



AtisReal

**South Somerset District Council
Urban Housing Potential Study**

December 2006

Contents

EXECUTIVE SUMMARY

PART 1

Page

INTRODUCTION AND METHODOLOGY

1	Introduction and Purpose of Study	6
2	Overall Methodology	8
3	Further Work	16

PART 2

SOURCES OF SUPPLY IN AGGREGATE

UHP Ref 1	Subdivision of Existing Housing	17
UHP Ref 2	Flats Over Shops	20
UHP Ref 3	Empty Homes	24

PART 3

SOURCES OF SUPPLY ASSESSED BY IDENTIFICATION OF POTENTIAL SITES AND IN AGGREGATE

UHP Ref 4	Previously Development Vacant & Derelict Land and Buildings	25
UHP Ref 5	Intensification of Existing Residential Areas	29
UHP Ref 6A	Redevelopment of Existing Housing	31
UHP Ref 6B	Redevelopment of Other Uses	34
UHP Ref 7	Redevelopment of Car Parks	42
UHP Ref 8	Conversion of Commercial and Other Non-Residential Buildings	44
UHP Ref 9	Review of Existing Allocated Housing Sites in Local Plan	47
UHP Ref 10	Review of Other Allocations in Local Plan	48
UHP Ref 11	Vacant Land Not Previously Development	49
UHP Ref 12	Development Outside Development Limits	54
	Sites Submitted By Consultees	57

PART 4

	OVERALL FINDINGS AND ANALYSIS	58
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APPENDICES

**Appendix 1:
Map of South Somerset District.**

**Appendix 2:
Statement of Consultation.**

**Appendix 3:
Maps indicating sites reviewed for redevelopment opportunities::**

- **Yeovil**
- **Chard**
- **Ilminster**
- **Wincanton**

**Appendix 4:
Maps indicating sites identified for redevelopment**

- **Ilminster – land off Station Road (B3168)**
- **Ilminster – Land at Winterhay Lane**
- **Chard – Land off Millfield**
- **Crewkerne – Land off Barn Close**

**Appendix 5:
Maps indicating sites submitted by consultees.**

- **Martock #1**
- **Martock #2**

EXECUTIVE SUMMARY

Introduction

E1. South Somerset District Council has undertaken this study with Atisreal to assess the potential for residential development in existing settlements in the District, in the period up to 2016. The outcome will help inform policies and proposals to be included in the Local Development Framework (LDF) and inform the Council's contribution and response to regional and sub-regional policy guidance. It is stressed, however, that the identification of a site does not necessarily mean that planning permission for residential development will be granted or that it will be allocated for housing in future development plans.

Methodology

E2. The methodology has had regard to good practice set out in 'Tapping the Potential – Assessing Urban Housing Capacity' (DETR, 2000) and the South West of England Regional Assembly's (SWRA's) published good practice guidance for the South West region - 'RPB Co-Ordination of Urban Housing Capacity Studies'. The study has also had regard to work undertaken by the County Council on assessing the potential for housing in the District published in the Urban Capacity Study 2000.

The principal settlements (Towns) within the District comprise:

Yeovil, Chard, Crewkerne, Wincanton and Ilminster

Smaller settlements which contribute to the well being of the District (Rural Centres) include:

Somerton, Castle Cary, Langport, Martock, Bruton, South Petherton, and Milborne Port.

E3. The study has included the main sources of supply. Some sources have been assessed in aggregate rather than by identification of specific sites: empty homes, sub-division of existing housing, and 'living over the shop'. Other sources of supply – employment land and premises, intensification and redevelopment of residential areas, community and institutional uses, other land uses and previously undeveloped land - were assessed both in aggregate and by identifying site specific opportunities.

E4. Where site-specific opportunities are identified, we have defined an 'opportunity' as:

land (vacant or occupied, and free-standing or within a curtilage), or a building or group of buildings, part or all of which is or could be appropriate for housing or for mixed use to include housing, and which meets one or more of the following tests:

- ***it is evidently underused;***
- ***it is conspicuously inappropriate amongst uses in the near vicinity;***
- ***it might reasonably be expected to be targeted for development; and/or***
- ***it will not be needed for its present purpose in the future.***

E5. In order to ensure that all housing potential is considered, an assessment of potential from small sites below the threshold of 10 dwellings was undertaken for those sources of supply where larger sites were individually identified. This was informed by an analysis of past completion rates and trends, existing planning permissions relating to that source of supply, and policy considerations which might affect future supply.

