

APPENDIX 1 Scott Schedule from Table 8.7 (JO Proof Appendix)

Source: SSDC 5YHLS November 2020 Report

Date: 04.06.2021

SCOTT SCHEDULE

Key:
LPA 5YHLS Totals
Origin3 Commentary

Site Name	Planning Application Number	20-21	21-22	22-23	23-24	24-25	Total Housing Delivery (Net) 2020-2025	2020 Updated Description / Rationale	LSS 2020 Yes/No	SSDC Position
YEOVIL										
Brimsmore, Key Site, Thorne Lane	05/00753/OUT 16/00978/REM 17/03214/REM 17/04400/REM	40	80	80	80	80	360	Outline permission 05/00753/OUT (830) approved in March 2005. Subsequent reserved matters applications approved 16/00978/REM (289), (this replaces 11/00362/REM) BUT only intending to develop 262 under this application. 17/03214/REM – 31 dwgs – this is completed. 17/0440/REM (642) planning permission approved 27/07/18 – 640 dwgs (lost 2 through amendments and includes the 31), Total to be developed = 262+640 = 902. Completions started in 2015 - 71. Potential for additional 73 plots to come forward, taking site over 975 dwellings. 797 left to be completed to 2035. Trajectory as advised in Large Site Survey.		Trajectory reflects developer response to large site survey, however accepted that there was a low completion figure in 2020/21. Appellant figures do not add up to 797 in total. HIF funding will come forward next year. Wyatt Homes are the developer. Site manager information indicates 40 dwellings U/C currently and expect to deliver between 40 and 100 in 2022/23. See evidence.
Brimsmore, Key Site, Thorne Lane	05/00753/OUT 16/00978/REM 17/03214/REM 17/04400/REM	5	0	30	30	30	95	As evidenced by historic 5 yr. data, average delivery rates on this site are much lower at 33dpa between 15/16 and 19/20 as well as being erratic and have ranged from 0 in 2019/20 to 71 in 16/17, so little if any consistency. 7 year average is only 25 dpa with only 5 completions in last 2 years. Historical projections since 14/15 have been high and inconsistent and there is evidence of the developers not achieving these targets, only once in 7 years has the site met its projected delivery. Landowner applicant Charles Bishop Ltd suggested 60 dpa in last years survey. Appellant suggests a reduction to average 30 dpa is more realistic, but we consider this is still optimistic as there is just one developer outlet (Wyatt Homes) active on the site to date. True position is more likely to be no completions 2021/22 period as a result of phosphates matter. Site is complex, heavily reliant on infrastructure and has multiple phases Phosphate site. LSS 2020: No response. Completions 2020: 5.		Recognise figures don't tally to 797, not supposed to here as just 5 years we are talking about. Re HIF we request further information in respect of HIF funding and its draw down timing, and HIF-funded road construction timings. Also Phasing plan 13/1/20 describes road in green as being part funded with Marginal viability funding. Is this same as HIF or replaces HIF. HIF was obtained in 2018 to part fund construction. Is this new money or previous funding? Subsequent phases appear dependent on delivery of road but no accounting for this in trajectory assumptions. Phase 2b under 16/00978 will need to be accessed by new road. Construction was due to start 2020 and not yet started. Power cables need to be under ground. Work not commenced. Serious physical and financial constraints impede delivery. Full LSS response from Developer to confirm position not available as previously requested 19th May 2021. Current DOC application 20/01/829/doc July 2020 still pending requires discharge of conditions on sewage infrastructure etc. Phosphates site condition discharge caught by this on phase by phase basis. 17/004400 condition 8 drainage does not appear to be discharged as per councils letter of the 25th June 2019. Rest of phase 2a (117 dwellings) different REM does not appear to have conditions discharged. 17/0044/00 does not appear to have delivered any housing as yet, outstanding conditions on this need discharging, not therefore presently implementable. Trajectory assumptions therefore very generous by Appellant. No evidence of 3rd party delivery partner on title information. In response to SSDC position remove forecast for 30 in year 21/22 in response to SSDC confirmed position that suggests delivery resumes in 22/23. NO PLC Housebuilders stated on title suggests no delivery partners. Bishop Ltd are a majority landowner with 3 sites in Yeovil and 1 in Chard controlling some 1747 dwellings in current 5 yr. HLS across years 1-15

