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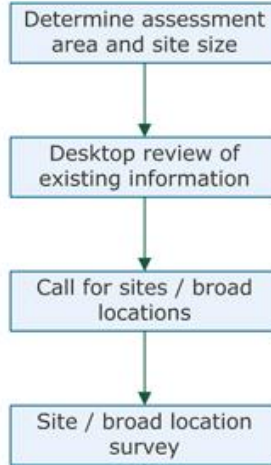
Introduction 1

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) provides a 'snapshot' of the supply of deliverable and developable housing plots in West Somerset District Council's planning area.
- 1.2 The SHLAA is an important component of the Council's evidence base for housing, identifying the supply of housing land anticipated to come forward over the next five years as well as the stock of longer term development opportunities.
- 1.3 It should be noted that the SHLAA does not set policy or make allocations, but provides background evidence on the potential availability of land in West Somerset for housing. It is an important part of the evidence base for plan making but in itself does not determine whether a site should be allocated for housing development. Furthermore, it does not preclude any sites not identified within the deliverable or developable supplies from being allocated in development plans nor securing planning permission in the future.
- 1.4 West Somerset Council adopted its Local Plan to 2032 in November 2016.
- 1.5 The 2017/2018 SHLAA has been updated in line with National Planning Practice Guidance (NPPG) on the assessment of housing land availability. The methodology flowchart on which this assessment has been based is reproduced over the page, along with the accompanying guidance outlined in Chapter 2.

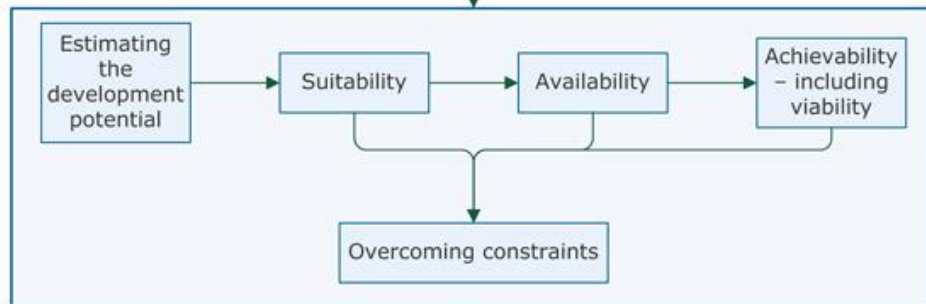
1 Introduction

NPPG Methodology Flowchart

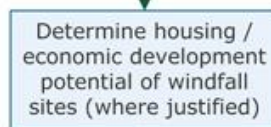
Stage 1 - Site / broad location identification



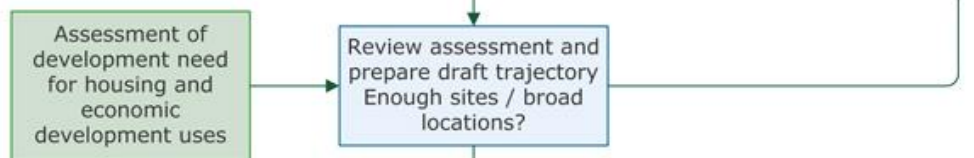
Stage 2 - Site / broad location assessment



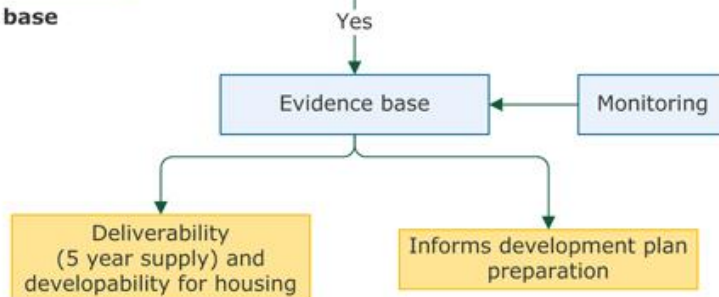
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Methodology 2

Stage 1: Identification of sites and broad locations

Determine assessment area and site size.