E6. A short programme of consultation was undertaken with land owners, developers and agents to identify possible opportunities. Discussions were also held with relevant District Council

officers. Existing data sources in the Council were utilised wherever possible including: planning permissions; planning refusals/withdrawn applications; lapsed permissions; current applications not yet determined; South Somerset District Council Local Plan allocations; alternative sites promoted at the local plan inquiry; and a review of the previous South Somerset District Council study.

E7. Finally, having identified opportunities from the sources listed above, opportunities were also identified from surveys of the five main settlements in South Somerset and the seven rural centres as defined in the study. Dwelling yields for newly-identified potential sites were generally derived using density multipliers, taking account of guidance on densities in the South Somerset Local Plan and National Planning Guidance.

E8. Discounting has been built into the process as a whole by excluding some types of 'opportunities' from the outset, for example, sites that do not accord with current or potential policy scenarios. However, in some instances further information would need to be gathered to increase the degree of certainty and confidence about the deliverability, yield and timing of the sites, and to address this issue a discount rate for the potential of some categories of site has been applied. This will be kept under review as part of the LDF monitoring process.

E9. Part 2 of the study examines each potential source of supply in detail.

E10. The base date for the study is April 2006.

Main Findings

E11. Overall the study identifies potential for residential development in the existing main settlements in the District of around 3,667 dwellings in the period 2006 – 2016.

PART 1

INTRODUCTION AND METHODOLOGY

1.1 INTRODUCTION AND PURPOSE OF THE STUDY

1.1.2 South Somerset District Council has undertaken this study to assess the potential for residential development within existing settlements in the District, particularly on previously developed land, in the period up to 2016. The outcome will help inform policies and proposals for housing provision to be included in the Local Development Framework (LDF). It will also inform the Council's contribution and response to regional policy guidance. It is stressed, however, that the study is **independent of decisions on housing allocations which will be made through the LDF, and the identification of any site does not necessarily mean that planning permission for residential development will be granted or that it will be allocated for housing in future development plans.**

1.1.3 South Somerset is a large and diverse area, extending to nearly 40 miles from east to west, with an area of 370 square miles and an estimated total population mid year 2005 of c. 156,100.

1.1.4 The principal settlements (Towns) within the District comprise:

Yeovil, Chard, Crewkerne, Wincanton and Ilminster

1.1.5 Smaller settlements which contribute to the well being of the District (Rural Centres) include:

Somerton, Castle Cary, Langport, Martock, Bruton, South Petherton, and Milborne Port.

1.1.6 In line with South Somerset's previous Urban Housing Capacity Assessment we have also reviewed these smaller settlements given their sustainability factors and their likelihood of providing sites which could have urban housing potential.

1.1.7 The Government's planning guidance on providing for housing (Planning Policy Guidance Note 3) requires all local planning authorities to undertake urban capacity studies in order to establish how much additional housing can be accommodated within urban areas. Authorities are advised to follow the principles laid down in good practice guidance (PPS3), and the Council has therefore had regard to good practice set out in 'Tapping the Potential – Assessing Urban Housing Capacity' (DETR, 2000), in particular ensuring that each of the main sources of potential identified in that guidance are examined.

1.1.8 The Council recognises, however, that 'capacity' implies a finite resource, whereas a study such as this can only be an assessment of potential at a particular point in time, involving judgements on a number of factors in assessing whether a site is likely to come forward for development in the timescale of the study. For this reason the Council has termed the present study as 'Housing Potential' rather than 'Urban Capacity.'

1.1.9 PPS3 states that regional planning bodies should coordinate the programme of capacity studies undertaken by constituent local authorities and maintain consistency of approach by agreeing the standards to be applied (PPS3). The South West of England Regional Assembly (SWRA) have published good practice guidance for the South West region - 'RPB Co-Ordination of Urban Housing Capacity Studies' - and this guidance has been taken into account in undertaking this study.