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								The applicant's resubmitted phasing information 13/1/2020 states that by December 2019 160 dwellings were completed and the Council are estimating delivery of 60 dwellings in 2020, 70 in 2021 with a steady 87 annually thereafter. NB Amended Phasing Plan dated Jan 2020 - phase 1 complete but subsequent phases (2a and 2b) require discharge of conditions (now constrained by phosphates) and the construction of the HIF funded Spine Road (which funding has been secured) and undergrounding of power lines - both of which place additional strain on timing of delivery, construction has not yet started for the new road. If the applicant needs to alter the phasing plan, Condition 2 Phasing will need to be re-discharged. Conditions discharge/phosphates constraints and delays to the construction of the Spine Road suggest no completions in 21/22 is more likely but evidence inserts 30; potentially 30 dpa April 2022 - April 2026. c175 dwellings delivered in total to date. There are no PLC housebuilders stated on title as presently, delay land sales. Bishop Ltd are a majority landowner in SS with 3 sites in Yeovil		
Land at Lufton - Key Site	10/01875/REM (696) 18/00586/FUL (net gain of 4)	12	100	100	84		296	Outline permission 05/00931/OUT (620) approved in March 2005. Subsequent reserved matters and full applications approved (10/01875/REM) 96, 18/00586/FUL Approved - to reconfigure the layout so that there will be 16 dwellings rather than the 12 originally approved so a net gain of 4). Site total is now 700 dwellings (some overlapping of applications). Completions started in 2014. Site visit - Under construction. Trajectory as advised by Sales Office, Sept 2020.		402 have now been completed in total now. Trajectory advised by sales office. 28 more completions than forecast in 2020/21. Site on track to deliver as planned. Visited site office on 24/05/21 - spoke to Site Manager Darren Pope who advised that in 2021/22 they would be completing 80 dwellings minimum. In 2022/23 they would be working on two phases at once - delivery anticipated to be 80 as a minimum across the two phases. Going forward delivery is going to be a market led approach so if sales are good delivery numbers will increase.
Land at Lufton - Key Site	10/01875/REM (696) 18/00586/FUL (net gain of 4)	44	40	40	40	40	204	2005 very old outline permission and historic RMs suggest slow rate. Site total is now 700 dwellings (some overlapping of applications). Completions started in 2014. 4 phases in total. Phases 1 (59 dwellings) and phase 2 (175 dwellings) both complete; phase 3 (193 dwellings) under construction - circa 100 dwellings complete as at Jan 2021. Trajectory as advised by Sales Office, Sept 2020. As evidenced by historic data, average delivery rates on this site have been 60dpa over 5 years and 57 if you include current year. As evidenced by an analysis of previous 5YHLS reports, projections have been much higher than delivery and there is evidence of the developers not achieving these targets, only twice in 5 years has the site met its projected delivery and the target for those two years was low at 40 dpa.		
								Phosphate Site. LSS 2020: 296 remaining; Completions 2020: 40. Phase 2/3 (193 dwellings under construction) Three developers originally : Abbotsdale Homes/Taylor Wimpey/Persimmon Homes. Now understood Persimmon sole owners since 2015 so appears overly optimistic rate of delivery from single outlet. Appears that Abbotsdale Homes in liquidation. Land acquired by Persimmon – bar two sites to Abbey Manor (majority land owner in Yeovil). A number of phase 4 conditions not yet discharged:SSDC letter 1.3.2021 re: 10/01875/REM states Condition 8 surface water drainage, Condition 9 CEMP and 13 Highways Surface water scheme not yet discharged. 40 completed as per council completions 20/21 Phase 4 does not have all of its conditions discharged , so assume delay as we have said to April 2022 due to phosphates will reduce certainty around supply in new phase		No evidence of response from sales office confirming the trajectory, lack of any detail delivery statement available to confirm. Completions data updated to 44 from previous 40. Single developer, all affordable assumed to now be delivered so no partner developer on remaining phases so assumptions made by appellant now reduced to 40 dpa as no further affordable being provided. Various technical issues to overcome on condition discharges. No obvious progress on discharge of conditions around drainage for phase 4 or 3B. Caught by Phosphates but no recognition in an LPA trajectory that increases over next few years so cannot be on track to deliver as suggested. More recent emails with LLFA on council's web page suggest discussions still ongoing around discharge of these conditions . Phase 3b 16 dwellings still not discharged conditions on drainage. Reduce assumptions to 40 dpa down to 204 in 5 year period. Persimmon Homes sole proprietors since 2015. No evidence on title of any other interested parties.
Land between Victoria Road, Cromwell Road & Lyde Road,	09/02146/REM		24				24	Extant planning permission (approved 16/10/09). Commenced with footings laid. Two blocks of flats approved - Block A 1-12, Block B 13-24. Site visit - Under construction.		U/C retain in schedule - no reason to remove (conditions discharged and agent confirmed site has commenced so phosphates is not relevant to the site) as there remains a realistic prospect that housing will be delivered on the site within five years.