- 2.1 The West Somerset SHLAA was carried out to assess all potential housing sites across the West Somerset planning area. All sites over 0.15 ha or considered likely to be capable of accommodating 5 or more dwellings were assessed.
- 2.2 The Council issued a call for sites in October 2016. Previous contributors to the SHLAA process were contacted directly, where possible, a press release was issued alongside a news item on the front page of the Council's website.
- 2.3 Potential sites were also sourced from existing development allocations not yet with planning permission, planning permissions either unimplemented or under construction and land in West Somerset's ownership.
- 2.4 The SHLAA records the following key characteristics for each site surveyed:
 - Unique site reference, location (settlement and site address)
 - Greenfield/brownfield status and site area
 - Description of site
 - Planning history
 - Policy considerations
 - Physical considerations
 - Potential impacts
 - Suitability summary
 - Availability summary
 - Achievability summary
 - Conclusion
 - Anticipated yield and timeframe

Stage 2: Site/broad location assessment

Estimating the development potential of each site/broad location.

- 2.5 In assessing the likely contribution that each of the sites identified could make, the SHLAA considered the Council's approach to density and design as well as locational and site specific considerations. Where planning applications, development briefs or information from site promoters were available and relevant, they were also used to inform the estimate.
- 2.6 As a general rule, sites have been assumed to accommodate on average, c.30 dwellings per Hectare (30 dpHa) notwithstanding any other policy considerations/constraints that may affect each. During the selection process of identifying strategic sites to be allocated in the West Somerset Local Plan to 2032 (WSLP to 2032), consideration was given for the allocated sites to be built out to a density of 35 dpHa due to their proximity to a good range of services and facilities in the neighbouring settlement.

2 Methodology

- 2.7** The suitability of sites has been considered in the context of the Council's adopted development plans as well as national policy.
- 2.8** Sites in existing development plans or with valid planning permission are generally considered suitable for development, however these sites have been re-assessed to determine whether circumstances have changed (e.g. lapsed planning permission or change of ownership) which would alter their suitability and therefore their designation in the SHLAA.
- 2.9** The following factors have also been considered to assess a site's suitability for future development:
- Physical limitations - access issues, flood risk, ground contamination,
 - Potential impacts - effect on landscape, nature, heritage and conservation,
 - Appropriateness and likely market attractiveness of proposed development,
 - Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- 2.10** Availability of sites has generally been assessed on the basis of evidence provided by promoters, developers and land owners, either on the call for sites submission form or direct correspondence relating to the housing trajectory. Availability and timeframes will also be informed by the involvement of the SHLAA Panel (Appendix A).
- 2.11** The NPPG advises that a site will generally be considered achievable where there is a reasonable prospect that it will be viable for development at a particular point in time. The Council does not have the resources to undertake a detailed viability study to inform its SHLAA review and this is considered disproportionate to the identification of a deliverable and developable supply of housing land.
- 2.12** In assessing the achievability of each site, the Council places great emphasis on the involvement of the SHLAA Panel. The Panel will be consulted on the assessment of site suitability and achievability as well as anticipated build out rates.
- 2.13** The assessment of site developability or deliverability has, where appropriate, sought to identify any means of overcoming site constraints, which may be constraining development.

Stage 3: Determining Windfall Potential

Determining the housing potential of windfall sites where justified.

- 2.14** The following table indicates the extent of windfall development on all sites and on small sites, as well as excluding windfalls within back gardens.

