission. Approved 30/04/14.
Land At Huntsfield Nursery, Burton, East Coker		14/02866/OUT substituted by 15/01536/FUL		1						1	Extant planning permission. Approved 22/09/14. Substituted 15/01536/FUL
Land Between No.4 And Sunnycroft, Long Furlong Lane, East Coker		14/03277/OUT		2						2	Extant planning permission. Approved 08/09/14
Broad Farm, Broad Hill, Hardington Mandeville		14/03140/FUL		1						1	Extant planning permission. Approved 31/03/15
Land Adjacent Finials, Rectory Lane, Hardington Mandeville	S/HAMA/0001/							2		2	Panel advise 6-10 years. Site is available and developable.
Lime Kiln Farm, Broad Hill, Hardington Mandeville	S/HAMA/1500/	12/02396/FUL	1							1	Extant planning permission. Approved 23/08/12
Meadow View, Dray Road, Higher Odcombe		14/00863/FUL		1						1	Extant planning permission. Approved 17/04/14
Land at Manor Farm, Street Lane	S/ODCO/0001/							13		13	Barns had consent but Conservation Officer has concerns about further development to the east
Land north of Midway, Adj Lakeside / Chapel Hill	S/ODCO/0004/								46	46	Site is available and developable.
Coker Hill Farm, West Coker Hill, West Coker		15/02784/PAMB			1					1	Planning application under consideration. Site is available and developable.
Land adjacent to the Twine Works, East Street, West Coker	S/WECO/0004/							44		44	Owner advised current discussions with SSDC regarding most suitable form of housing. Land could be available in 12 months
Land west of Churchlands Close, West Coker	S/WECO/0008/							14		14	Panel advise 0-5 years but no planning permission or history. Trees along northern edge should be retained
Land South of Yeovil Marsh Adj A37, Marsh Lane	S/YEWI/0005/							180		180	Developer Interest. Restricted numbers due to topography and highway access. Conservation Officer concerned about surrounding listed farmstead and the effects on its setting
Stewley Cross Caravan Park, Wood Road, Ashill	W/ASHI/1503/	12/00930/OUT	2							2	Extant planning permission. Approved 23/04/12
Stewley Cross Filling Station, Ashill	W/ASHI/1504/	13/00101/OUT	2							2	Extant planning permission. Approved 01/03/13
Rydiness Farm, Hare Lane, Buckland St Mary		14/05718/FUL		2						2	Extant planning permission. Approved 23/02/15

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land adj Westfields, The Pound, Broadway Road	W/BROA/0004/								46	46	Visually prominent, agent advises could come forward in 12 months subject to planning permission
Fairfield Barn, Broadway Road	W/BROA/1500/	12/01992/FUL	1							1	Extant planning permission. Approved 10/09/12
Land adj Fairfield, Broadway Lane	W/BROA/1501/	12/01994/OUT	1							1	Extant planning permission. Approved 09/07/12
Land at Hare Farm, Hare Lane, Broadway	W/BROA/1502/	11/01020/FUL	1							1	Extant planning permission. Approved 28/04/11.
Land west of 1 The Lane, Broadway Road	W/BROA/1503/	13/02671/FUL		1						1	Extant planning permission. Approved 19/08/13
Land At Vardens Farm, Broadway Street, Broadway	W/BROA/0005/	15/01053/OUT			9					9	Planning application under consideration. Site is available and developable
Land At, Tanyard, Broadway, Ilminster	W/BROA/0002	15/00916/OUT				16				16	Planning application under consideration. Site is available and developable.
Hermitage Farm, Langs Lane, Broadway, Ilminster		14/05671/PAMB			2					2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 30/07/15)
Land East Of Two Oaks Broadway Road, Broadway		15/03311/FUL				2				2	Planning application under consideration pre-31st March 2015. Site is available and developable.
Oak View Farm, Hare Lane, Buckland St Mary, Chard		09/04319/FUL	1							1	Extant planning permission. Approved 18/02/10.
Mannings Common, Castlemain, Buckland St Mary,		10/01449/FUL	1							1	Extant planning permission. Approved 07/06/10.
Tanlake Farm, Madgeon Lane, Buckland St Mary		13/02897/FUL		1						1	Extant planning permission. Approved 02/10/13
Crossways Farm, Hornsey Lane, Buckland St Mary		13/04120/FUL		1						1	Extant planning permission. Approved 16/12/13
Madgeon Farm, Birchwood Road, Buckland St Mary		14/05584/FUL			1					1	Extant planning permission. Approved 02/02/15
Land At Buckmoor Farm, Castlemain, Buckland St Mary		15/01312/COL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 05/05/15)
The Firs, Tolleys Lane to Goldenhaye Lane, Chaffcombe		13/02599/COU	1							1	Extant planning permission. Approved 22/08/13 .
Devonia, Tolleys Lane to Goldenhaye Lane, Chaffcombe		14/02656/PAMB		2						2	Extant planning permission. Approved 28/07/14
Land And Barn At Devonia, Chaffcombe		15/01135/FUL	2							2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 23/04/15)
Two Ash Hill, Tatworth Road, Chard		14/00165/FUL			1					1	Extant planning permission. Approved 21/02/14
Waggoners Cottage 12 North Street, Chiselborough		14/04663/FUL			1					1	Extant planning permission. Approved 27/11/14
Land So 5711, Clapton Road, Clapton		15/00939/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 13/05/15)



Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Greenhill, Coombe St Nicholas		13/02893/FUL substituted by 14/05562/FUL			1					1	Extant planning permission. Approved 20/02/15
Sticklepath Farm, Sticklepath, Combe St. Nicholas, Chard,		00/01306/FUL	1							1	Extant planning permission. Approved 29/08/01.
Land So 7100 Part, Catch Gate Lane, Combe St Nicholas		14/02534/OUT		1						1	Extant planning permission. Approved 21/07/14
Hill View, Cuttifords Door, Combe St Nicholas, Chard, Somerset		14/02808/FUL		1						1	Extant planning permission. Approved 26/08/14.
Holemoor House, Holemoor Farm Road, Combe St Nicholas, Chard		14/01973/FUL		1						1	Extant planning permission. Approved 25/06/14
Pole Rue Farm, Pole Rue Lane, Combe St Nicholas, Chard		14/03293/FUL		2	2					4	Extant planning permission. Approved 11/09/14
Land North Of Classet House, Frog Lane, Combe St Nicholas, Chard		14/05030/FUL			1					1	Extant planning permission. Approved 22/01/15
Greenhill, Combe St Nicholas, Chard		14/05562/FUL		1						1	Extant planning permission. Approved 20/02/15
The Old Post Office, Combe St Nicholas, Chard		14/05587/COU		1						1	Extant planning permission. Approved 16/01/15
Lower Hallfield, Chardleigh Green		13/05052/FUL		1						1	Extant planning permission. Approved 24/01/14
Land Rear of Smithycroft, Combe St Nicholas	W/CONI/1501/	10/01257/FUL	1							1	Extant planning permission. Approved 26/04/11 .
Nimmer Mill, Nimmer, Combe St Nicholas		15/00761/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 23/04/15)
Poltimore Farm, Poltimore Lane, Combe St Nicholas		15/02055/PAMB		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 22/06/15)
Oak Lea Farm, Lower Severalls Farm Road, Crewkerne,		13/00303/FUL		1						1	Extant planning permission. Approved 14/03/13
Barn E, Peasmarsh Dairy Farm		14/01199/FUL			1					1	Extant planning permission. Approved 08/05/14
Pottery Farm, Whitney Hill, Horton		14/04409/FUL	1							1	Extant planning permission. Approved 18/11/14 .
Peasmarsh Dairy Farm, Peasmars, Ilminster		14/05260/FUL			4					4	Extant planning permission. Approved 21/01/15
Donyatt Garage, Donyatt	W/DONY/1502/	12/02295/FUL	3							3	Extant planning permission. Approved 26/07/12 .
Lower Sea Farm, Ilminster	W/DONY/1503/	12/01066/FUL	1							1	Extant planning permission. Approved 02/07/12.
Peasmarsh Dairy Farm, Peasmarsh	W/DONY/1504/	13/04660/FUL		1						1	Extant planning permission. Approved 16/01/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Barn E, Peasmarsh Dairy Farm, Peasmarsh, Ilminster		15/01915/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 01/06/15)
The Old Dairy & Barn H, Peasmarsh Barns, Peasmarsh		15/01921/FUL	2							2	Planning Permission Approved (18/06/15)
Donyatt Garage, Donyatt, Ilminster		15/03124/FUL			1					1	Planning application under consideration. Site is available and developable.
Shave Farm ShaveLane, Donyatt, Ilminster		15/03403/FUL			1					1	Planning application under consideration pre-31st March 2015. Site is available and developable.
Farm Buildings, Mill Lane, Dowlish Wake		15/02865/PAMB			1					1	Planning application under consideration. Site is available and developable.
East Chinnock Farm House, Weston Street, East Chinnock		13/04809/FUL	1							1	Extant planning permission. Approved 02/07/14 .
Spring Holton, Broad Lane, East Chinnock	W/EACH/1500/	10/00562/FUL	1							1	Extant planning permission. Approved 23/07/10.
Springfield, Whitegate, Forton, Chard		14/04199/FUL		1						1	Extant planning permission. Approved 07/11/14
Claycastle Farm, Claycastle, Haselbury Plucknett		13/04874/FUL	2							2	Extant planning permission. Approved 11/04/14 .
Gypsy Cottage, Stonage Lane, Haselbury Plucknett		15/02876/FUL			1					1	Planning application under consideration. Site is available and developable.
Tetts Farm, West Street, Hinton St George		14/04579/FUL	2							2	Extant planning permission. Approved 14/11/14 .
Tetts Farm, West Street, Hinton St George	W/HIGE/1502/	12/01546/FUL	1							1	Extant planning permission. Approved 22/06/12
Land Adjoining Green Lane, Merriott Road, Hinton St George		13/04695/FUL		1						1	Extant planning permission. Approved 27/02/14
Land off Merriott Road, Hinton St George	W/HIGE/0002/							5		5	Panel advise 6-10 years. Site is available and developable.
Stockbridge Farm, Stockbridge Road Hinton St George	W/HIGE/1501/	11/04394/FUL	1							1	Extant planning permission. Approved 19/12/11.
The Granary adj Horton House, Puddlebridge		13/03981/FUL	1							1	Extant planning permission. Approved 19/11/13
Kimberley, Forest Mill Lane, Horton		14/04159/OUT		1						1	Extant planning permission. Approved 21/10/14
Land Adjoining Pottery View, Shave Lane, Horton		14/02043/FUL	6							6	Extant planning permission. Approved 08/01/15.
Thornleigh Caravan Park, Hanning Road, Horton	W/HORT/0001							9		9	Panel advise 6-10 years. Site is available and developable.
Methodist Church Broadway Hill, Horton	W/HORT/1500/	11/03516/FUL	1							1	Extant planning permission. Approved 13/10/11
Merrifield Cottage, Merryfield Lane, Ilton		14/00601/FUL		1						1	Extant planning permission. Approved 30/04/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Ilford Farm, Ilford Lane, Ilton		15/00139/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 23/04/15)
Land At Court Farm, Ilton		14/04158/OUT			20	20	7			47	Application approved subject to S.106
Hill Farm, Cad Road, Ilton		15/02837/PAMB			2					2	Planning application under consideration. Site is available and developable.
Barns at The Old Estate Yard, Kingweston	W/KIWE/1500/	11/04866/FUL	1							1	Extant planning permission. Approved 24/01/12 .
The Mill, Knowle Lane, Knowle St Giles		14/00121/FUL		2						2	Extant planning permission. Approved 27/06/14
Land OS 1657 And Barn, Clayhanger Common, Combe St Nicholas		15/00320/FUL		2	2					4	Extant planning permission. Approved 10/01/15
Churchills Cottage, Woodhouse Lane, Knowle St Giles		14/05711/FUL			1					1	Extant planning permission. Approved 05/02/15
Bere Mills Cottage Farm, Bere Mills Lane, Sea	W/KNGI/1500/	11/04525/FUL	1							1	Extant planning permission. Approved 22/12/11
The Mill, Manor Farm, Knowle St Giles	W/KNGI/1501/	13/02710/FUL substitute by 14/00121/FUL	1							1	Extant planning permission. Approved 27/06/14
Moorlands Farm, Moorlands Road, Merriott		12/02126/FUL	12	12						24	Extant planning permission. Approved 04/04/13.
Broadway Farm Barn, Broadway, Merriott		12/04940/FUL	5							5	Extant planning permission. Approved 29/02/13.
Broadway Farm Barn, Broadway, Merriott		12/04942/FUL	2							2	Extant planning permission. Approved 13/06/13 .
Clapper Hay, Church Street, Merriott		14/02945/FUL	1							1	Extant planning permission. Approved 14/08/14
Holcombe House, Beadon Lane, Merriott		14/02863/OUT	1							1	Extant planning permission. Approved 28/08/14
59 Lower Street, Merriott	W/MERR/1502/	10/03226/FUL	2							2	Extant planning permission. Approved 10/10/10.
Tail Mill, Tail Mill Lane, Merriott		14/04200/FUL	23	22						45	Planning application under consideration pre-31st March 2015. (Subsequently Approved 07/05/15)
Land At Gappers Pool, Church Street, Merriott		15/00582/FUL	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 05/05/15)
Boundary House, Beadon Lane, Merriott		15/02917/FUL			1					1	Planning application under consideration. Site is available and developable.
Land rear of Green Nap, Boozer Pit,	W/MERR/0010/								4	4	Frontage only viable, poor access
Land at Easthams, Hill Farm, Yeovil Road, Crewkerne	W/MERR/1504/	12/02198/REM	5							5	Extant planning permission. Approved 20/09/13 .

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land to rear of Lukesfield, Church Street, Merriott	W/MERR/1505/	12/04045/REM	2							2	Extant planning permission. Approved 14/12/12. Under Construction. 1 Complete
Former Taylors Motorcycles, Middle Street, Misterton		13/01950/FUL	2							2	Extant planning permission. Approved 09/08/13 .
Land To North Of Broughtons, Broughtons Drive, Misterton		14/02426/FUL Substituted by 15/02031/FUL	1							1	Extant planning permission. Subsequently Approved 16/06/15
Bradfords Site, Station Road, Misterton	W/MIST/1503/	10/03721/FUL 12/00582/FUL	16							16	Extant planning permission. Under Construction. 16 left to complete
Land adjacent The Poppies, Silver Street, Misterton	W/MIST/1504/	13/01113/OUT	1							1	Extant planning permission. Approved 29/04/13
Land South Of Crewkerne Station, Station Road, Misterton		14/02913/REM					16			16	Planning application under consideration. Site is available and developable.
Land East of Broughtons Drive, Misterton	W/MIST/0002/								25	25	Access needed from Broughton Drive restricts capacity
The Globe Inn Middle Street Misterton	W/MIST/0502/								3	3	Access problem should be done in conjunction with The Globe itself
Peel House, New Street, North Perrott		14/01375/FUL	1							1	Extant planning permission. Approved 29/05/14
Watermeadow Fisheries, North Perrott Road, North Perrott		11/03247/FUL			1					1	Application approved subject to S.106
Southern Conservatories, Trimdewell Lane, North Perrott	W/NOPE/0003/							46		46	Panel advise 6-10 years
Barn At Lower Sea Farm, Sea, Ilminster		13/00049/FUL	1							1	Extant planning permission. Approved 14/03/13.
Tara, Wash Cross, Shepton Beauchamp		14/05192/FUL	1							1	Extant planning permission. Approved 13/01/15.
Hawkins Bakery, North Street, Shepton Beauchamp		09/02238/FUL	3	3						6	Extant planning permission. Approved 06/11/09.
Lakehayes Nursery, Axminster Road		13/00809/FUL	1							1	Extant planning permission. Approved 21/06/13.
Marshwood Farm, Whitegate, Forton		13/04407/OUT substituted by 14/02908/REM	1							1	Extant planning permission. Approved 14/08/14
land at Barleclose Farm, Two Ash Hill, Tatworth		12/02440/FUL	1							1	Extant planning permission. Approved 16/01/14
Land at Langdons Way, Tatworth		13/03067/FUL	6							6	Extant planning permission. Approved 11/02/14.
Land At Loveridge Lane And Forton Lane, Tatworth		14/01060/FUL		2						2	Extant planning permission. Approved 08/05/14