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Land Between Victoria Road, Cromwell Road & Lyde Road,	09/02146/REM						0	Old permission, Phosphate Site. LSS 2020: 'Email from Agent GTH' 24 units in 24/25. last years report suggested 24 in 20/21 but delivered nothing this year. Applicant Thos S Penny Ltd. case officer (dealt with reserved matters) - noted start on site on or before 22/12/09 due to complaint regarding cranes. Conditions discharged though applications. Letter 20 July 2011 from Greenslade TH that sub base and base to refuse and store put down and therefore lawful commencement has taken place with SSDC correspondence from Simon Fox (dated 28.7.11) confirming that condition 04 discharged. Considering there was a start on site 12 years ago there has been no meaningful activity suggest the site has issues and possibly non deliverable. Scale of site is a difficult size to sell and build, too small for many, unlikely to attract RP interest at that size. No real prospect in next 5 years due to absolute inactivity to date		No evidence from Agent of site formally commencing and confirmation from LPA that it has actually started or relevant conditions discharged in advance. No evidence on web page of approval of application May 2011. Unclear when site "commenced" or when practical completion of individual blocks assumed. No evidence of response to Notice of Commencement to T Penny? Application in 2004 refused to amend access then approved at appeal. Suggest issues and non deliverable/lack of interest not sold after 20 years. Phosphates issue around drainage. Remove as questionable delivery
Goldcroft, Yeovil	18/02462/FUL	87					87	Extant planning permission. Approved 09/11/18. 66 units (20 + 46). Forms part of Local Plan Review Preferred Options, June 2019 Policy YV6. Site visit - Largely Complete. Brought Forward. Delivery confirmed by email from agent.		No logic to appellant trajectory - flatted development builds out quickly once underway. Numbers incorrect. Correct total should be 87 units within the 5 year period. 66 apartments but additional bedspaces. Block A is 16 one and two bed apartments. Block B is 50 1, 2, 4 and 8 bed apartments. All conditions discharged as at 17 March 2021. Total units is 42 one and two bed bedsits/studios 24 cluster flats (four bed +) There are 112 bedrooms within the 4 and 8 bed cluster apartments. Therefore applying the methodology (112/2.5) this would result in 44.8 units In conclusion by using the Government's methodology in the HDT rule book and the NPPG - this development at Goldcroft actually provides more overall units. 42 + 44.8 (45 rounded) = 87 units.
Goldcroft, Yeovil	18/02462/FUL			22	22		44	Application is for 66 apartments for NHS students and key workers. Student accommodation does not equal 1 for 1 units: "All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on: the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.		Not agreed. Description of development talks about the 66 being for student and key worker accommodation so not all students should be adjusted.
								Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling". Paragraph: 034 Reference ID: 68-034-20190722 Reduce by 1.5 to 44 units. Condition 09 surface water drainage discharged 7 May 2019 and no other drainage condition requires discharge. said they would do 20 in 21/22 and 46 in 23/24 in last years report so history of under delivery Restrictions on occupying single blocks until completed.		