1.1.10 The study has also had regard to work undertaken by the District Council on assessing the capacity for housing in South Somerset (2000). It has built on the experience gained in that study, updating some aspects of it where appropriate, and using local knowledge to provide more detail in respect of other aspects.

1.1.11 The study looks ahead to the year 2016.

1.1.12 Current policies for development in South Somerset District are set out in the South Somerset Local Plan (SSLP, adopted April 2006). These policies are saved until replaced by appropriate sections of the LDF. The housing potential study has therefore been carried out using the Adopted SSLP policies as a basis. Since the policy framework of the LDF may well differ from SSLP, there will be a need to review the housing potential study in due course, to assess the effect of varying policy assumptions on the conclusions of the study. Additionally, the implementation of policies and the delivery of housing provision will be monitored annually through the annual monitoring report as the LDF progresses, and the results assessed against the conclusions of the housing potential study.

1.1.13 A base date for the study of April 2006 has been adopted.

Throughout the study, the number of dwellings referred to is net additional dwellings.

1.1.14 The following section sets out the way in which the study has been undertaken, which reflects the process for housing potential studies set out in advice to local authorities in the South West.

1.2 OVERALL METHODOLOGY

Geographical extent of study

1.2.1 'Tapping the Potential' suggests that for the purposes of urban capacity studies 'urban' embraces all settlements that can contribute to sustainable patterns of development. The main settlements (chosen in terms of their size, sustainability and built form and identified in the adopted Local Plan as Towns) are:

- Yeovil;
- Chard;
- Crewkerne;
- Ilminster; and
- Wincanton;

1.2.2 A plan identifying the boundary of South Somerset and the location of these settlements is indicated in Appendix 1.

1.2.3 The SWRA in their publication "RPB Co-Ordination of Urban Housing Capacity Studies" suggests that the selection of settlements for inclusion in the study should be based on their role rather than simply their size. Policies of the SSLP allow limited small-scale development at settlements that have some community facilities like shops, pubs and post offices, are reasonably accessible and may provide some employment opportunities. These are listed in below and equate to Rural Centres in the adopted Local Plan.

- Somerton;
- Castle Cary;
- Langport;
- Martock;
- Bruton;
- South Petherton;
- Milborne Port; and
- Martock.

1.2.4 There are a substantial number of smaller settlements which are less sustainable and it would be beyond the resources of this study to undertake comprehensive surveys of all of them. In this respect, projections have been produced in aggregate for these villages as detailed in the respective tables within this report.

1.2.5 The SSLP does define development areas and on this basis, these envelopes are used as a basis for determining urban areas.

The Approach to Assessing Potential

1.2.6 The study has included the main sources of supply set out in 'Tapping the Potential'. It is appropriate to look at some on a site-specific basis, while others have been looked at in aggregate form with an assessment of potential being based on factors such as past trends, existing permissions, policy considerations and sampling techniques. The proposed approach to each potential source of housing is set out in Table 1 below. Where for specific types of supply there are both sites identified and aggregate estimations, this process was used because it was considered appropriate. This is especially so where site-specific evidence was extremely limited to be used as the basis of projections.

1.2.7 Most effort has been concentrated on sources where the majority of provision will come from and where confidence levels can be improved. In this context it is worth noting that windfall developments have made a significant contribution to housing supply over the period 1991 – 2006 and developments of 10 or less units have seen the largest contribution.