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Land South Of 6 Watermead, South Chard		14/01118/FUL		1						1	Extant planning permission. Approved 19/05/14
Land So 7517 Part, School Lane, South Chard		14/00810/OUT substitute by 14/04519/REM		1						1	Extant planning permission. Approved 19/11/14
Former Butchers, Perry Street, South Chard		14/04001/FUL	1							1	Extant planning permission. Approved 14/11/14
Land Adjacent Rose Cottage, School Lane, South Chard		15/01711/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 03/06/15)
Land OS 4680 Part, Parrocks Lane, Tatworth		15/01934/FUL		2						2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 16/06/15)
49 Watermead, Tatworth And Forton		15/02860/FUL					1			1	Planning application under consideration. Site is available and developable.
Land And Premises Barley Farm, Houses Lane, Tatworth		15/02733/OUT					7			7	Planning application under consideration . Site is available and developable
Land Adj Rose Cottage, Tatworth		12/01151/FUL	1							1	Extant planning permission. Approved 21/05/12
Wambrook Farm, Higher Wambrook		13/03812/FUL substitute by 14/01503/FUL	1							1	Extant planning permission. Approved 14/05/15
Broad Oak, Higher Wambrook	WWAMB/1500/	12/04890/FUL Substituted by 14/01667/S73	2							2	Extant planning permission. Approved 09/06/14
The Homestead, Higher Wambrook, Wambrook		15/00867/FUL	2							2	Planning application under consideration pre-31st March 2015. (Subsequently Approved 13/04/15)
The Cricket School, Land OS 5051, Wambrook Road, Wambrook		14/05190/FUL		1						1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 12/05/15)
Manor Farm, Hewish Lane, West Crewkerne	WWECR/1503/	10/02792/FUL (plot 1)	1							1	Extant planning permission. Approved 09/09/10.
Manor Farm, Hewish Lane, West Crewkerne	WWECR/1504	11/02466/FUL (plot 2)	1							1	Extant planning permission. Approved 04/08/11.
White Ash Farm, White Ash Lane, Whitestaunton		15/00321/REM		1						1	Extant planning permission. Approved 10/03/15
Land South Of Hanning Close, Whitelackington		14/03945/FUL substitute by 15/01043/FUL		3	3					6	Extant planning permission. Approved 10/04/15
Land south of Ashwell Farm Lane to Old Road,	WWHLA/0001/							3		3	Panel advise 6-10 years. Site is available and developable.

Site Name	SHLAA Ref	Planning Application Number	15-16	16-17	17-18	18-19	19-20	20-25	25-30	Total Housing Delivery (net)	Description / Rationale
Whitelackington											
Land east of Back Lane, Whitelackington	W/WHLA/0003/							14		14	Panel advise 6-10 years. Site is available and developable.
Barns At Broadenham Farm, Crewkerne Hill, Winsham		14/04032/FUL	1							1	Extant planning permission. Approved 12/11/14
24 Church Street, Winsham		14/02832/FUL		1						1	Extant planning permission. Approved 10/12/14
24 Church Street, Winsham		13/00677/FUL	1							1	Extant planning permission. Approved 13/05/13
The Annexe, Whatley Farm, Whatley, Winsham		14/04211/COU	1							1	Planning application under consideration pre-31st March 2015. (Subsequently Approved 27/05/15)
Land At, Western Way, Wisham		15/00830/FUL						12		12	Planning application under consideration. Site is available and developable.
<b>REST OF DISTRICT SUB-TOTAL</b>			<b>317</b>	<b>259</b>	<b>146</b>	<b>134</b>	<b>98</b>	<b>1154</b>	<b>491</b>	<b>2599</b>	

Windfall Allowance			20	20	50	50	50	250	250	690	
<b>WINDFALL SUB-TOTAL</b>			<b>20</b>	<b>20</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>250</b>	<b>250</b>	<b>690</b>	

# Agenda Item 8

## **Quarterly Performance and Complaints Monitoring Report – 1st Quarter 2015/16**

*Executive Portfolio Holder:* Ric Pallister, Strategy and Policy  
*Strategic Director:* Rina Singh, Interim Chief Executive  
*Lead Officer:* Andrew Gillespie/Charlotte Jones, Performance Managers  
*Contact Details:* andrew.gillespie@southsomerset.gov.uk or 01935 462364  
charlotte.jones@southsomerset.gov.uk or 01935 462565

### **Purpose of the Report**

To present the corporate performance monitoring report covering the period from 1st April – 30th June 2015 (Q1)

### **Forward Plan**

This report appeared on the District Executive Forward Plan with an expected date of 3<sup>rd</sup> September 2015.

### **Public Interest**

The Council is accountable for its performance to the local community and we publish performance data to enable us to demonstrate achievements against targets.

### **Recommendations**

The District Executive is asked to:

- 1) Note and comment on the corporate performance monitoring report

### **Background**

The 20 performance indicators used in this report were selected and approved by members on 3rd May 2012.

### **Performance**

A summary of performance from 1st April – 30th June 2015 (Q1) is shown below with full details provided at Appendix A:

Where appropriate, this information is colour coded, using red, amber, or green to indicate performance against target

Performance Summary:		Quarterly Breakdown:							
		Q1		Q2		Q3		Q4	
		1	8%	0	0%	0	0%	0	0%
		2	17%	0	0%	0	0%	0	0%
		9	75%	0	0%	0	0%	0	0%
<b>Commentary:</b>									
12 performance indicators can be compared against target for Q1. 8 indicators monitor trends and are not target driven. Percentages are rounded to the nearest whole number.									
>10% Below Target	1								
Within 10% of Target	2								
On or Above Target	9								

### Performance Exceptions:



Indicators with performance below target are classed as exceptions. In these cases Appendix A also includes a comment from the Service Manager, detailing reasons why the indicator is an exception, together with any corrective action being taken.

The exception for quarter 1 is as follows:

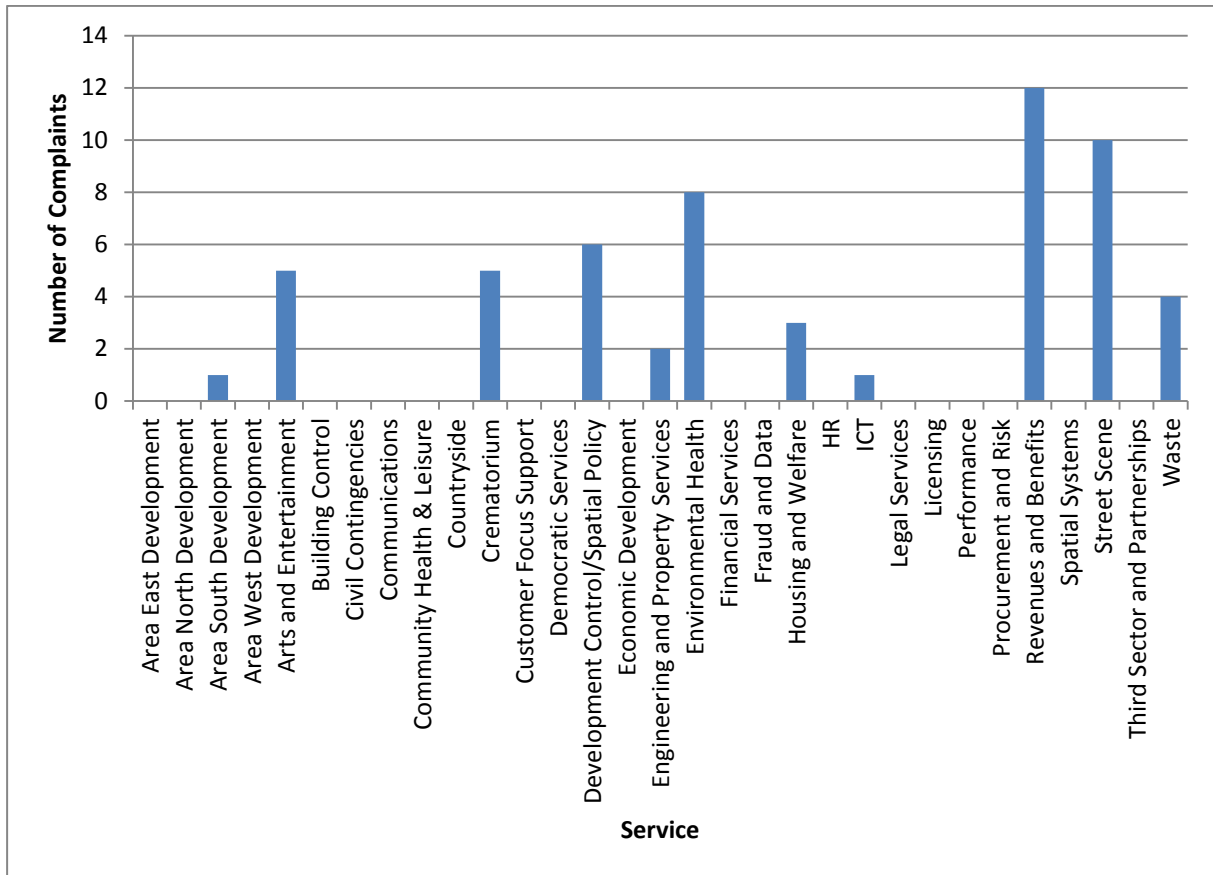
Measure	Focus	Q1 Status
PI031 – % calls to contact centre resolved in the contact centre	Other	

### Complaints

During the period 1st April – 30th June 2015, SSDC received 57 complaints, which is an 84% increase on the quarter 1 2014/15 figure of 31.

The chart and table below provide a summary of complaints received, with a detailed breakdown by service at Appendix B.



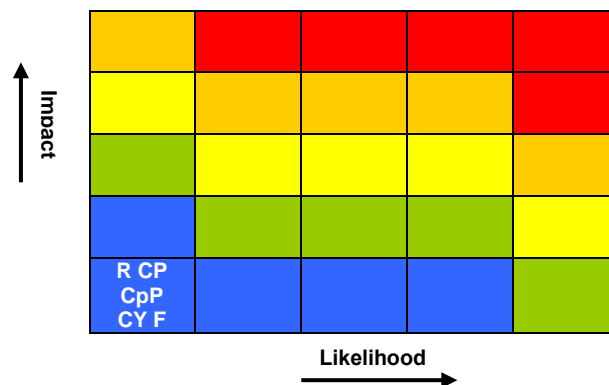


### Financial Implications

There are no direct financial implications related to this report other than any compensation that has been paid out. However, financial implications may need to be considered for possible actions necessary to address performance in failing areas.

### Risk Matrix

This matrix only identifies the risk associated with taking the decision as set out in the report as the recommendation(s). Should there be any proposal to amend the recommendation(s) by either members or officers at the meeting then the impact on the matrix and the risks it identifies must be considered prior to the vote on the recommendation(s) taking place.



## Key

Categories	Colours <i>(for further detail please refer to Risk management strategy)</i>
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

## Council Plan Implications

The Corporate Performance Management contributes towards the delivery of the SSDC Council Plan through effective monitoring and smart target setting that help to deliver a continuous improvement.

## Carbon Emissions and Climate Change Implications

None

## Equality and Diversity Implications

None

## Privacy Impact Assessment

No issues.

## Background Papers

Refreshed Council Plan 2012-15

(<http://www.southsomerset.gov.uk/about-us/our-vision/council-plan-2012---2015/> )

SSDC Complaints Procedure

([http://www.southsomerset.gov.uk/contact-us/making-a-complaint-\(1\)/](http://www.southsomerset.gov.uk/contact-us/making-a-complaint-(1)/) )

DX report- refresh of corporate Indicators – DX May 2012

Annual Performance Report 2014/15 – DX July 2015

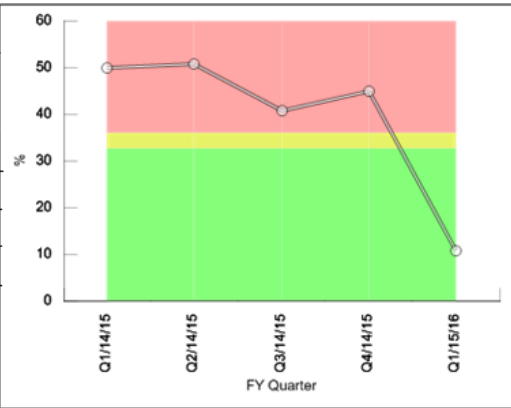
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# Appendix A - Quarterly Performance Monitoring Report

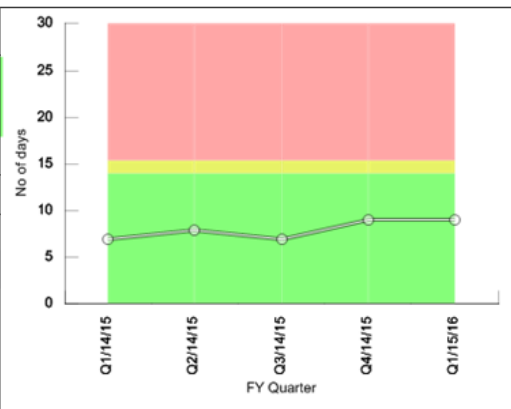
Key:	Red (More than 10% below target)	Amber (Within 10% of target)	Green (On or above target)
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## Performance Measures with Targets:

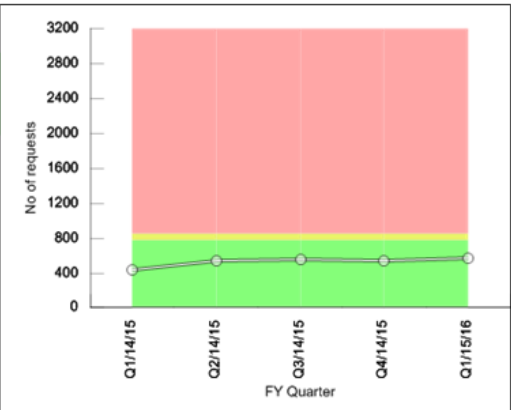
<b>Indicator:</b>	PI 003 - % of planning appeal decisions allowed against the authority's decision to refuse							
<b>Quarter Target:</b>	33.0%				<b>Perf to Date:</b>			
<b>Annual Target:</b>	33.0%							
<b>2014/15:</b>				<b>2015/16:</b>				
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
50.0% <span style="color: red;">⊖</span>	51.0% <span style="color: red;">⊖</span>	41.0% <span style="color: red;">⊖</span>	45.0% <span style="color: red;">⊖</span>	11.0% <span style="color: green;">⊕</span>				
<b>Latest Comments including any necessary action:</b>								



