

## **Five-Year Housing Land Supply Update**

**July 2021**

On 6 July 2021 South Somerset District Council (SSDC) received the appeal decision on planning application 19/03416/OUT for a proposed residential development at Manor Farm, Combe Hill, Templecombe: Ref: APP/R3325/W/20/3265558.

The appeal was considered at an inquiry held on 11-14 May and 14-18 June 2021 and was dismissed. The appeal full decision can be seen [here](#)

In presenting her findings on the five-year housing land supply, the Inspector concluded that using the standard method with a 5% buffer SSDC is able to demonstrate a five-year housing land supply of between 3.97 and 3.66 years (paragraph 44). This conclusion primarily stemmed from her concerns over the impact of the uncertainty around phosphate mitigation solutions across the district on housing delivery. The Inspector did however accept that SSDC's calculations were consistent with the NPPF/PPG methodology.

**As a consequence of this decision SSDC currently accepts that it cannot currently evidence a five-year housing land supply.**

Officers have begun the process of reviewing the published Five-Year Housing Land Supply 2020 to 2025, November 2020 and subsequent addendums (January and March 2021) these can be seen on the web site [here](#) [scroll down and click on the relevant link]. A revised report is expected to be published in early autumn 2021, this will cover the period 2021 to 2026.

Further information concerning how the Council and the Somerset local planning authorities are addressing the issue of high levels of phosphates in the Somerset Levels and Moors and be found [here](#) .