Methodology 2

Table 1: Windfall Completions

2012/13 – 2016/17 (5 year period)	Minehead	Watchet & Williton	Rural	Total
Total windfall	227	164	125	516
Average per year	45.4	32.8	25.0	103.2
Total no of dwellings on small sites	65	63	77	205
Average per year	13.0	12.6	15.4	41.0
Total no of dwellings on small sites in gardens	15	24	10	49
Average per year	3.0	4.8	2.0	9.8
No of dwellings on small sites excluding gardens	50	39	67	156
Average per year on small sites excluding gardens	10.0	7.8	13.4	31.2

2.15 On the basis of the evidence presented, a windfall allowance of 93 dwellings is made - derived from the annual average un-planned development on sites of less than 10 units excluding that within back gardens. This allowance represents a contribution from windfalls in years 3, 4 and 5 that should be added to the five year deliverable supply.

2.16 The Council has made no allowance for large scale windfalls. This is not to say that such development will not occur, rather that generally these sites should be identified within the SHLAA and already shown as deliverable or developable opportunities.

Stage 4: Assessment Review

2.17 Following the assessment of potential sites the Council has produced an indicative housing trajectory which can be found in Appendix B. This trajectory only includes the identified supply of deliverable and developable sites.

2.18 All the sites assessed for this year's SHLAA have been assigned as either:

- Deliverable – available and suitable sites achievable within 5 years,
- Developable – suitable sites, with reasonable prospect of achievability at the point envisaged,
- Non Developable – not suitable or achievable.

Stage 5: Final Evidence Base

2.19 The standard core outputs required by the NPPG can be found in the Appendices.

3 Housing Requirement Calculations

- 3.1** This chapter of the SHLAA establishes the basis for calculations of housing requirements both over the next five years and over the longer term plan period up to 2032.

Calculating housing requirements (up to 2032)

- 3.2** The Council adopted its Local Plan in November 2016, this establishes a target of at least 2,900 new homes over the period 2012-2032.
- 3.3** It was originally anticipated that new housing within the Local Plan (WSP to 2032) would be delivered at an average annualised rate of 145 dwellings per year over the whole plan period. However, due to the long period of construction of the proposed new nuclear power station at Hinkley Point and the impact of the variable numbers of people employed on the site during the plan period, it is anticipated that there will be an impact on the local housing market although this may take a time to create its own demand. In order to account for this in estimating an average future delivery rate of new housing, a two-step approach has been taken and this was included in the adopted version of the WSP to 2032 to reflect this. It now comprises:
- 2012/13 – 2017/18 average delivery rate of 122 dwellings per annum, and
 - 2018/19 – 2031/32 average delivery rate of 155 dwellings per annum.
- 3.4** Completions over the plan period to date (April 2012 – March 2017) total 537 new homes, with projected completions for 2017/18 of 117. This represents a shortfall of 78 dwellings over the plan period April 2012 – March 2018.
- 3.5** The residual requirement for the period April 2018 – March 2032 will be 2,246. This figure is calculated by deducting actual completions (537) and the projected completions for the year April 2017 – March 2018 (117) from the 2,900 Local Plan requirement.

Calculating housing requirements (next five years)

- 3.6** The five year housing requirement is calculated by adding the new homes targets for the next five years (April 2018 – March 2023). This equates to a basic requirement for at least 775 dwellings.

Addressing shortfall over the five year period

- 3.7** The NPPG indicates that local planning authorities should aim to deal with any shortfall incurred against housing requirements within five years. The Council does not consider that this approach should be applied to West Somerset.
- 3.8** The Local Plan has set quite challenging targets for new homes and the Plan adopts a stepped rate of delivery. The Council therefore considers it inappropriate to address all the existing shortfall upfront since to do so would be at odds with the approach taken in the adopted development plan.

Housing Requirement Calculations 3

- 3.9** Assuming that the shortfall of 78 dwellings (actual shortfall April 2012 – March 2017 + projected shortfall April 2017 – March 2018) is addressed evenly over the remaining years of the plan period, this would mean that the total extent of the shortfall to be met over the five year period (April 2018 – March 2023) is 28.