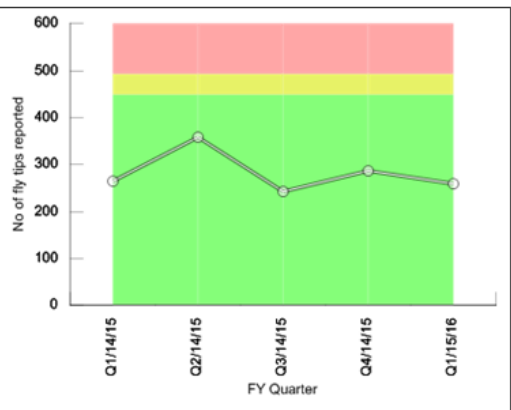
<b>Indicator:</b>	PI 004 - Number of days taken to process Housing Benefit/ Council Tax Benefit new claims and change events							
<b>Quarter Target:</b>	14.00				<b>Perf to Date:</b>			
<b>Annual Target:</b>	14.00							
<b>2014/15:</b>				<b>2015/16:</b>				
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
7.00 <span style="color: green;">⊕</span>	8.00 <span style="color: green;">⊕</span>	7.00 <span style="color: green;">⊕</span>	9.00 <span style="color: green;">⊕</span>	9.00 <span style="color: green;">⊕</span>				
<b>Latest Comments including any necessary action:</b>								



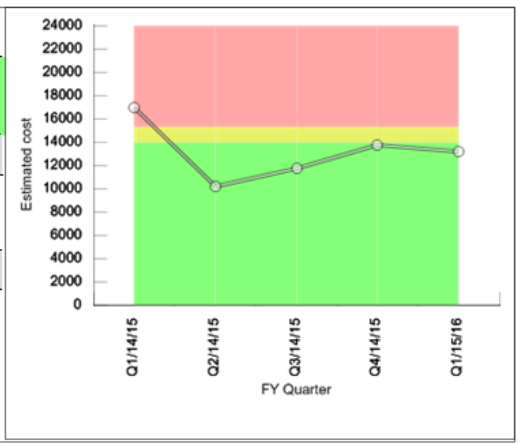
<b>Indicator:</b>	PI 008 - Requests for action from the Streetscene team							
<b>Quarter Target:</b>	775				<b>Perf to Date:</b>			
<b>Annual Target:</b>	3100							
<b>2014/15:</b>				<b>2015/16:</b>				
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
445 <span style="color: green;">⊕</span>	549 <span style="color: green;">⊕</span>	556 <span style="color: green;">⊕</span>	550 <span style="color: green;">⊕</span>	568 <span style="color: green;">⊕</span>				
<b>Latest Comments including any necessary action:</b>								



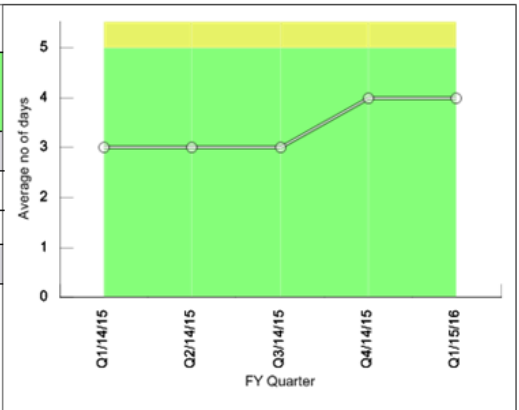
<b>Indicator:</b>	PI 010 - Total number of fly tips reported							
<b>Quarter Target:</b>					<b>Perf to Date:</b>			
<b>Annual Target:</b>	1800							
<b>2014/15:</b>				<b>2015/16:</b>				
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
266 <span style="color: green;">⊕</span>	358 <span style="color: green;">⊕</span>	244 <span style="color: green;">⊕</span>	287 <span style="color: green;">⊕</span>	259 <span style="color: green;">⊕</span>				
<b>Latest Comments including any necessary action:</b>								



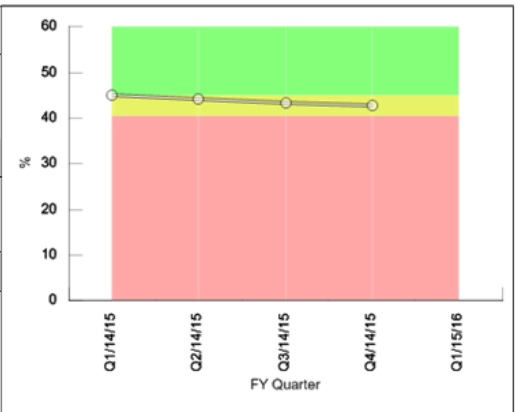
<b>Indicator:</b>	<b>PI 011 - Total estimated cost of clearing reported fly tips</b>						
<b>Quarter Target:</b>	13,965			<b>Perf to Date:</b>			
<b>Annual Target:</b>	55,860						
<b>2014/15:</b>				<b>2015/16:</b>			
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
16,942 <span style="color:red">●</span>	10,225 <span style="color:green">●</span>	11,779 <span style="color:green">●</span>	13,787 <span style="color:green">●</span>	13,263 <span style="color:green">●</span>			
<b>Latest Comments including any necessary action:</b>							



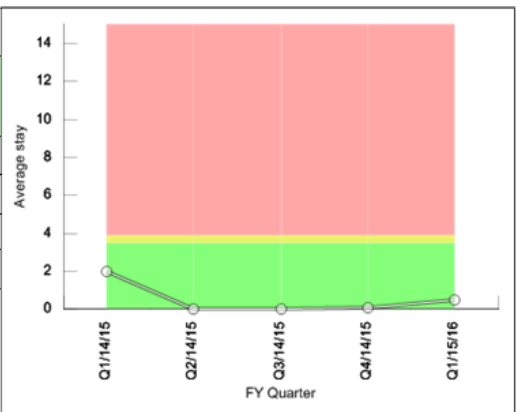
<b>Indicator:</b>	<b>PI 012 - Average number of days to respond to a reported fly tip</b>						
<b>Quarter Target:</b>				<b>Perf to Date:</b>			
<b>Annual Target:</b>							
<b>2014/15:</b>				<b>2015/16:</b>			
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
3.0 <span style="color:green">●</span>	3.0 <span style="color:green">●</span>	3.0 <span style="color:green">●</span>	4.0 <span style="color:green">●</span>	4.0 <span style="color:green">●</span>			
<b>Latest Comments including any necessary action:</b>							



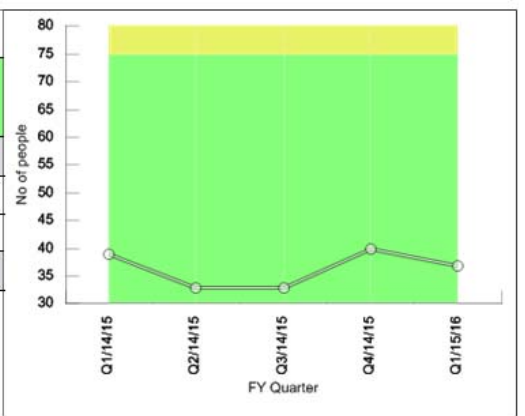
<b>Indicator:</b>	<b>PI 013 - % of household waste sent for reuse, recycling and composting</b>						
<b>Quarter Target:</b>	45.0%			<b>Perf to Date:</b>			
<b>Annual Target:</b>	45.0%						
<b>2014/15:</b>				<b>2015/16:</b>			
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
45.2% <span style="color:green">●</span>	44.4% <span style="color:orange">●</span>	43.4% <span style="color:orange">●</span>	43.0% <span style="color:orange">●</span>				
<b>Latest Comments including any necessary action:</b>							
Significant additional factors include fewer newspapers being bought/printed and more drinks bought in cans rather than glass bottles which reduces the weight recycled. Much more detail can be seen in the detailed quarterly performance reports to SWB and the SWP business plan outlines actions to increase recycling.							