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CHARD										
Land North of Tatworth Road and Adjacent to Forton Road, Chard	15/04772/OUT 18/01902/REM	57	45	49	47	0	198	Outline permission approved 02/08/17. Extant planning reserved matters permission approved 21/02/19. (200). Allocated site. Adopted Local Plan Policies PMT1 and 2. Local Plan Review Preferred Options, June 2019 Policy CH1. Trajectory confirmed in Large Site Survey response.		Position maintained. Trajectory reflects Large Site Survey. Given that the site is under construction the trajectory is reasonable. Keir site, they have recently confirmed a positive trajectory. See evidence.
Land North of Tatworth Road and Adjacent to Forton Road, Chard	15/04772/OUT 18/01902/REM	35	35	35	35	35	175	Part of Chard Eastern dev area adopted policy PMT1. Chard East is carried forward into the Local Plan Review policy CH1 1342 dwellings 2016-2036. This site has outline and RM consent for 200 dwellings. Completions started in 2020/21 with 27 completed this year, therefore, 30 dpa considered to be realistic for the 1 x developer outlet on the site - Kier. 27 Completed - as per Council completions 20/21. Delivered 0 in 2019/2020, not reliant on key road		No evidence available of LSS return form to consider or indication of which year this was returned.. Summary suggests 2 dwellings completed in 2020 response but SSDC data suggest 35 completed? Appellant trajectory adjusted upwards to reflect this at 35 dpa from previous 30 dpa, due to presence on site of credible developer.
CREWKERNE										
Viney Bridge Mills, South Street Crewkerne TA18 8AE	13/03278/FUL	20	20	3			43	Extant planning permission. Approved 24/12/14. Commenced. Trajectory confirmed by developer in Large Site Survey		Commenced. LSS, trajectory confirmed by developer. Site has a full consent. See evidence.
Viney Bridge Mills, South Street Crewkerne TA18 8AE	13/03278/FUL						0	very old permission. Developer has suggested numerous build out trajectories from 2015 onwards, none which have materialised. The site is complex and advice from DM service highlights concerns over viability issues and deliverability [CD xxx - email from SSDC officer]. Phosphate Location. LSS email response only suggested they would do 15 in 19/20 and 20 in 20/21 but did nothing		No evidence provided on 2020 LSS return or real evidence of commencement. Notice of commencement dated 16.10. 2017. No confirmation of all pre app conditions being discharged, no evidence on line and caught by phosphates. No developer involved. Question delivery is intended any time soon due to historic nature of permission. Viability issues recognised by Council
Land South of Kit Hill, Crewkerne	18/01737/OUT				50	50	100	Extant planning permission. Approved 23/09/19. Expires 23/09/22. (150) Panel advise 6-11 years. Site is available and developable.) Local Plan Review Issues and Options, Option CREW3. Forms part of Local Plan Review Preferred Options, June 2019, Policy CR1 for about 100 dwellings. Appeal Allowed. Developer advised a more optimistic trajectory but cautious approach has been taken due to recent advice from NE regarding the Somerset levels and Moors SPA/Ramsar Site.		Council in discussion with the land promoter regarding this site for some time now. The site was offered on the market and a conditional deal is in place with a developer. Advised that phosphate will be mitigated on site and that this will be submitted alongside the reserved matter application. Estimate that the site could start in 2022 so similar to the table from Pegasus. See email evidence.
Land South of Kit Hill, Crewkerne	18/01737/OUT						0	Site was contentious, approved at appeal 17.6.20 and no RMs submitted which may be delayed by ongoing issue surrounding NE advice regarding the Somerset levels and Moors SPA/Ramsar Site and phosphates. Developer advised a more optimistic trajectory but cautious approach has been taken due to recent advice from NE regarding the Somerset levels and Moors SPA/Ramsar Site due to Phosphates Location. 5YHLS Paper Nov 20 suggests 50 units 23/24 and 50 units 24/25 with developer being on a more optimistic trajectory but cautious of Somerset Levels/Ramsar. Applicant is Land Value Alliance (LVA). LVA's web page states marketing to begin shortly. Land will need to be acquired by a housebuilder prior to working up RM. No certainty of when the RM will be submitted / conditions discharged and the site implemented, therefore, no completions estimated in first five years. complex ownership structure with 5 owners plus notices on the title. Will need a PLC at this scale. Uncertainty around market here and delays due to phosphates		No evidence of RM approval so needs to be removed from trajectory. Permission close to expiring, greater uncertainty and reduced saleability to housebuilder due to remaining time on permission aside from Phosphates issues. No evidence of developer intent to implement or pursue RMs. Remove does not meet test of deliverability plus potential conflict with Local Plan review. Site comprises 5 different titles with majority owner having interests in Viney Bridge site as well. No evidence of sale to PLC
ILMINSTER										
Former Powmatic Site, Winterhay Lane	13/04935/OUT	38	47				85	Extant planning permission. 17/04802/REM approved 31/08/2018.		Site under construction, realistic prospect that site will build out within a 5 year period. Information on completions from the developer confirms 58 completions in 2020/21 with the rest of the site under construction. See evidence