TABLE 1: APPROACH TO ASSESSING HOUSING POTENTIAL

	Source of Supply	Site Specific?	Approach to Assessment
1	Subdivision of Existing Housing Definition: - Any sub-division should produce self contained units that accord with the Census definition of a dwelling.	N	Based on previous work updated as appropriate from more recent monitoring.
2	Flats Over Shops Definition: - Retail parks and modern shopping centres should be excluded from this assessment, unless specific provision or policies provide for housing in such areas; shopping parades outside of town centres should be included.	N	Based on previous work, reviewed in light of local circumstances and more recent monitoring.
3	Empty Homes Definition: - In terms of main residences, it is the unnecessary (eg. long term) vacancies that are particularly relevant. However, the assessment will need to be sensitive to the number of long term vacancies due to unavoidable delays, such as lengthy probate proceedings.	N	Based on previous work, reviewed in light of local circumstances and more recent monitoring.
4	Previously Developed Vacant/Derelict Land & Buildings (non housing) Definition: - Essentially these are 'brownfield' sites.	Y	Based on previous work, reviewed in light of local circumstances and more recent monitoring.
5	Intensification of Existing Areas Definition: - Essentially intensification equates to 'small sites' in land availability studies (i.e. with a capacity under 0.5ha &/or under 10 dwellings. In the main it covers the utilisation of big gardens or in-fill development between /adjacent to existing housing.	Y	Based on previous work, reviewed in light of local circumstances and more recent monitoring.
6a	Redevelopment of Existing Housing Definition: - This primarily relates to poor quality housing areas, where there is probably a high vacancy rate.	Y	Identification of individual sites, having regard to information sources.
6b	Redevelopment of Other Uses Definition: - This relates to the redevelopment of other uses.	Y	Identification of individual sites, having regard to information sources.
7	Redevelopment of Car Parks Definition: - relates to those car parks where there is an over provision of parking and where there are poor quality surface car parks which have a negative impact on the surrounding area.	Y	Identification of individual sites, having regard to information sources.
8	Conversion of Commercial Buildings Definition: - Industrial and commercial buildings, (not fulfilling a residential or non-residential institutional use), generally structurally sound and capable of being re-used without extensive internal or external demolition.	Y	Identification of individual sites, having regard to information sources.
9	Existing Housing Allocations Definition: - Unimplemented housing allocations in Development Plans.	Y	Desk-top exercise to reflect progress on sites in SSDC LP.
10	Review of Other Allocations in SSDC Local Plan Definition: - Unimplemented non-residential allocations in Development Plans.	Y	Desk-top exercise to reflect progress on sites in SSDC LP.
11	Vacant Land Not Previously Developed Definition: - it is easier to say that it does not include land which has been developed for public open space, playing fields, allotments and landscaping; but will include urban greenspace, informal public open space, and rural land within urban areas.	Y	Identification of individual sites, having regard to information sources.
12	Development Outside Development Limits Definition: - includes land outside of defined development limits, such as conversion of existing buildings, redevelopment and restrictive occupancy (agricultural worker's dwellings).	N	Based on previous work, reviewed in light of local circumstances and more recent monitoring.

1.2.8 Category 12, Development Outside Development Limits, includes land outside of defined development limits, such as conversion of existing buildings, redevelopment and restrictive occupancy (agricultural worker's dwellings).

1.2.9 Whilst Tapping the Potential does not refer to development outside of development limits, in the case of South Somerset District it is considered fundamental to their Housing Potential Study to ensure this category included. The South Somerset Local Plan Inspector supported future projections given the significant amount of rural windfalls that have transpired over the last 15 years. The Inspector did go on to state however that these projections should be at lower rates (Inquiry Report para 4.16 page 162).

1.2.10 In addition, the total number of dwellings completed in the District during the period July 1991 – April 2006 was 9,341. Allocations fulfilled 30% of these completions, Urban Windfalls accounted for 54% of completions and Rural Windfalls, identified in the table above, accounted for 16% of completions, a substantial number. In this regard and as stated above, we consider it fundamental that this particular form of development is acknowledged within this housing potential study.

1.2.11 Where site-specific opportunities are identified, we have defined an 'opportunity' as:

land (vacant or occupied, and free-standing or within a curtilage), or a building or group of buildings, part or all of which is or could be appropriate for housing or for mixed use to include housing, and which meets one or more of the following tests:

- ***it is evidently underused;***
- ***it is conspicuously inappropriate amongst uses in the near vicinity;***
- ***it might reasonably be expected to be targeted for development; and/or***
- ***it will not be needed for its present purpose in the future.***

1.2.12 A threshold for the inclusion of **specific sites** of 10+ dwellings has been agreed with Plan Policy officers following guidance from National and Regional Government and, and this has been adopted in the current study for practical reasons to ensure the study is manageable. Having regard to the densities set out below, this translates into site areas of approximately:

- 0.2ha in the main town centres listed above;
- 0.25 ha in other locations within South Somerset, namely Somerton, Castle Cary, Martock *et al.*
- 0.3 ha in other village locations

1.2.13 However, the overriding criterion for inclusion is the potential housing yield rather than site area.

Assessment of Site Specific Opportunities

1.2.14 Clear criteria for the identification of site-specific opportunities were developed. However, the identification of a site as an 'opportunity' does not imply an acceptability that it has potential for residential development that should be counted as an outcome of the study, only that it merits evaluation in the next stage of the process.