Applying a buffer to five year housing requirements

- 3.10** The Framework requires that local planning authorities apply a buffer to identified housing requirements to identify land equivalent to either 5.25 years (5% buffer) or 6 years (20% buffer), where there has been persistent under-delivery.
- 3.11** The West Somerset Local Plan to 2032 Inspector recommended that a 5% buffer was sufficient to ensure that the Plan was sound, on this basis, the Council considers applying a 20% buffer is unnecessary.
- 3.12** Furthermore, the recent Housing White Paper confirms the Government's likely future interpretation of persistent under-delivery as being where delivery falls below 85% of plan requirements in a rolling 3 year period. For West Somerset over the 3 years April 2014 to March 2017 the requirement set out by the Local Plan was 366 dwellings. An 85% delivery rate would require 311 dwellings to have been completed, however the actual number delivered was 386, a delivery rate of 105%.

Total five year housing land supply requirement

- 3.13** There are two five year housing land supply requirements outlined below. The first is based on the NPPG approach of incorporating the shortfall within the five year supply, the second spreads the shortfall over the remaining plan period. West Somerset Council favours the second approach as it recognises the step change in housing delivery the Council is seeking to deliver and therefore does not penalise the Council for adopting an ambitious pro-growth strategy.
- 3.14** Calculation incorporating the shortfall within the five year supply calculation and then applying the 5% buffer:

Basic requirement: 775

- Addressing shortfall within 5 years: $775 + 78 = 853$

- Application of buffer: $853 \times 1.05 = 896$

Total five year supply requirement = 896

3 Housing Requirement Calculations

3.15 Calculation spreading the shortfall over the remainder of the plan period and then applying the 5% buffer:

Basic requirement: 775

- Addressing shortfall evenly over the remaining plan period: $775 + 28 = 803$

- Application of buffer: $803 \times 1.05 = 843$

Total five year supply requirement = 843

Deliverable Housing Sites 4

- 4.1** The NPPG states “Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within 5 years.”

Large sites with planning permission

- 4.2** All large sites (10+ dwellings) with planning permission are shown in Table 2. Developers and agents have, where possible, been contacted for an update on the anticipated progress of each site. Not all of these sites are considered likely to yield completions over the five year period, in such cases an explanation for this conclusion is provided. Note: all sites anticipated to be completed in the current monitoring year (i.e. before the five year period starts) have been excluded.

Table 2: Large Sites with Planning Permission

Planning Application	5 year yield	Comments
3/21/13/120oa Hopcott Road, Minehead	71	Awaiting Reserved Matters application
3/21/15/014oa West of Minehead Caravan Club, Hopcott Road, Minehead	80	Awaiting Reserved Matters application
3/21/16/115 Tikah & Rosslea, Bircham Road, Alcombe, Minehead	12	Application approved Apr 2017 Site not started
3/37/08/036 Stoates Mill, Anchor Street, Watchet	5	Site under construction
3/37/13/035 Channel View, Doniford Road, Watchet	12	Site under construction
3/39/15/003 Bridge Street, Williton	10	Not started Site currently being marketed
3/32/07/008 Paddons Field, Stogursey	35	Site partially completed, currently stalled
3/32/14/004 Castle Street, Stogursey	12	Application approved Jul 2016 Not started
3/26/14/026oa North of Huish Lane, Washford	10	Application approved Jun 2017 Not started
TOTAL:	247	

- 4.3** A supply of **247** dwellings has been identified from large sites with planning permission. Trajectories indicating the build out rate associated with each site are included in Appendix B.

4 Deliverable Housing Sites

Small sites with planning permission

- 4.4** In respect of smaller sites, the Council has not contacted site promoters. There are many individual permissions on small sites and therefore it is not practicable to contact them all, furthermore the anticipated level of response is low.
- 4.5** A more proportionate response to dealing with small sites with planning permission is to apply a lapse rate (10%) to the existing stock of planning consents. Smaller sites are generally windfalls and on this basis, the Council has effectively assumed that the average rate of development on small sites will continue over the current year and over the first two years of the SHLAA period.