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Former Powrmatic Site, Winterhay Lane	13/04935/OUT	1		25	25	25	76	Phosphates Location. 13/04935/OUT outline application and 17/04802/REM both for 72 dwellings and up to 600 sq.m office - approved Jan 2015 and August 2018 respectively. In addition, 17/04857/FUL for 19 affordable houses instead of employment floorspace approved August 2018. Some overlap with permissions but total 85 dwellings across the site. Difficult to track the discharge of conditions as the Council do not make this publicly available. LiveWest website states completion of the site in 2021 and Google Maps show construction to be well underway. SSDC to confirm dates of completions / no.of dwellings that will make up future supply. If already counted as completions, take out of future supply.no completions notified this year suggest pushing back in the trajectory on that basis alone		This does not tally with the completions data from LPA which suggest only 1 dwelling completed 2020/21. No information confirming this from developer as this does not tally with building reg completions. Application discharge of condition 7 of 13/04935/out and condition 8 of 17/04857/ful are undetermined but access not available from SSDC web page. No evidence of status of these and implications around phosphates/drainage. Live West site.

ANSFORD AND CASTLE CARY										
Site Name	Planning Application Number	20-21	21-22	22-23	23-24	24-25	Total Housing Delivery (Net) 2020-2025	2020 Updated Description / Rationale	LSS 2020 Yes/No	SSDC Position
Wayside Farm, Station Road, Ansford, Castle Cary	14/05623/OUT 18/02986/REM	26	71	28			125	Extant planning permission approved 15/2/19 - Reserved Matters application for the erection of 125 dwellings (outline 14/05623/OUT). Trajectory confirmed in Large Site Survey Response		Stonewater confirmed that have taken handover of 12 units to date (3 x AR which are occupied, 1 x ARTB (not yet occupied) and 8 x S/O three of which have completed, all others are reserved). They have a further 56 units under construction. Realistic prospect that site will deliver within 5 years
Wayside Farm, Station Road, Ansford, Castle Cary	14/05623/OUT 18/02986/REM	12	25	25	25	25	112	Reserved matters approval 15/2/19 for 125 dwellings. 2 Completed - as per Council completions 20/21 previous year suggested 25 dpa for 5 years. This is erratic. RP involvement, stonewater suggest slight delay based on very slow start, could be as a result of Covid?		
Land at Part of Torbay Road, Castle Cary	15/02347/OUT; 19/01871/REM		35	55	55	20	165	Extant planning permission. Approved 21/06/16. Forms Part of Local Plan Review Preferred Options document, June 2019, Policy AC3. Trajectory confirmed in Large Site Survey Response Reserved Matters pending consideration (165)		Realistic prospect of delivery remains although trajectory may be adjusted slightly in the next 5YHLS position statement.
Land at Part of Torbay Road, Castle Cary	15/02347/OUT; 19/01871/REM					0	0	Outline approval 21/6/16. Reserved Matters Application validated 7/6/19 has not been approved and will now be held up by phosphates constraints. 2 other applications submitted to vary outline conditions not yet determined. Persimmon is the applicant. No certainty when detailed consent and variations of conditions can be achieved, or when conditions will be discharged and therefore, uncertain as to when the site will come forward for development. Potentially some scope for 30 dwellings in 25/26		Adjusted appellant assumptions and have removed from 5 year supply. Should not be considered deliverable as well as phosphates and also part of local plan review which is now delayed. Land ownership complex, Persimmon Homes appear to have some interest no evidence of LSS form or any evidence of progress on applications or conditions
Hillcrest School, Castle Cary	02/02107/FUL		8			16	24	Extant planning permission. Approved 13/02/03. Commenced. Demolition complete. Trajectory confirmed in Large Site Survey		Confirmed in the LSS and site commenced. Realistic prospect of delivery remains. See evidence.
Hillcrest School, Castle Cary	02/02107/FUL						0	Council state that the trajectory is confirmed in Large Site Survey, however, question the date of that confirmation, based on the history. A scheme was approved in 1992 for residential development (10 dwellings). This permission was then approved in 2003 (5yr permission) it was due to expire on 13/02/2008. An application to renew the permission was submitted in 2007 and then withdrawn on 28th August 2007, so question if extant permission exists. Delete site from 5YHLS.		No evidence of LSS response provided in full or evidence of commencement. Believe permission has lapsed. Application to renew permission withdrawn. No evidence of any meaningful start on site or progress. Wessex Homes registered as dormant company since 2011 so no evidence of trading only evidence of 3 conditions being discharged.
Land Adjacent Foxes Run, Bridgwater Buildings, Castle Cary	16/03447/FUL		9	9	9		27	Extant planning permission. Approved 26/04/19. Expires 26/04/22		Full consent which is a long way off expiring.