1.2.15 Site specific opportunities were identified by a range of different techniques as set out in the following paragraphs.

Public Consultation

1.2.16 A short programme of consultation was undertaken inviting landowners, developers and agents to identify possible opportunities within the District. Further detail is provided in Appendix

2. All agents with dealings in the area (and beyond) were written to inviting site suggestions from them. The consultation was also advertised on the Council's website and in local newspapers on two separate occasions. The House Builders Federation in the South West were also contacted once a draft document was available and comments invited.

1.2.17 A total of 2 sites were suggested through this consultation process. Of these both sites were not taken forward into the study as they did not conform to the methodology – they were both well outside of the defined settlement boundaries, in the open countryside.

Individual Meetings/Discussions

1.2.18 Discussions were held with relevant staff within the Council to identify opportunities who have provided information and commented on potential sites using their existing knowledge of the District.

Utilising existing information

1.2.19 Existing data sources in the Council were utilised wherever possible. These include:

- planning permissions
- planning refusals/withdrawn applications
- lapsed permissions
- current applications not yet determined
- SSLP allocations
- alternative sites promoted at local plan inquiry
- sites already notified by developers for consideration for inclusion in the LDF

1.2.20 Information was also drawn from specific studies that have been undertaken recently or are currently being undertaken, including SSDC's Employment Study.

1.2.21 As many site-specific opportunities as possible were therefore identified through desk-top work, including examination of maps and aerial photographs as well as the information sources listed above. This restricted the need for site surveys outside the main settlements to areas where clarification was required, or where site-specific conditions needed further investigation in order to inform later stages of the study.

Previous South Somerset Urban Housing Capacity Assessment

1.2.22 We have reviewed the previous Assessment undertaken by the Policy department of South Somerset District Council in 2000. We have revisited the specific sites considered suitable as sites for housing potential as advised by national and regional guidance to produce the table overleaf (Table 2) which confirms which sites have been developed since 2000 and those which remain undeveloped. This revisit included reviewing maps and plans of the particular sites and drive-by/walk-by surveys to ascertain the current position on site. From our notes, Table 2 overleaf indicates which sites have come forward for development, and those which have not. After discussions with officers, and our own considerations, we also consider in the final column of the table why particular sites have not come forward.

TABLE 2 SITES CONTAINED WITH SSSDC HOUSING CAPACITY STUDY 2000

Site Ref	Address	Area (ha)	Developed?	Constraints
YEOV 1/01	West of The Bell, Preston Road	0.23	Yes	-
YEOV 1/02	Watercombe Farm, Watercombe Lane	0.22	Yes	-
YEOV 1/10	Vacant Factory, Larkhill Road	1.61	Allocated – now under construction	-
YEOV 3/10	Land surrounding Pen Mill Public House	1.51	No	Highways/existing pub car park
YEOV 3/12	Former Jewson's Yard, Newton Road	0.48	Allocated – now developed	-
CHAR/06	Land north of Millfield	0.59	No	Vehicle access
CHAR/36	Land west of The Minnows (car park)	0.25	No	Car Park. Local Plan Inspector recommended its retention as car park.
CREW/15	Viney Bridge Mills	0.42	No	Proposed allocation not carried forward as no rationalisation of current uses which would allow development of part of the site.
ILM/05	North, Summervale Medical Centre, Wharf Lane	0.26	Allocated	-
ILM/17	Factory south of Shaston, Winterhay Lane	0.37	No	Existing use but some spare land to the east of the building currently underused.
WINC/17	Council depot/coach depot	0.9	Allocated – part developed	-
CACA/02	West of surgery, Millbrook Gardens	0.23	Allocated	-
CACA/05	Hillcrest School	0.52	Allocated – part under construction	-
CACA/06	South of Wyke Road, East Cary Hill	0.25	No	Highways
SOME/05	May Pole Knapp	0.55	Allocated	-
SOME/06	Sutton Road Farm	0.35	No	Highways
SOME/08	Home Farm, West End	0.39	Allocated	-
SOME/09	Town Farm, Sutton Road	0.33	Allocated	-
SOME/22	The Mill House, Sutton Road	0.34	Allocated completed	-
MART/10	Depot, Coat Road	0.40	Allocated	-