Table 3: Anticipated Small Sites with Planning Permission Delivery

	Projected 2018	2019	2020	Five year supply (2019+2020)
Minehead	18	18	18	36
Watchet and Williton	9	9	9	18
Rest of District	17	17	17	34
West Somerset Planning Area	44	44	44	88

- 4.6** Data relating to the stock of small sites with planning permission is set out in more detail, and on a parish-by-parish basis in Appendix C.

Other deliverable site opportunities

- 4.7** In addition to those sites with valid planning consents the Guidance makes clear that other sites can be included within the five year deliverable supply of housing land. These sites may comprise those with a resolution to grant planning consent, those allocated in adopted development plans as well as those without planning permission or an allocation, if it is considered there are no significant constraints to their delivery.
- 4.8** The sites outlined in Table 4 are drawn from a variety of sources and include sites allocated in the Council's adopted Local Plan.

Deliverable Housing Sites 4

Table 4: Other Deliverable Site Opportunities

Site	5 year yield	Total Capacity	Source/Comments
MHD1: East of Lower Hopcott/ south of Hopcott Road	19	600	Local Plan Allocation (MD2)
MHD2: West/rear of Chestnut Way, Alcombe			
MHD3: North of Callins, Minehead			
MHD4: East of The Hopcott, Hopcott Road			
MHD5: Minehead & Exmoor Caravan & Camping Park, Middlecombe Cross, Minehead	20	20	SHLAA Update 2015 (MIN4)
MHD6: Adj Barberton, Middlecombe Minehead	10	10	SHLAA Update 2015 (MIN5)
MHD7: South Beacon Road, North Hill, Minehead	10	10	SHLAA Update 2015 (MIN6)
MHD8: Rear of Paganel Road, Minehead	5	5	SHLAA Update 2015 (MIN7)
MHD9: The Mount, Porlock Road, Minehead	20	20	SHLAA Update 2015 (MIN30)
MHD10: East of Dunboyne, Bratton Lane, Minehead	5	5	SHLAA Update 2015 (MIN38)
MHD11: Minehead Cemetery, Porlock Road, Minehead	15	15	SHLAA Update 2015 (MIN41)
MHD12: Seaward Way, Minehead (adjacent to hospital)	35	35	WSDLP Allocation Outline PP for redevelopment (3/21/07/134) RM application for hospital, now implemented
WW1: Liddymore Farm, Watchet	50	100+	SHLAA Update 2015 (WAT9)
WW2: West of Priest Street, Williton	5	5	SHLAA Update 2015 (WIL13)
WW3: West of Brendon Road, Five Bells	10	10	SHLAA Call for Sites 2016
WW4: East of Williton	120	435	SHLAA Update 2015 (WIL5)
WW5: North of Danesfield School, Williton	60	268	Local Plan Allocation (WI2)
WW6: South East of Doniford Lane, Williton	85	85	Local Plan Allocation (WI2)
RURAL1: 19 Church Lane, Bicknoller	18	18	SHLAA Call for Sites 2016
RURAL2: Rear of Parish Hall, Brushford	20	20	SHLAA Update 2015 (BRU1)

