

# Factual Note on 5YS Position

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Project:	Land north of Ansford Hill, Castle Cary, Appeal ref. 3259668
Date:	March 2022
Subject:	Factual Note setting out position and calculations on South Somerset's Five Year Housing Land Supply

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## Introduction

1. This note has been agreed between the Appellant and the Council and is intended to provide a clear and factual position statement on various five-year supply matters.
2. The note is intended to aid the Inspector in locating the detailed figures relating to five-year supply and is proposed to be used alongside the Scott Schedule prepared for the round table sessions on supply.
3. None of the information contained in this note is a new submission to this appeal, all of these details can be found elsewhere in the inquiry documents in the Evidence and Statement of Common Ground.

## South Somerset's latest Published Housing Land Supply Position

### September 2021 Position Statement

4. The Council's latest five-year housing land supply position comprises the September 2021 Paper (Core Document CD-C-06) which covers the period 2021 to 2026. The September 2021 Paper states that a 4.7 year supply can be demonstrated.
5. This is based on the Council's revised standard methodology for calculating housing need based on the 2014 Sub National Household Projections for the 10 year period from 2021-2031, and 2021 affordability data - the housing requirement figure is 690 homes per/annum, excluding any buffer. This is agreed between the Parties.
6. The Housing Delivery Test result for South Somerset published by MHCLG in January 2021 was 95%. It is agreed therefore that the appropriate buffer in the calculation of five-year housing land supply is, at the time of writing, 5% to ensure choice and competition in the market for land. This is, again, agreed between the Parties.
7. Within the September 2021 Paper, based on the use of the standard methodology requirement of 690 homes, a 5% buffer and a claimed deliverable supply of 3,391 homes, the Council states that it can demonstrate a housing land supply of 4.7 years.
8. This represents a shortfall of 232 dwellings against the identified 5-year housing requirement of 3,623 dwellings.

## Reductions Agreed between the Parties for the Purposes of the Appeal

9. Subsequent to the September 2021 update, the parties have engaged to seek agreement on as many issues as possible. This has included further review and updating to the supply position. As set out in the Statement of Common Ground (paras 7.9-7.15), the parties have now agreed that a further 114 dwellings should be removed from the supply figure. This is comprised of the following agreed deductions:
- 15 small sites affected by the need for phosphate solutions which should not be considered 'deliverable' (listed at 7.9 of SOCG) – totalling 19 units;
  - 2 sites that were double counted in the calculations (detail at 7.10 of SOCG) – totalling 18 units;
  - 5 sites that were considered not to meet the test of 'deliverability' (detail at para 7.11 of SOCG, and 2.7 of JW rebuttal October 2021) – totalling 5 units;
  - 1 site which was removed as the permission was due to expire (detail at 7.13 of SOCG and paras 2.5-2.6 JW rebuttal October 2021) – totalling 22 units (care home consent);
  - As in the anticipated delivery of units from Crewkerne Key Site 1 given delays to date (detail at para 7.15 of the SOCG and paras 2.6-2.13 of JW Rebuttal February 2022) – totalling 50 units
  - **Total deduction: 114**
10. Taking these reductions, and factoring this into the Council's overall deliverable supply (including the application of a 5% lapse rate to the reduced supply), this results in an updated deliverable supply (before considering any disputed sites or sources of supply) of **3,282 homes**.

## Remaining Areas of Dispute

11. There remains a dispute with regard to the total quantum of delivery than can be anticipated from the following sources of supply (for the explanation, please see the Scott Schedule):
- Crewkerne Key Site 1*** – The Council consider 100 units should contribute towards supply, the Appellant considers 0 units should;
- Land at Stalbridge Road, Henstridge*** – The Council consider 130 units should contribute towards supply, the Appellant considers 0 units should; and
- Windfall Allowance*** – The Council consider 300 units should contribute towards supply, the Appellant considers 0 units should.
12. The above sites lead to a difference in the supply position between the two parties of 518 homes (once changes to the 5% lapse rate have been factored in). The resultant position on the 5 year housing land supply are set out below.

## Resultant Five Year Housing Land Supply Positions

13. As a result of the details set out above the respective supply calculations are as follows;

	Council	Turley
Basic annual requirement	690 (x 5 is 3,450)	690 (x 5 is 3,450)
5 year req. plus 5% buffer (rounded)	3,623	3,623
Supply	3,282	2,764
<b>Calculation</b>	<b>4.5 years</b>	<b>3.8 years</b>
Shortfall	-341	-859

### Contact

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