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Land Adjacent Foxes Run, Bridgwater Buildings, Castle Cary	16/03447/FUL						0	Extant planning permission. Approved 26/04/19. Expires 26/04/22. There are a complex set of issues and history associated with this site. Carbon Law Partners are acting for Castle Cary Town Council highlight a number of circumstances which could lead to the permission not being implemented, including private law matters. Access is required (see letter on file). Question this ever being delivered, not within 5 years.		Disagree this is less than a year now. Caught by Phosphates no realistic chance of clearing conditions and effecting lawful start on site and therefore reduced appeal to market. Site is believed to be on the market.. Cannot guarantee delivery due to legal difficulties. Cannot be relied on as deliverable should be removed. No evidence with compliance or response to Carbon Law Partners letter of 19th June 2019 raising various ownership issues. This is not an implementable permission.
SOMERTON										
Land off Cartway Lane, Somerton	15/03585/OUT		20	39			59	Extant planning permission. Approved 23/03/17. Expires 23/03/20. (Reserved Matters 20/00451/REM pending as at 31/05/2020.) Trajectory confirmed in Large Site Survey response		REM approved 08/07/20. Should remain in trajectory. See evidence.
Land off Cartway Lane, Somerton	15/03585/OUT						0	No RM approval as yet should, be removed from trajectory		Adjust appellant assumptions as RM now approved however no evidence of LSS response to confirm this. Discharge of surface water drainage condition under outline consent still pending. Phosphates area. No obvious sign of developer involved or progress to start.
BRUTON										
Land off Cuckoo Hill, Bruton	15/03274/FUL	28	28	12			68	Extant planning permission. Approved 28/03/17. 8 Complete; 19/Under construction; 28 Not started. Trajectory confirmed by Sales Office		Should be 60 dwellings - policy have confirmed. Will be adjusted in updated trajectory. See evidence.
Land off Cuckoo Hill, Bruton	15/03274/FUL	10	20	20	10		60	Six of the 8 completions are recorded previously under 2019-20 completions, so double counting. Remove 8 from the 5YHLS. 10 Completed - as per Council completions 20/21		needs to be removed now as an error, trajectory adjusted
ILCHESTER										
Land north of Dragonfly Chase, Ilchester	15/00024/OUT 18/03658/REM; 20/00556/NMA		50	50	50		150	Extant planning permission. Approved 11/12/15. Large Site Survey - Developer confirmed on site September and plan to complete the development by 2023/24.		All relevant conditions discharged so not held up by phosphates. Vistry confirm positive progress. See evidence
Land north of Dragonfly Chase, Ilchester	15/00024/OUT 18/03658/REM; 20/00556/NMA		0	40	40	40	120	outline planning permission 11/12/15. RM consent 15/11/19. No evidence of conditions discharge on the Council's website - now potentially caught by phosphates constraints. Development was due to start in March 2020 - no completions showing on the Council's housing monitoring information for this year. SSDC to confirm start date. suggestion of Yarlinton/Vistry involvement but nothing concrete. Subject to Phosphates CEMP suggest 188 week construction period = 3.6 years average of 40 dpa		no evidence on the SSDC web page or any evidence of LSS return. Previous years projections suggest 40 dpa from 2018 onwards as does the CEMP so no evidence to suggest higher than this. Title information also shows lease of part of the property to Hainbury Farms not due to expire until 29 March 2023 and no evidence of this having been removed from the register so question any delivery before March 2024.
MARTOCK										
Land Off Lyndhurst Grove, Martock	13/01500/OUT; 20/01272/REM		20	15			35	Appeal allowed 15/02/18. Reserved Matters Awaiting Decision. Large Site Survey - Advised that, subject to approval - looking to start on site next year - suggest 20 in Year 2 and 15 in Year 3.		Remains a realistic prospect of delivery within 5 years given progress on phosphates. . See evidence
Land Off Lyndhurst Grove, Martock	13/01500/OUT; 20/01272/REM						0	No permission as yet so cannot be relied upon. Issue of Phosphates still to over come, small scale makes saleability awkward size.		Needs to be removed as RM not approved. No evidence of developer involvement. no progress on phosphates noting IDB letter 21 July 2020 recommending condition relating to management/maintenance of receiving water course
Land adj. Triways, Foldhill Lane, Martock	16/02783/OUT; 20/01678/REM					24	24	Appeal allowed 22/08/17. Reserved Matters Awaiting Decision. Advised by agent that reserved matters currently under consideration and to include within the 5 year land supply.		Stoneway have confirmed the trajectory, subject to phosphates mitigation being in place in the autumn. See evidence.
Land adj. Triways, Foldhill Lane, Martock	16/02783/OUT; 20/01678/REM						0	No consent as yet. Issue of Phosphates? Small scale will reduce saleability of this development		Needs to be removed as RM not approved. Cannot be relied on as deliverable. Caught by phosphates. Understand applicant in receivership as of 8th April 2020. Site previously marketed for sale. Confirmation from developer suggesting delivery at end of period suggests their own uncertainty.
MILBORNE PORT										

