

**Mendip District:**

**Progress on Major Housing Sites - Autumn 2018**

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## Progress on Major Housing Sites

### Introduction

This document provides details on the progress of major housing sites (over 10 units) in Mendip district. It forms part of the evidence to demonstrate an annual Five Year housing Supply as detailed in Para 73 of the National Planning Policy Framework (NPPF) (July 2018). The Five Year Supply period refers sites delivering housing between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2023

The schedule may be updated throughout a monitoring year as required.

Schedule 1 lists major housing sites which are under construction or have full permission. The NPPF considers these sites as 'deliverable' unless there is clear evidence that homes will not be delivered within five years. Details of non-major sites (1-9 dwellings) are treated as deliverable and are summarised in the Mendip Housing Trajectory.

Schedule 2 lists major housing sites which have outline planning permission, an approval in principle or are in earlier stages of the planning process. (Allocation /application/pre-application). The majority of these sites are also judged to be deliverable and the schedule sets out the reasons why. Supporting evidence is published in a supplementary document (SE) where relevant. Other sites in this schedule have the potential to be deliverable. Progress on these sites will be monitored through the monitoring year.

Developable sites (which do not form part of the five year supply) are shown in the Mendip Housing Trajectory. A Pre-submission consultation (Local Plan Part II) identifying additional site allocations was published for consultation between 2<sup>nd</sup> January and 12<sup>th</sup> February 2018. None of these allocations form part of the five year supply at this stage these have not yet been submitted for examination.

### Sources of Information

The Council undertake an annual survey and seek to contact all applicants or agents who hold sites with permission as at 31<sup>st</sup> March 2018. The timing of sites in the housing trajectory and commentary in the schedules reflect evidence gathered from developers, land owners and agents through telephone, email responses and site surveys undertaken from April – June 2018. Information is also provided from planning case officers have also been included to help identify any risks that would prevent a site from being delivered or changes in progress towards delivery. National Planning Practice Guidance advises that evidence on deliverability may include known progress being made towards the submission of an application; progress with site assessment work; and any relevant information about site viability, ownership constraints or infrastructure provision.

<b>Schedule 1: Deliverable Sites (Under construction or with full planning permission)</b>				
<b>Site Name</b>	<b>Planning Status</b>	<b>Total Dwellings</b>	<b>Responses from engagement with developers/ Current Information on site progress</b>	<b>Progress - information from Council &amp; Trajectory Assumptions Planning References and [Reserved Matters]</b>
Southfield Farm <i>(Edmund Park)</i>	<b>Under Construction</b>  Local Plan Part 1 Strategic Housing Allocation  Greenfield site	450	Persimmon Homes & Charles Church  Units being marketed on Persimmon website from £185,000  <a href="http://www.persimmonhomes.com/persimmon-edmund-park-10625">http://www.persimmonhomes.com/persimmon-edmund-park-10625</a>	Outline consent granted on 22.12.14 (2013/1635) Reserved matters for phase 1 agreed on 01.06.2016 [2016/0332/REM]. Reserved Matters for phase 2 agreed on 13.04.18 Reserved Matters for phase 3 agreed on 26.04.18  Construction started 2016. Initial units completed in 2016/17 are included on 2017-18 totals. 257 dwellings remaining.  A higher delivery rate is warranted given units are being marketed through two sales offices.
Land to west of Glastonbury Bypass, Glastonbury <i>(Kingsfield)</i>	<b>Under Construction</b>  Greenfield Windfall	Total: 133 5YS : 133	Keepmoat Regeneration and Sanctuary Housing Association  Site secured - June 2018 Materials on site and due to start construction Under construction (Oct 18)  <a href="https://www.sanctuary-homes.co.uk/developments/kingsfield">https://www.sanctuary-homes.co.uk/developments/kingsfield</a>	Outline consent (2013/2618/OTS) Reserved matters granted permission on 11.01.2018. (2017/2655/REM)  70% affordable achieved with Homes England support