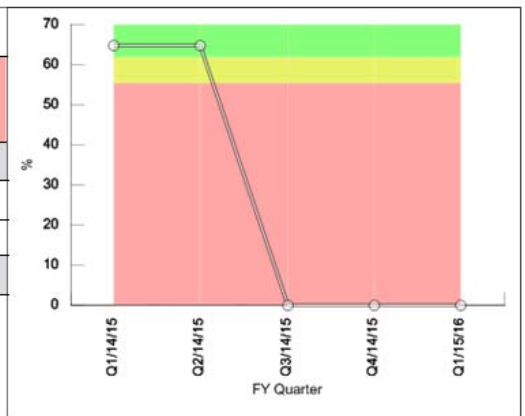
<b>Indicator:</b>	<b>PI 019 - Average number of days in Temporary Accommodation (Bed &amp; Breakfast)</b>						
<b>Quarter Target:</b>	3.5			<b>Perf to Date:</b>			
<b>Annual Target:</b>	4.5						
<b>2014/15:</b>				<b>2015/16:</b>			
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
2.0 <span style="color:green">●</span>	0.0 <span style="color:green">●</span>	0.0 <span style="color:green">●</span>	0.1 <span style="color:green">●</span>	0.5 <span style="color:green">●</span>			
<b>Latest Comments including any necessary action:</b>							
The Housing and Welfare Team continue with their success in avoiding the use of bed and breakfast accommodation where possible. Members should note that it would be very difficult indeed to do away with bed and breakfast accommodation altogether but, in line with current legislation and good practice, we'll only use it in an absolute emergency. In this quarter we placed two households in bed and breakfast - one household was in bed and breakfast for one week, the other household for just one night.							



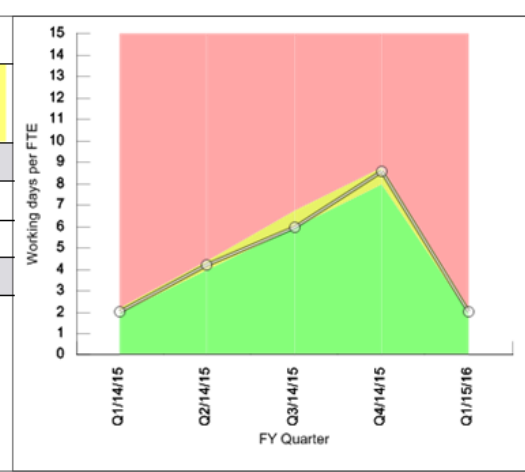
<b>Indicator:</b>	<b>PI 020 - Total number of people in Temporary Accommodation (all types)</b>							
<b>Quarter Target:</b>	75				<b>Perf to Date:</b>			
<b>Annual Target:</b>	75							
<b>2014/15:</b>				<b>2015/16:</b>				
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	
39 <span style="color: green;">G</span>	33 <span style="color: green;">G</span>	33 <span style="color: green;">G</span>	40 <span style="color: green;">G</span>	37 <span style="color: green;">G</span>				
<b>Latest Comments including any necessary action:</b>								
The Housing and Welfare Team continues to keep the number of homeless households in temporary accommodation to a minimum, and continues to avoid, or at the very least minimise, the use of bed and breakfast accommodation.								



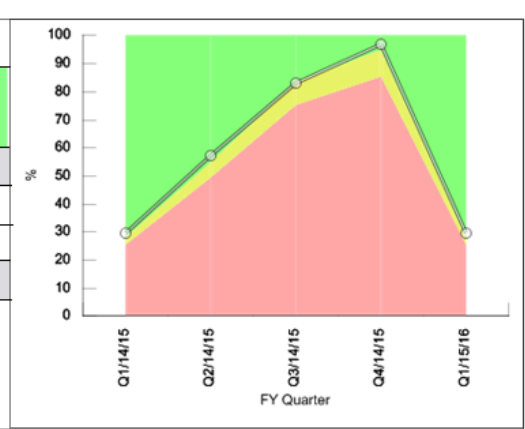
<b>Indicator:</b>	<b>PI 031 - % of calls to contact centre resolved in the contact centre</b>							
<b>Quarter Target:</b>	62.0%				<b>Perf to Date:</b>			
<b>Annual Target:</b>	62.0%							
<b>2014/15:</b>				<b>2015/16:</b>				
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	
65.0% <span style="color: green;">G</span>	65.0% <span style="color: green;">G</span>	0.0% <span style="color: red;">R</span>	0.0% <span style="color: red;">R</span>	0.0% <span style="color: red;">R</span>				
<b>Latest Comments including any necessary action:</b>								
Due to problems with integration between new Lync system and the Contact Centre telephony system we have been forced to introduce a solution giving better quality conversations but unfortunately this means that no performance data is available. Work continues to implement a replacement system for Contact Centre and data will then be available.								



<b>Indicator:</b>	<b>PI 032 - Working days lost due to sickness absence per Full Time Employee (FTE)</b>							
<b>Quarter Target:</b>	2.00				<b>Perf to Date:</b>			
<b>Annual Target:</b>	8.00							
<b>2014/15:</b>				<b>2015/16:</b>				
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	
2.03 <span style="color: orange;">A</span>	4.23 <span style="color: orange;">A</span>	6.00 <span style="color: green;">G</span>	8.57 <span style="color: orange;">A</span>	2.01 <span style="color: orange;">A</span>				
<b>Latest Comments including any necessary action:</b>								
30.3% short term sickness absence 69.7% long term sickness absence 76% of staff had no absence in the quarter.								

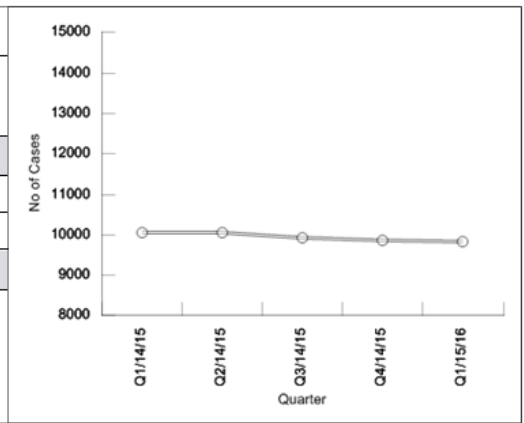


<b>Indicator:</b>	<b>PI 035 - Percentage of Council Tax Collected</b>							
<b>Quarter Target:</b>	28.5%				<b>Perf to Date:</b>			
<b>Annual Target:</b>	97%							
<b>2014/15:</b>				<b>2015/16:</b>				
<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	
29.6% <span style="color: green;">G</span>	57.4% <span style="color: green;">G</span>	83.2% <span style="color: orange;">A</span>	97.0% <span style="color: green;">G</span>	29.6% <span style="color: green;">G</span>				
<b>Latest Comments including any necessary action:</b>								

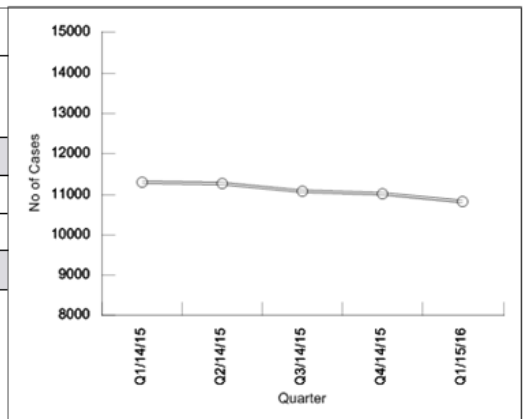


## Performance Measures of Trend (no targets set as SSDC do not directly influence):

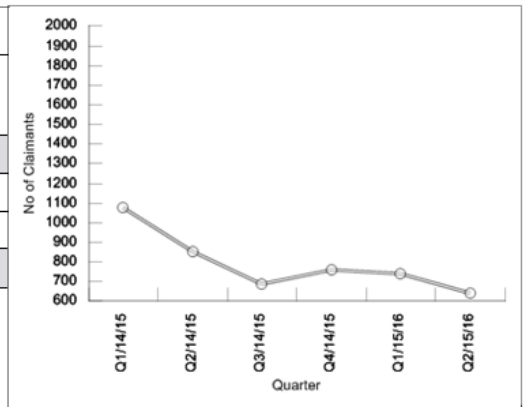
<b>Indicator:</b> PI 001a - Number of Housing Benefit cases received		<b>Perf to Date:</b>					
<b>Quarter Target:</b>	N/A						
<b>Annual Target:</b>	N/A						
2014/15:				2015/16:			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
10,075	10,069	9,930	9,854	9,827			
<b>Latest Comments including any necessary action:</b>							