4 Deliverable Housing Sites

Site	5 year yield	Total Capacity	Source/Comments
RURAL3: North of Ellersdon Lane, Brushford (Parcel 1)	15	15	SHLAA Update 2015 (BRU2)
RURAL4: Claw Drive, Brushford	6	6	SHLAA Call for Sites 2016
RURAL5: Adjacent Orchard Road, Carhampton	7	7	SHLAA Update 2015 (CAR1)
RURAL6: Garlands, Withycombe Lane, Carhampton	30	30	SHLAA Update 2015 (CAR6)
RURAL7: North of Bowerhayes Lane, Carhampton	30	30	SHLAA Call for Sites 2016
RURAL8: South of Townsend Farm, Carhampton	10	25	SHLAA Call for Sites 2016
RURAL9: Opposite Crowcombe First School, Crowcombe	12	12	SHLAA Update 2015 (CRO1)
RURAL10: Grimes Farm, Crowcombe	6	6	SHLAA Update 2015 (CRO3)
RURAL11: Barnfield, Battleton, Dulverton	21	21	SHLAA Call for Sites 2016
RURAL12: South of Sea Lane, Dunster Marsh	30	30	SHLAA Update 2015 (DUM6)
RURAL13: Adjacent to Winters Tale, Sea Lane, Kolve	5	5	SHLAA Update 2015 (KIL2)
RURAL14: Adjacent to 29 St Audries Close, Shurton Lane, Stogursey	13	93	SHLAA Update 2015 (SGR2)
RURAL15: South of Little Luke Farm, Shurton Lane, Stogursey	60	60	SHLAA Update 2015 (SGR3)
RURAL16: Rosedale, Huish Lane, Washford	10	10	SHLAA Update 2015 (WAS3)
RURAL17: Rear of Huish Mews, Washford	10	10	SHLAA Call for Sites 2016
RURAL18: North of Verdun Terrace, Washford	105	105	SHLAA Call for Sites 2016
RURAL19: South West of Staples Lane, West Quantoxhead	12	12	SHLAA Call for Sites 2016
TOTAL:	889		

Deliverable Housing Sites 4

- 4.9** A supply of **889** dwellings has been identified from other deliverable site opportunities. Trajectories indicating the anticipated build out rate associated with each site are in Appendix B.
- 4.10** Detailed site assessment forms for the deliverable sites submitted following a call for sites in October 2016, are included in Appendix D.

Total five year deliverable housing supply

- 4.11** The five year deliverable supply of housing land consists of large sites with planning permission, small sites with planning permission and other deliverable site opportunities as well as the windfall allowance:

- A. Contribution from large sites with planning permission: 247
- B. Contribution from small sites with planning permission: 88
- C. Contribution from other deliverable site opportunities: 889
- D. Contribution from windfalls (excluding back gardens): 93
- E. Total five year supply of deliverable plots (A+B+C+D) = 1,317
- F. Total five year supply requirement with shortfall upfront and 5% buffer = 896
- G. Five year supply with 5% buffer (E/F x5) = **7.35 years**

- 4.12** The calculations show that the Council can demonstrate land to meet the requirements of a 5% buffer as required by the Core Strategy Inspector. The calculations above follow the National Planning Guidance of meeting the shortfall upfront and then calculating the 5% buffer.

- 4.13** A further calculation is outlined below which spreads the shortfall over the plan period. The shortfall for the next 5 year period is added to the five year housing requirement and a 5% buffer is then applied. The Council considers this a more suitable approach to calculating the five year land supply figures in West Somerset, because it makes allowance for the Council's pro-growth strategy that seeks a step change in housing delivery.

- A. Contribution from large sites with planning permission: 247
- B. Contribution from small sites with planning permission: 88
- C. Contribution from other deliverable site opportunities: 889
- D. Contribution from windfalls (excluding back gardens): 93
- E. Total five year supply of deliverable plots (A+B+C+D) = 1,317
- F. Total five year supply requirement with shortfall spread and 5% buffer = 843
- G. Five year supply with 5% buffer (E/F x5) = **7.81 years**

5 Developable Housing Sites

- 5.1** The National Planning Policy Framework asks local planning authorities to identify a supply of specific developable sites or broad locations for growth in years 6-10 and where possible for years 11-15.
- 5.2** Developable sites or broad locations are defined as “areas that are in a suitable location for housing development and have a reasonable prospect that the site or broad location is available and could be viable developed at the point envisaged.”
- 5.3** The West Somerset supply of deliverable sites, as shown in Table 5, is largely drawn from a number of strategic sites identified in the West Somerset Local Plan to 2032 (adopted, November 2016), as well as sites with planning consent where delivery is likely to extend beyond the next five years.