1.2.23 The above reveals that out of the original 10.2 hectares of land considered available for housing development in the 2000 study, some 8.93 hectares remain available for development, some 1.27 hectares having been built out.

1.2.24 In addition to the sites listed above, further examination has been made of the urban area within the settlement boundaries to review whether further sites would be suitable for housing development. These are included in their relevant section.

Survey

1.2.25 Finally, having identified opportunities from the sources listed above, opportunities were also identified from survey work in the main settlements. This included examination of maps and aerial photographs and “on the ground” surveys.

Evaluation of Identified Opportunities

1.2.26 A clear process and defined criteria for assessment of opportunities were established to eliminate as far as possible the need for subjective assessment on which opportunities should be included in the assessment of potential. The criteria have regard to the sustainability indicators included in SSLP, policies of the plan, and the criteria set out in PPS3.

1.2.27 In particular, it was decided that residential development on sites meeting the following criteria which would be contrary to national planning policy and/or the policies of the SSLP, would not be regarded as opportunities, unless specifically identified for residential development in the SSLP or by the grant of planning permission:

- *Allocated for non-residential purposes in the SSLP including proposed transport infrastructure;*
- *In open countryside;*
- *On the edge of settlements which are not substantially enclosed by existing development or would intrude into the countryside;*
- *Requiring direct access to inter-urban A-class roads or Trunk Roads;*
- *Affecting Scheduled Ancient Monuments;*
- *Involving loss of ground floor retail in Primary Shopping Frontages;*
- *Where development would result in loss of trees and hedgerows of amenity, landscape or wildlife value; (although this is a subjective matter, we have taken initial views to make this document as robust as possible).*
- *Formal parks;*
- *Public or private playing fields, except where redevelopment of a small part of the site will enhance sports or recreational provision, or where alternative provision of at least the equivalent size, suitability and convenience can be made;*
- *Allotments, unless there is no demonstrable demand, suitable alternative provision can be made or where the allotment facility would be enhanced through the development;*
- *Other maintained open land which makes a significant contribution to amenity.*

1.2.28 Further criteria were recorded which may constrain residential development or influence when a site might come forward for development. They may be both on-site features or features of adjoining land which could be material considerations influencing a planning decision. They include:

- (a) *Criteria derived from policies of the SSLP:*
- *Potential harm from neighbouring uses*
 - *Access*
 - *Community use with local need*
 - *Landscape/townscape character*
 - *Trees and hedges*
 - *Listed building*
 - *Conservation area*
 - *Archaeological site*
 - *Park or Garden of Special Historic Interest*
 - *Nature Conservation Value*
 - *Watercourse*
 - *Flood risk*
 - *Public right of way*
 - *Contamination*
 - *Shopping area*
 - *AONB/AAL/LLA*
 - *Agricultural Land*

(b) *Other potential constraints:*

- *Topography*
- *Ownership*
- *Infrastructure*
- *Alternative Use*

1.2.29 In categorizing the sites, particular regard has been had to both site suitability and likely availability and landowner/developer intentions.

The inclusion of sites does not automatically mean that planning permission would be granted for development of the site. The sites would still have to be considered through the normal development control and, where appropriate, the development plan process. Their inclusion in the study in any particular category does not override the normal planning processes.

1.2.30 Sites above the site size threshold that have a planning permission or resolution to grant a planning permission at the time of the base date for this study have been specifically identified as such. They have not been subjected to evaluation other than to assess the potential timing of delivery and yield (where not fixed by the permission). They are presented in the results of this study in relation to each site-specific capacity source to help to provide a fuller picture of the overall potential for residential development from the identified sources.