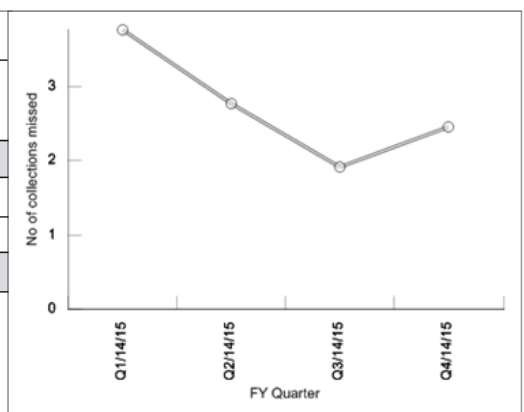
<b>Indicator:</b> PI 001b - Number of Council Tax Reduction cases received		<b>Perf to Date:</b>					
<b>Quarter Target:</b>	N/A						
<b>Annual Target:</b>	N/A						
2014/15:				2015/16:			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
11,320	11,291	11,078	11,023	10,826			
<b>Latest Comments including any necessary action:</b>							



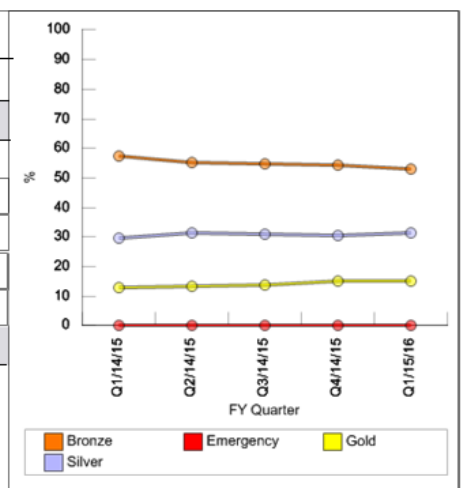
<b>Indicator:</b> PI 002 - Total number of JSA claimants in South Somerset		<b>Perf to Date:</b>					
<b>Quarter Target:</b>	N/A						
<b>Annual Target:</b>	N/A						
2014/15 :				2015/16:			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1,082	855	689	762	740	644		
<b>Latest Comments including any necessary action:</b>							
April: 790 May: 745 June: 644							



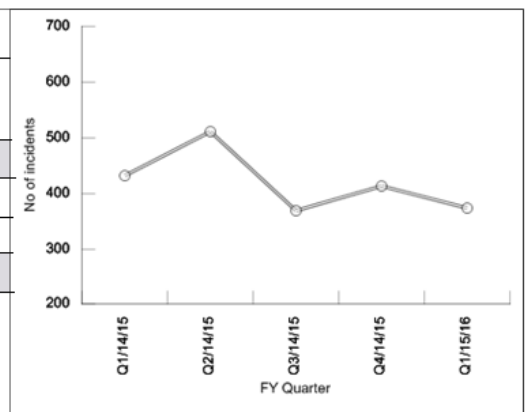
<b>Indicator:</b> PI 009 - Number of bin collections missed per 1000 households (all types - dry recycling and kitchen waste, refuse and garden)		<b>Perf to Date:</b>					
<b>Quarter Target:</b>	N/A						
<b>Annual Target:</b>	N/A						
2014/15:				2015/16:			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
3.75	2.77	1.91	2.45				
<b>Latest Comments including any necessary action:</b>							



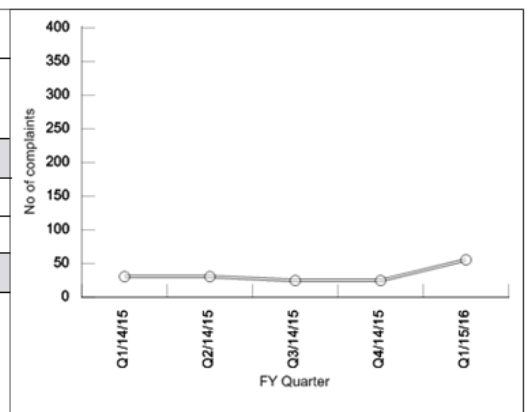
<b>Indicator:</b>	<b>PI 015 - % of households on the Choice Based Letting waiting list (all categories)</b>							
<b>Quarter Target:</b>	N/A				<b>Annual Target:</b>	N/A		
	<b>2014/15:</b>				<b>2015/16:</b>			
	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
Bronze	57.3%	55.4%	54.9%	54.2%	53.3%			
Silver	29.8%	31.3%	31.0%	30.4%	31.5%			
Gold	12.9%	13.3%	14.0%	15.3%	15.1%			
Emergency	0.0%	0.0%	0.1%	0.1%	0.1%			
<b>Latest Comments including any necessary action:</b>								
Q4 2014-15				Q1 2015-16				
Bronze	1,170			Bronze	1,093			
Emergency	2			Emergency	3			
Gold	298			Gold	309			
Silver	660			Silver	647			



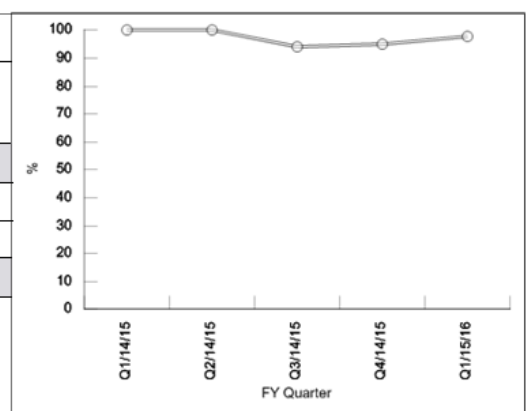
<b>Indicator:</b>	<b>PI029 - Number of incidents of antisocial behaviour reported to SSDC (excluding flytipping and dead animals)</b>							
<b>Quarter Target:</b>	N/A				<b>Perf to Date:</b>	373		
<b>Annual Target:</b>	N/A							
	<b>2014/15:</b>				<b>2015/16:</b>			
	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
	433	511	369	414	373			
<b>Latest Comments including any necessary action:</b>								
A marked decrease on last year(433) of 14% showing a total of 60 less incidents across the range.								



<b>Indicator:</b>	<b>PI 033 - Total number of complaints received</b>							
<b>Quarter Target:</b>	N/A				<b>Perf to Date:</b>			
<b>Annual Target:</b>	N/A							
	<b>2014/15:</b>				<b>2015/16:</b>			
	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
	31	31	26	25	57			
<b>Latest Comments including any necessary action:</b>								



<b>Indicator:</b>	<b>PI 034 - % of complaints resolved at stage 1 of complaints procedure</b>							
<b>Quarter Target:</b>	N/A				<b>Perf to Date:</b>			
<b>Annual Target:</b>	N/A							
	<b>2014/15:</b>				<b>2015/16:</b>			
	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>
	100.0%	100.0%	94.0%	95.3%	98.1%			
<b>Latest Comments including any necessary action:</b>								
Stage 1: 55 Stage 2: 2 Stage 3: 0								









- A £6,000 Community Grant from SSSC's Area North Committee has helped the Seavington villages install an access for all footpath across the playing field to the Village Hall, Community Shop and Cafe and play areas. The path was officially opened in a week-long celebration for the 40th anniversary of the village hall and the 5th anniversary of the community shop and café. Other recent ANC grants include help with new village signage at Curry Mallet to mark the village's Magna Carta connection.
- Summer Countryside events across SSSC owned sites have been fantastically received. The newly redesigned countryside website at [www.southsomersetcountryside.com](http://www.southsomersetcountryside.com) now has an online booking facility which has seen all the play schemes fully booked by many hundreds of children. A further three years of diverse activities planned for Yeovil Country Park as part of the Heritage Lottery Fund.
- The pest control service have just completed another busy summer period with dozens of wasps nest treatments. The wasp population had declined significantly in the last two years following two wet summers but they have since seemed to return to their usual numbers. This is good news for the Council as it means the pest control income level is back up to where it should be.