<p>Land at the Mount (Includes land south of Christchurch School and The Old Dairy site)</p> <p>089846/015 2012/3053</p>	<p><b>Under Construction</b></p> <p>Local Plan Part 1 Housing Allocation</p> <p>FRO051a FRO010</p>	<p>Total: 54 5YS: 54</p>	<p>Adjacent sites being developed by David Wilson Homes</p> <p>Units being marketed on developer website (Aldhelm Court) from 2017 (£272,000 – £500,000)</p> <p><a href="https://www.dwh.co.uk/new-homes/somerset/H669601-Aldhelm-Court/">https://www.dwh.co.uk/new-homes/somerset/H669601-Aldhelm-Court/</a></p>	<p>Main site granted 16th August 2013. Outline consent for the smaller site (dairy) granted on 19<sup>th</sup> July 2013</p> <p>Reserved Matters application submitted 22.11.14 (2014/2485 REM) granted 29.04/16. Site is under construction with around 30 dwellings remaining</p> <p>Trajectory reflects developers own delivery schedule with all completing in 2018-19.</p>
<p>Former Police station , Oakfield Road, Frome</p>	<p><b>Under Construction</b></p> <p>FRO196 Brownfield Windfall</p>	<p>Total: 61</p>	<p>Newland Homes Dwellings being marketed on developers website.</p> <p><a href="http://www.newlandhomes.co.uk/new-homes/the-old-nurseries/overview">http://www.newlandhomes.co.uk/new-homes/the-old-nurseries/overview</a></p>	<p>Redevelopment of former police station agreed on appeal on 22.12.15 2014/2211 FUL with 20% affordable housing.</p> <p>Build-out estimates provided by developer. 18 dwellings to be completed</p>
<p>Land at the Vallis Way Trading Estate, Frome</p>	<p><b>Full Permission</b></p> <p>FRO015</p>	<p>Total: 64</p>	<p>Sustainable Britain Ltd <a href="http://vallispark.co.uk/">http://vallispark.co.uk/</a></p>	<p>Custom build redevelopment granted consent on appeal 27.09.2016. 2016/1025/ FUL</p>

2017/0722/FUL	Brownfield Register Windfall			Revised plans under consideration (2017/0722/FUL) to include some affordable housing. Estimated completion by Years 4 and 5
Land adj 70 and 68 Beechwood Avenue	<b>Full Permission</b>	Total: 10	Last contact with agent confirms they hope to build out by 2018 .	Outline Consent granted on 21.11.13. 2010/2837. Reserved Matters approved 25.04.17 [2016/2090/REM]
Eastgate buildings, Christchurch Street East,	<b>Under Construction</b> 2012/0230 Brownfield	Total: 10	Site under construction as at sept 2017  Developer confirms start on site with 4 completing 2018-19 and 6 in Year 2	Outline consent granted on 26.11.13. Town centre site. Reserved Matters granted 28/04/16 (2015/1944/REM)
Land NW of Critch Hill, Frome <i>Tadley Meadows</i>	<b>Under Construction</b>	Total: 11	Oval Homes  <a href="http://www.ovalhomes.co.uk/tadley-meadow/">http://www.ovalhomes.co.uk/tadley-meadow/</a>	Outline - 2013/1633 Reserved Matters 2016/0990/REM  Confirmed as under construction by developer with build out in Years 1 & 2
25 Christchurch Street West, Frome	<b>Full Permission</b>  2013/0723	Total: 11 5YS : 11		Listed building conversion and new build Detailed scheme granted on appeal 16.06.2015 .  Start confirmed in accordance with planning conditions (May 2018)

Amberleigh, Isaacs Close, Street	<b>Under Construction</b>	Total: 23 5YS : 23	Knightstone Housing Association	Redevelopment of 4 county council disability support (respite units) to provide new self-contained specialist care units (non C2) and six affordable homes Permission (2016/2525/FUL)
Former Prison Shepton Mallet	<b>Full Permission</b>	Total: 146 5YS:106	City and Country Residential Ltd  <a href="http://www.cityandcountry.co.uk/public-consultation/1610-the-old-shepton-mallet-gaol/public-consultation.aspx">http://www.cityandcountry.co.uk/public-consultation/1610-the-old-shepton-mallet-gaol/public-consultation.aspx</a>	Conversion of vacant Grade II Listed prison in town centre and other buildings.  Conversion and part new build scheme for 146 units granted at appeal on 15.03.17. (2016/0509/FUL) Revised application granted on 26.03.18 (2016/2485/FUL)  Site is being used for prison tours until late 2020 . Developer has confirmed they will start by March 2021. Build out estimates assume conversion elements will come forward first <i>See Supplementary Evidence SE3</i>
Former Thales site, Wookey Hole Road (Bishops Green)	<b>Under Construction</b>  WELLS091 Brownfield	Total: 173 5YS : 153	David Wilson Homes Site is under construction and dwellings being marketed for sale.  <a href="https://www.dwh.co.uk/new-homes/somerset/H679501-Bishops-Green/">https://www.dwh.co.uk/new-homes/somerset/H679501-Bishops-Green/</a>	Outline consent for 173 units (2013/1033) and Reserved Matters (2014/1463/REM).  The build out profile has been amended from the housebuilders estimate to reflect a remediation issue on the site. While no additional dwellings are projected to be completed in 2018-19 the scheme will be completed within five years. 153 units remain to be built.