Determining the yield

1.2.31 “Tapping the Potential” and “RPB Co-Ordination for Urban Housing Capacity Studies” highlight a number of approaches to assessing the yield from sites, with the application of density multipliers being the main approach. Although site-specific design studies can help to demonstrate that a particular density can be achieved on a site, resource limitations have meant that such exercises have not been undertaken specifically for this Housing Potential Study. However, the study has had regard to any appraisals which have already been carried out, for instance in preparing development briefs or concept statements. Where planning permission has been granted or a resolution to grant has been made, dwelling numbers specified in the permission have generally been used.

1.2.32 Using density multipliers has provided a practical alternative way of dealing with other sites and helped to make the assessment task more manageable because useable figures can be produced quickly. Taking account of guidance on densities in PPS3, the following densities have generally been applied:

- *50 dph in the main settlements and in other town centres well served by public transport;*
- *40 dph at locations that are well related to Primary Public Transport Corridors; and*
- *30 dph in other village locations*

It should be made clear that the dwelling yield figures included in this report for individual sites does not mean acceptance of a particular level of housing provision on a site when a planning application is considered. Each planning application will be considered on its merits.

1.2.33 It is important to note, and has been agreed in discussions with officers of the Council, that these figures need to be less rigid for particular settlements given their very nature and historic value. These densities need to be reviewed as a starting point and then amended depending on site specific factors. For example, given the make-up of the District, the Adopted Local Plan refers more to densities between 30 – 35 dph.

1.2.34 Densities higher than 50 dph may be appropriate for some sites in South Somerset's main town centres, such as Yeovil.

1.2.35 PPS3 gives a minimum density and so the more prescribed higher densities in PPG 3 remain relevant for supply estimation.

Discounting

1.2.36 'Tapping the Potential' suggests that studies should produce an unconstrained figure for potential which is then discounted to take account of factors which may prevent sites coming forward for development. However, the approach now recommended by SWRA is to build discounting into the process as a whole and this approach has been followed in this study. Therefore, some types of 'opportunities' were excluded from the outset, for example, sites that do not accord with current or potential policy scenarios. Further sites with no realistic prospect of development were removed at the evaluation stage, and an informed assessment of housing yield and phasing further reduced uncertainty. As such, it is considered that the overall approach to the study provides a realistic assessment of potential which reduces the need for discounting.

1.2.37 However, whilst a good deal of information has been gathered about the identified sites, and an assessment has been undertaken, it is recognised that in some instances further information would need to be gathered to increase the degree of certainty and confidence about the deliverability, yield and timing of the sites. To address this issue it is considered appropriate to include a discount rate for the potential of those sites. The discount rate to be applied to each category of site specific sources at this stage is outlined in the relevant sections of this report.

Assessment of Potential from Non-site Specific Sources and Small Sites

1.2.38 Table 1, above, sets out the approach taken to particular sources of housing supply which have been assessed in aggregate rather than by identification of specific sites. The sources of supply for which this applies are:

- Empty Homes
- Sub-division of existing housing
- Flats over shops

1.2.39 In addition, to complete the assessment of potential for residential development in the District as a whole, in order to ensure that all housing potential is considered, an assessment of potential from small sites below the threshold of 10 dwellings was undertaken for those sources of supply where larger sites were individually identified. This was informed by an analysis of past completion rates and trends, existing planning permissions relating to that source of supply, and policy considerations which might affect future supply.

1.2.40 More detail on how potential has been assessed from these non-site specific sources of supply is set out in the individual sections of this report relating to those sources.

Comparison with Past Completions Data

1.2.41 The overall findings of the study for each source of supply assessed on a site specific basis have been compared with past completion rates for that source. This enabled the degree of corroboration to be identified and any significant variances to be explained. Tapping the Potential indicates in particular that if the assessed capacity is substantially lower than historic housebuilding rates then the assumptions underlying the study are likely to have been overly cautious and will need to be revisited.

1.3 FURTHER WORK

1.3.1 At the present stage, this report should be regarded as 'work in progress': that is, this study is the start of a continuous process of monitor and review.