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Land OS 7800 Wheathill Lane, Milborne Port	17/03985/OUT; 19/02244/REM			30	35		65	Extant planning permission. Approved 30/07/19. Trajectory confirmed by the developer. Redcliffe Homes, website states development will commence Spring 2021.		Accept duplication, remove double counting from supply.
Land OS 7800 Wheathill Lane, Milborne Port	17/03985/OUT; 19/02244/REM			30	35		65	See below duplication		Removed from trajectory only 65 included (additional 65 removed) No evidence of surface water conditions being discharged
Land north of Wheathill Lane	17/03985/OUT			65			65	Extant planning permission Approved 30/07/2019. (19/02244/REM Approved 16/07/2020)		
Land north of Wheathill Lane	17/03985/OUT			0			0	This is a duplicate of the Redcliffe Homes site above. Deleted site.		

REST OF DISTRICT (EAST)										
Land at Stalbridge Road, Henstridge	17/03029/OUT		15	30	30	30	130	Extant planning permission. Approved 20/11/18. Expires 20/11/21. Trajectory confirmed in Large Site Survey		Not a phosphate site but no REM as yet. Trajectory will be reviewed through the 2021 housing land supply. SSDC have been in contact with the land promoter for Henstridge, and RM is predicted to be submitted in Aug/Sept. Trajectory to be moved on one year. Not in phosphate catchment. See evidence.
Land at Stalbridge Road, Henstridge	17/03029/OUT						0	OPP granted at appeal 20/11/18. No certainty of when the site will come forward - no completions expected in first five years, section 106 not site,		close to lapsing and no evidence of intent here. Site ahs not been sold in 3 years. Not deliverable as stands at the moment and should be removed? Only included due to LSS response last year.