Land SW of Glastonbury Road (Vicarage Fields)	<b>Under Construction</b>	Total: 150 5YS : 68	Crest Nicholson Under construction and units being marketed for sale  <a href="https://www.crestnicholson.com/developments/vicarage-fields/availability">https://www.crestnicholson.com/developments/vicarage-fields/availability</a>	Outline consent granted 16.10.14. (013/2306/OTS) Reserved Matters agreed 12/5/16 (2016/0100/REM)  Being built out as a phase 2 to the Nutricia site (see above) which now has limited availability. 68 units remaining to be built
Land at Ash Close, Wells (Ash Rise)	<b>Under Construction</b>	Total: 61 5YS: 34	Flower and Hayes  <a href="http://www.flowerandhayes.co.uk/residential/ash-rise/">http://www.flowerandhayes.co.uk/residential/ash-rise/</a>	Site approved on 1 <sup>st</sup> October 2013 (2012/1472) and under construction. Final phase of 34 sheltered units remaining
Land adj Wookey Hole Road. (Priory Fields)	<b>Under Construction</b>  Greenfield site allocated in Local Plan Part 1 for around 200 dwellings	Total: 197 5YS : 166	Bovis Homes  June 2018 - Site under construction, access in place and groundworks underway  <a href="https://www.bovishomes.co.uk/new-homes-at-wells/prioryfields">https://www.bovishomes.co.uk/new-homes-at-wells/prioryfields</a>	Site acquired by Bovis in 2016, submitting a revised application for 203 units Full application agreed 25.4.18 (2017/0022/FUL)
Land at West Street/Tucker Street, Wells	<b>Under Construction</b>	Total: 30	Churchill Retirement Living (St Athelm Lodge)	Brownfield edge of town centre site Application for 30 units (2015/2407/FUL) approved on 08/04/2016.



			<a href="https://www.churchillretirement.co.uk/retirement-apartments-for-sale/somerset/west-street/">https://www.churchillretirement.co.uk/retirement-apartments-for-sale/somerset/west-street/</a>	Site completed with formal opening September 2018
Land to the west of Date Palms Ltd, Ham Street, Baltonsborough	<b>Full Permission</b>	Total: 36	Flower and Hayes  Developer has confirmed they are clearing conditions and will market site.	Outline consent granted 20.01.14 (2013/1536). Reserved Matters agreed on 21.11.16 (2016/1076/REM) The site has an agreed technical start. Outline approval for housing on adjacent former employment land (c 16 dwellings - not part of five year supply) Trajectory estimates delivery from 2020/21 <i>See Supplementary Evidence 4</i>
Land at Church Farm Rode	<b>Full Permission</b>	Total: 44	Autograph Homes	Outline permission (2011/3124) Reserved matters agreed [2016/2113/REM] on 21.11.2017  Former agricultural/business site - now relocated to new premises at Parkgate Lane.  Trajectory estimates completion in 2020-2021.
Land to the N of Warminster Road, Beckington  2013/1119	<b>Under Construction</b>	Total: 31	David Wilson Homes <a href="https://www.dwh.co.uk/new-homes/somerset/H592501-De-Cheney-Gardens/">https://www.dwh.co.uk/new-homes/somerset/H592501-De-Cheney-Gardens/</a>	Site under construction and units being marketed for sale.  Planning Board resolution to approve made on 03.03.2014 subject to a s106 agreement. Consent granted 29.09.14. Developer estimates the scheme will start in 2017 and be completed by 2018.