Table 5: Developable Site Opportunities

Site	Source/Comments	Developable Supply Contribution	Total remaining capacity
MHD1: East of Lower Hopcott/ south of Hopcott Road	Local Plan Allocation (MD2)	581	600
MHD2: West/rear of Chestnut Way, Alcombe			
MHD3: North of Callins, Minehead			
MHD4: East of The Hopcott, Hopcott Road			
MHD13: South of Periton Road (between Periton Cross and Higher & Lower Hopcott), Minehead	Local Plan Allocation (Long-term)	360	360
MHD14: Adjacent to Charnor House, Beacon Road, Minehead	SHLAA Update 2015 (MIN21)	15	15
MHD15: East of Manor Road, Alcombe, Minehead	SHLAA Update 2015 (MIN25)	75	75
MHD16: Staunton Quarry, Alcombe, Minehead	SHLAA Update 2015 (MIN26)	50	50
MHD17: Kingsway Hotel, Ponsford Road, Minehead	SHLAA Update 2015 (MIN28)	12	12
MHD18: Culvercliffe, Minehead	SHLAA Update 2015 (MIN29)	45	45
MHD19: Penny Hill Farm, Combeland Road, Alcombe, Minehead	SHLAA Update 2015 (MIN40)	40	40

Developable Housing Sites 5

Site	Source/Comments	Developable Supply Contribution	Total remaining capacity
WW1: Liddymore Farm, Watchet	SHLAA Update 2015 (WAT1)	50	100
WW4: East of Williton	SHLAA Update 2015 (WIL5)	315	435
WW5: North of Danesfield School, Williton	Local Plan Allocation (WI2)	208	268
WW7: Parsonage Farm, Watchet	Local Plan Allocation (WA2)	290	290
WW8: West of and North of A39, Williton	Local Plan Allocation (WI2)	595	595
WW9: South of B3191 Cleeve Hill, Watchet	SHLAA Update 2015 (WAT8) Long Term Allocation (LT1)	100	100
WW10: Liddymore Estate, Watchet	SHLAA Update 2015 (WAT9)	100	100
WW11: North of Mamsey House, Priest Street, Williton	SHLAA Update 2015 (WIL10) Local Plan Allocation (WI2)	50	50
WW12: Wansborough Paper Mill, Watchet	SHLAA Call for Sites 2016	574	574
RURAL8: South of Townsend Farm, Carhampton	SHLAA Call for Sites 2016	15	25
RURAL14: Adjacent to 29 St Audries Close, Shurton Lane, Stogursey	SHLAA Update 2015 (SGR2)	80	93
RURAL20: North of Ellersdon Lane, Brushford (Parcel 2)	SHLAA Update 2015 (BRU2)	63	63
RURAL21: East of Washford Mill, Washford	SHLAA Update 2015 (WAS4)	15	15
RURAL22: South of A39 between Halscombe House and Blenheim House, Washford	SHLAA Update 2015 (WAS5)	35	35
TOTAL:		3,668	3,940

5.4 A developable supply of **3,668** dwellings has been identified. Taken with the deliverable supply of 1,317 dwellings, the identified housing sites provide sufficient opportunity to meet the Local Plan housing requirements. This is without an on-going allowance built in to the trajectory beyond the next five years. It is likely, therefore that over the period 2012-2032; the housing requirements will be comfortably exceeded. When taking into account completions to date and anticipated completions during 2017/18, the Council is able to demonstrate a five year supply of housing sites with a 5% buffer.

5.5 Detailed site assessment forms for the potentially developable sites submitted following a call for sites in October 2016, are included in Appendix E.

Non-developable Sites 6

Non-developable sites

- 6.1** The Council has assessed these sites for suitability, availability, achievability taking into account policy and physical considerations and potential impacts, as outlined in the methodology in Chapter 2. A list of the sites deemed non-developable can be found in Appendix F.