SUB TOTAL LPA	2065
SUB TOTAL O3	951
DIFFERENCE	-1114

Site Name	20-21	21-22	22-23	23-24	25-26	
REST OF DISTRICT SUB TOTAL	193	495	152	156	129	1125
ORIGIN3 ROD SUB-TOTAL	121	201* (138)	201* (138)	201* (138)	201* (138)	925
			925 (673)			-673

ROD Difference 200

ROD Difference 452

Bracketed figures indicate the ROD Based on Average of 138 per year. Source: SSDC All Completions Data 2006-2018 as AMR

CARE HOMES DATA - As at 30th June 2018

Date: 21.05.2021

2015 HELAA	2016 HELAA	2017 HELAA	Site Name	HELAA Reference (if applicable)	Planning Application Number	20-21	21-22	22-23	23-24	24-25	25-26	26-36	Total Housing Delivery (Net) 2020-2036	Description / Rationale	DM Check	Checked with Developer	Notes	Comments from Origin3
Yeovil																		
			Land at 166 Hendford Hill		18/01989/FUL								40	Exant planning permission Approved 18/12/2018 - 40 Bedroom uring homes				Expires 18 December 21. Still requires discharge of conditions relating to construction management; no construction prior to agreement on planting scheme and materials.
			Upper Mudford, Primrose Lane, Yeovil		14/02554/OUT								65	Planning permission pending for 65 bedroom care home. Approved Subhject to 106 agreement.				Determination date extended to 19 Feb 21. No decision. Questionable start date.
			Land at Keyford, Dorchetser Road Yeovil		15/01000/OUT								65	Planning permission pending for 65 bedroom care home. Approved Subhject to 106 agreement.				Planning Pending.
Chard																		
			Land off Thorndun Park Drive, Chard, TA20 1FB		12/04283/FUL								68	Extant planning permission for 68 bedroom care home approved 08/05/13. Permission for housing completed so planning application has been				Phosphate area. Decision NMA letter 7 December 2017. Unclear as to any commencmeent on site. Has development commenced? Has any of the 41 dwellings associated with the site commenced/delivered.
Crewkerne																		
			Southern Phase of Crewkerne Key Site and Off Station Road Crewkerne Somerset		14/02141/OUT								60	Extant planning permission for a 60 bedroom care home approved. 31/03/17				Extant permission. Reserved matters not submitted for the care home element of the stand alone permission 14/02/02141/OUT 'Outline development of up to 110 houses, 60 bed nursing home, up to 2 hectares of employment land, vehicular access from Station Road and Blacknell Lane"
Ilminster																		
			Lamb Inn Horton Cross, Ilminster, TA19 9PY		17/03409/OUT								24	Extant planning permission for 24 bedroom care home approved 04/07/18. There is a pending application for development of the site to comprise up to 18 self-contained single storey retirement dwellings with community shop and café				Decision 4 July 2018 - expires after 3 years unless reserved matters by 4 July 2021. Condition 10 requires foul and surface watter drainage details to be submitted.

2015 HELAA	2016 HELAA	2017 HELAA	Site Name	HELAA Reference (if applicable)	Planning Application Number	20-21	21-22	22-23	23-24	24-25	25-26	26-36	Total Housing Delivery (Net) 2020- 2036	Description / Rationale	DM Check	Checked with Developer	Notes	Comments from Origin3
			Langport															
			IMMACOLATA House Care Home, Portway, Langport TA10 0NQ		12/04102/FUL								27	Extant planning permission for a 27 bedroom Care home approved 10/01/13. Building control showing application commenced.				Applicant: N. Notaro Homes Proposes an extension. Specialist dementia care home. Granted permission 10.1.13. Condition 3 pre-commencement discharges 30.11.15. Unclear as to whether has been built out or commenced!
			Milborne Port															
			East ROD															
			West ROD															
			Eleighwater House, Eligh Water, Combe St Nicolas, TA20 3AG		18/00693/FUL								3	Extant planning permission for extension to care home with 3 bedrooms approved 25/04/18				Expires 25 April 2021. Web page presently states has 5 bedrooms. Applications proposes a further 3. Not implemented.
													352					
										Pending		130						
													222	222 divided by 1.8 = 123				
													123					