Tower Hill Lodge, Beckington	<b>Under Construction</b>	Total: 12	Tower Hill Developments	Revised full consent granted 31.05.16. (2015/2449/FUL) Under construction and due to be completed 2017-18
Land at Greenacre Farm, Wells Rd Chilcompton	<b>Under Construction</b>	Total: 18	Ashford Homes (Pickford Fields) Preliminary site works underway. Started early 2018  <a href="http://www.ashford-homes.co.uk/greenacre-farm-chilcompton">http://www.ashford-homes.co.uk/greenacre-farm-chilcompton</a>	Outline permission (2013/0667) Reserved Matters agreed 23.06.17 (2016/2229/REM) Delivery estimated from 2018-19
Land to South of Longmead Close Norton St Phillip  Phase II/ Phase III Longmead	<b>Under Construction</b>	Total: 21	Malcolm Lippiat Homes  <a href="http://www.mlhomes.co.uk/forthcoming-developments.html">http://www.mlhomes.co.uk/forthcoming-developments.html</a>	Reserved matters for market housing agreed 10.07.14. (2017/1380/REM)
Fmr Coxley Vinyard Hotel, Coxley	<b>Under Construction</b>  Fmr Brownfield Register Site	Total: 10	Site Cleared and under construction as at June 2018 Written confirmation all units to be completed by end 2019	Full consent 2017/2282/FUL  Vacant hotel adjacent to existing built scheme. Development limit amended around this site in Pre- submission Local Plan Part II . (granted permission –Jan 2018)

Yew Tree Farm 144 Main Street Walton	<b>Under Construction</b>	Total: 10	Units being marketed for occupation from 2019  <a href="http://www.hollandandodam.co.uk/properties-for-sale/property/8994749-main-street-walton">http://www.hollandandodam.co.uk/properties-for-sale/property/8994749-main-street-walton</a>	New developer has acquired site Revised application approved 28.09.17. ( 2017/1640/FUL) - site has a slightly reduced number of units from original permission
Land South of Park Hayes, Leigh-on-Mendip	<b>Under Construction</b>	Total: 12	ARJ Mendip Ltd  <a href="http://www.applemeadowview.co.uk/about-us.html">http://www.applemeadowview.co.uk/about-us.html</a>	Site under construction Outline consent granted 01.02.14 (2013/1987). Detailed consent (2015/2338/REM)  Being developed off-plan – 3 plots available

## Schedule 2: Sites with outline permission or pre-permission

Sorted by scheme size

Site Name	Planning Status	Total Dwellings Proposed and in 5YS)	Responses from engagement with developers/ Current Information on site progress	Progress - information from Council & Trajectory Assumptions	Judgement on deliverability (and supporting evidence).
Land west of Cannards Grave Road Shepton Mallet	<p><b>Application under consideration</b></p> <p>LP1 Greenfield Allocation for housing, primary school, community hub, open space and showground</p>	Total: 600	<p>CG Fry</p> <p>Progress on the masterplanning exercise can be found at <a href="http://www.cannardsdevelopment.co.uk/index.html">http://www.cannardsdevelopment.co.uk/index.html</a></p>	<p>Following a strategic allocation in Local Plan Part 1 , the developers have undertaken a detailed enquiry by design exercise over 2 years including workshops with the local community to produce a masterplan.</p> <p>Outline application (based on masterplan work submitted on 17.07/18 (2018/1843/OTS)</p> <p>The promoters have provided an updated schedule (see Supplementary Evidence 2 ) which estimates construction will start in 2019 with first units available by 2020/21. Delivery is phased over 10 years.</p>	<p>Site is considered deliverable as being promoted by a developer. Confidence in progress on application also reflects extensive pre-application master planning work .</p>
Land North of the A371 and west of Wells	<p><b>Outline Permission</b></p>	Total: 220	<p>Persimmon/ Taylor Wimpey</p> <p><a href="https://www.taylorwimpey.co.uk/proposed-developments/england/so">https://www.taylorwimpey.co.uk/proposed-developments/england/so</a></p>	<p>Outline consent granted on appeal on 19.04.16. (2014/1522/OTS)</p> <p>Developer updated anticipates a start within five years (see Supplementary evidence SE1)</p>	<p>Site is considered deliverable as being promoted by two developers.</p>

			<a href="#">merset/wells/west-of-wells</a>		There is an agreed build out schedule – see Annex 1b
Saxonvale, Frome FRO009	<b>Part of Strategic site allocated for mixed-use development</b>	200+ 5YS: 0	Progress on Saxonvale is set out on the Mendip website:  <a href="http://www.mendip.gov.uk/saxonvale">http://www.mendip.gov.uk/saxonvale</a>	Town Centre brownfield site allocated in Local Plan Part 1 for mixed uses (residential, retail (food and non-food), office & training space).  The Council have acquired the two main vacant sites (previously owned by Terramond and Frontier/Notts industries) – August 2018  A preferred development mix, delivery mechanism and development programme will come forward in early 2018	The Council will be progressing development proposals for the site including residential and commercial uses.  At this early stage , it does not form part of the five year supply
Caxton Road (formerly Butler, Tanner & Dennis site (BTD))	<b>Outline Permission</b>	Total: 160 FYS: 88	London and County  Pre-application has taken place with named developer with intent to submit reserved matters application in 2018.	A revised outline approved on 28.09.16. (2015/1392). The new scheme provides housing, open space and a neighbourhood centre. Significant changes have been agreed to reflect viability issues and the new scheme no longer includes replacement employment space and has 5% affordable housing.  The Trajectory anticipates a reserved matters permission could be agreed in 2019-20 and site clearance in 2020-21. Units could then be delivered in Years 4 and 5.	Site is considered deliverable given active housebuilder interest  Pre-application confirms expectation of a reserved matters application in 2018-2019