Latest headlines:

- Sue Mountstevens, Police & Crime Commissioner for Avon & Somerset recently met with members of the Zero Project Partnership when visiting Yeovil. The Zero Project aims to reduce alcohol related anti-social behaviour and binge drinking throughout South Somerset by providing night-time events where young people aged 13 to 17 can meet in a safe place, socialise and experience the atmosphere of a nightclub.
- During August thousands of people have enjoyed free fun packed Playdays in 13 communities right across South Somerset. The activities – which have been organised by the Community Health & Leisure Team – have not only kept young people enthralled but have also brought communities together through free play.
- After a recent unauthorised encampment by a group of travellers at Odcombe Recreation Ground, Streetscene Services attended the site to clean it. Six operatives quickly got to work to tidy the area and removed 25 bags of rubbish, human and animal excrement plus several gas cylinders. For more information, visit [www.southsomerset.gov.uk/odcombeclean](http://www.southsomerset.gov.uk/odcombeclean).

# Agenda Item 10

## **District Executive Forward Plan**

*Executive Portfolio Holder:* Ric Pallister, Leader, Strategy and Policy  
*Assistant Director:* Ian Clarke, Legal and Corporate Services  
*Lead Officer:* Ian Clarke, Legal and Corporate Services  
*Contact Details:* [ian.clarke@southsomerset.gov.uk](mailto:ian.clarke@southsomerset.gov.uk) or (01935) 462184

### **1. Purpose of the Report**

1.1 This report informs Members of the current Executive Forward Plan, provides information on Portfolio Holder decisions and on consultation documents received by the Council that have been logged on the consultation database.

### **2. Public Interest**

2.1 The District Executive Forward Plan lists the reports due to be discussed and decisions due to be made by the Committee within the next few months. The Consultation Database is a list of topics which the Council's view is currently being consulted upon by various outside organisations.

### **3. Recommendations**

3.1 The District Executive is asked to:-

- I. approve the updated Executive Forward Plan for publication as attached at Appendix A;
- II. note the contents of the Consultation Database as shown at Appendix B.

### **4. Executive Forward Plan**

4.1 The latest Forward Plan is attached at Appendix A. The timings given for reports to come forward are indicative only, and occasionally may be re scheduled and new items added as new circumstances arise.

### **5. Consultation Database**

5.1 The Council has agreed a protocol for processing consultation documents received by the Council. This requires consultation documents received to be logged and the current consultation documents are attached at Appendix B.

### **6. Background Papers**

6.1 None.

## SSDC Executive Forward Plan

Date of Decision	Decision	Portfolio	Service Director	Contact	Committee(s)
October 2015	Investment in Market Housing	Portfolio Holder for Strategy and Policy	Strategic Director (Place & Performance)	Colin McDonald, Corporate Strategic Housing Manager	District Executive
October 2015	Asset Management Plan - annual update.	Portfolio Holder for Finance and Legal Services	Strategic Director (Operations & Customer Focus)	Vega Sturgess, Strategic Director (Operations & Customer Focus) / Interim Chief Executive	District Executive
October 2015	Medium Term Financial Strategy & Medium Term Financial Plan for 2016/17 to 2019/20	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive
October 2015	Affordable Housing Development Programme	Portfolio Holder for Strategy and Policy	Assistant Director (Economy)	Colin McDonald, Corporate Strategic Housing Manager	District Executive
October 2015	South Somerset Community Energy Loan	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Amanda Card, Finance Manager	District Executive
October 2015	Hinton St George Community Shop Loan	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Amanda Card, Finance Manager	District Executive
October 2015	Lufton and Up Mudford school sites	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive

Date of Decision	Decision	Portfolio	Service Director	Contact	Committee(s)
October 2015	Investing in infrastructure - Yeovil Innovation Centre (Confidential)	Portfolio Holder for Environment & Economic Development	Assistant Director (Economy)	David Julian, Economic Development Manager	District Executive
November 2015	Update of the SSDC Statement of Community Involvement	Portfolio Holder for Strategic Planning (Place Making)	Assistant Director (Economy)	Jo Wilkins, Policy Planner	District Executive
November 2015 November 2015	Adoption of a Revised Private Sector Housing Strategy	Portfolio Holder for Strategy and Policy	Assistant Director (Economy)	Alasdair Bell, Environmental Health Manager	District Executive South Somerset District Council
November 2015 November 2015	Adoption of the Revised County Wide Tenancy Strategy	Portfolio Holder for Strategy and Policy	Assistant Director (Economy)	Colin McDonald, Corporate Strategic Housing Manager	District Executive South Somerset District Council
November 2015	Capital & Revenue Budget Monitoring for Quarter 2	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive
November 2015 December 2015	Report of Licensing Fees Task and Finish Group	Portfolio Holder for Area South	Strategic Director (Operations & Customer Focus)	Nigel Marston, Licensing Manager	District Executive South Somerset District Council

Date of Decision	Decision	Portfolio	Service Director	Contact	Committee(s)
December 2015 February 2016	Proposed Capital Schemes for 2016/17	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive South Somerset District Council
January 2016	Update on Medium Term Financial Plan and Capital Programme	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive
February 2016 February 2016	Budget for 2016/17 and Capital Programme	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive South Somerset District Council
February 2016	Capital & Revenue Budget monitoring reports for Quarter 3	Portfolio Holder for Finance and Legal Services	Assistant Director (Finance and Corporate Services)	Donna Parham, Assistant Director (Finance & Corporate Services)	District Executive

**APPENDIX B - Current Consultations – August/September 2015**

Purpose of Document	Portfolio	Director	Response to be agreed by	Contact	Deadline for response
<p><b>Tackling rogue landlords and improving the private rental sector</b></p> <p>This invites views on proposals to tackle rogue landlords and letting agents as well as abandonment in the sector where a tenant disappears.</p> <p><a href="https://www.gov.uk/government/consultations/tackling-rogue-landlords-and-improving-the-private-rental-sector">https://www.gov.uk/government/consultations/tackling-rogue-landlords-and-improving-the-private-rental-sector</a></p>	Strategy and Policy	Assistant Director (Environment)	Portfolio Holder in consultation with officers	Alasdair Bell	27 <sup>th</sup> August 2015
<p><b>Devolving Sunday trading rules</b></p> <p>Stores with a relevant floor area of over 280 square metres / 3000 square feet (large stores) have restricted opening hours on a Sunday, but smaller stores can open all day. We're seeking your views on whether the government should devolve Sunday trading rules to local areas, such as cities run by elected mayors and/or local authorities. This would give them greater control of their local economy and improve the wellbeing of local citizens. We will not make any changes to the restrictions on trading on Christmas Day or Easter Sunday.</p> <p><a href="https://www.gov.uk/government/consultations/devolving-sunday-trading-rules">https://www.gov.uk/government/consultations/devolving-sunday-trading-rules</a></p>	Area South	Assistant Director (Environment)	Portfolio Holder in consultation with officers	Nigel Marston	16 <sup>th</sup> September 2015

# Agenda Item 11

## **Date of Next Meeting**

Members are asked to note that the next scheduled meeting of the District Executive will take place on **Thursday, 1<sup>st</sup> October 2015** in the Council Chamber, Council Offices, Brympton Way, Yeovil commencing at 9.30 a.m.