Uppingstock Farm and Pear Tree Farm Land off Old Wells Road	<b>Outline Permission</b>	Total: 33+24 (57)	Elan Homes Both sites being taken forward by a named developer	Outline Permission for 33 dwellings granted 11.11.16. at Uppingstock farm (2013/0903) and at Pear Tree Farm for 24 dwellings (2013/1444) on 03.06.16.  An application to vary conditions is under consideration. This will align s106 obligations on the two sites and allow for reserved matters to come forward.	Site is considered deliverable given active developer interest and progress on variation in conditions to allow reserved matters to come forward.
Land to r.o Purseys Garage, Walton	<b>Agreed in Principle</b>	Total: 19	Aster Homes – 100% affordable scheme	Full application agreed in principle subject to s106. (2017/2763/FUL). Terms of S106 in negotiation with no issues of principle. Scheme will provide 17 shared ownership dwellings.  There are no specific constraints on the site	Site is considered deliverable as a funded affordable housing scheme with Housing Association and planning agreed in principle.
Care Home fronting	<b>Outline Permission</b>	64 beds	Barchester Healthcare	Care Home site approved in outline as part of a wider residential scheme (2012/1000) .	Site is considered deliverable based on recent pre-application

Glastonbury Road, Wells ( part of Bishops Brook site)		(equating to 34 dwellings)		<p>Site has been in use as a development compound but now cleared and used for car parking for Crest Nicholson workers. Council is awaiting a revised application relating to a change in footprint.</p> <p>Site is counted as 1 unit in Trajectory – but included as a separate dwelling estimate in the five year supply calculation</p>	discussions to bring this forward
Land to the East of Toy Farm, East Lydford	<b>Outline Permission</b>	Total: 14	Agent confirms reserved matters application under discussion with landowner (26.4.18)	Revised outline agreed 29.11.17 . (2016/2701/OTS). Main issue has been revising access –to combine with adjacent employment area.	Site is considered deliverable based landowner interest to take the site forward
Extra Care Accommodation fronting Glastonbury Road, Wells ( part of Bishops Brook site) Glastonbury Road, Wells	<b>Outline Permission</b>	Total: 22	A separate pre-application meeting has been held on this site	Building providing extra care accommodation in 22 self-contained units. Approved in outline as part of a wider residential scheme (2012/1000). Site has been in use as a development compound (now vacant) but will become available in 2019 year as works finish on Crest Nicholson development	Site is considered deliverable based on recent pre-application discussions to bring this forward
Land to the West of Street	Adopted Allocation	WAL022 STR001 300-500	Clark Trust Land	<p>Strategic site allocated in Local Plan Part I together with associated future growth areas</p> <p>Planning consultants were appointed to assist with masterplanning but no documents for</p>	The site is not envisaged to be likely to deliver dwellings as part of the five year supply

				<p>discussion have been submitted to the Council to date.</p> <p>County ecology have been undertaking some limited survey work relating to dormice as this may affect options around access to the site.</p> <p>It is envisaged ecological studies and assessments will take-place in Yr 2 and outline consent could be achieved by Y5.</p>	
Land to N of John Burns Cottages, Neat Lane, Pilton	<b>Pre-application Exception Site</b>	Total: 18	Guinness Trust and Michael Eavis (landowner)	<p>Exception site (100% affordable) scheme. Funding in place but subject to final confirmation. Awaiting results of local housing survey (Sept 2018)</p> <p>Strong prospect of delivery in five years - subject to final confirmation.</p>	Not part of five year supply but will be kept under review.
Manor Road, Frome	<b>Pre-application Affordable Site</b>	Total 24	Stonewater	County Council in discussion to dispose of site to Housing Association	Not part of five year supply but will be kept under review.
Cherry Grove East, Frome	<b>Pre-application Affordable Site</b>	Total 10	Aster Homes	Redevelopment of a group of existing Housing Association properties (11) and provision of 21 (net gain of 10)	Not part of five year supply but will be kept under review.