1.3.2 As discussed there will be a need to review the study as the LDF progresses, to assess the effect of varying policy assumptions on the conclusions. Additionally, the implementation of policies and the delivery of housing provision will be monitored, and the results assessed against the conclusions of the housing potential study.

PART 2

SOURCES OF SUPPLY ASSESSED IN AGGREGATE

(UHP REFERENCE: 1) SUB-DIVISION OF EXISTING HOUSING

2.1 The conversion and subdivision of existing dwellings can make a useful contribution to housing provision by adapting the existing housing stock to meet the needs of the increasing number of smaller households. It may also help to meet the need for affordable and low-cost market housing. 'Tapping the Potential' recognizes that this can be a significant potential source of new homes although the subdivision of existing housing into two or more units is something that many studies have found difficult to estimate.

Policy Context

2.2 The SSLP does not contain specific policies relating to sub-division of existing housing. However, PPS3 encourages local planning authorities to promote conversions, by taking a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking.

The Approach to Assessing Potential

2.3 SSDC have recorded details of build out rates for schemes, but only since April 2003 which refer to urban housing potential categories. Whilst this information is rather limited, in the absence of readily available historic survey information, this report must refer to these rates.

2.4 The table below confirms that since April 2003, a very modest gain has been achieved through sub-division of existing properties.

**TABLE 3: SUB-DIVISION OF EXISTING HOUSES
(APRIL 2003 – APRIL 2006)**

Area	Total Dwellings	Average per Annum
Yeovil	11	3.7
Chard	3	1
Crewkerne	4	1.3
Wincanton	6	2
Ilminster	3	1
Bruton	3	1
Castle Cary	1	0.3
Langport	1	0.3
Martock	2	0.7
Milborne Port	1	0.3
Somerton	-	-
South Petherton	-	-
Villages	4	1.3
Rest of District	-	-
Total	39	13

Source: SSDC Planning Policy

Stock of permissions

2.5 Whilst past completions can provide a reasonably good indication of future completion rates, the stock of sub-division permissions and schemes which are under construction can provide a good indication of how much potential will be completed in the next few years and can help to inform the assessment in the short to medium term.

**TABLE 4: STOCK OF SUB-DIVISION COMMITMENTS OF EXISTING HOUSES
(at APRIL 2006)**

Area	Under Construction	Not Started
Yeovil	6	1
Chard	2	6
Crewkerne	-	2
Wincanton	-	2
Ilminster	-	-
Bruton	-	-
Castle Cary	-	2
Langport	-	1
Martock	-	-1
Milborne Port	-	3
Somerton	-	1
South Petherton	-	-
Villages	-	3
Rest of District	-	-
Total	8	20

Source: SSDC Planning Policy

Conclusions

2.6 Over the last three years, the above figures indicate that some 39 dw (net) have been brought forward for development from sub-division of existing houses for the period April 2003 – April 2006.

2.7 The average annual completion rates for sub division split equally over the period is therefore 13.0 dwellings. Projecting forward over the period 2006 - 2016, and basing these projections on past completion rates alone, there is potential for some 130 units to come forward over the next ten years.

2.8 In terms of commitments some 28 units have the benefit of planning consent. Commitments indicate potential development coming forward at a level higher than the projected annual average from the last three years accounting for approximately 2.2 years of supply, likely to come forward in the short term. It is considered reasonable therefore to allow the build out rate to continue at the last three year average of 13 dwellings to acknowledge that there is no reason to believe this rate will see a slow down in the short term.

2.9 Given the above we consider that there is potential for 130 units to come forward during the period 2006 - 2016.

2.10 In terms of phasing, previous years have seen a concentration of completions in the five main towns, particularly in Yeovil and Wincanton, as well as the smaller villages. We anticipate this trend continuing although expect more development to come forward in Yeovil and Chard in the shorter term based on the commitments produced above.

2.11 Table 5 overleaf below indicates the suggested phasing approach.

TABLE 5: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	6	4	4	4	4	4	4	4	4	4
Chard	2	2	2	2	2	2	2	2	2	2
Crewkerne	0	2	2	1	1	1	1	1	1	1
Wincanton	0	2	1	1	1	1	1	1	1	1
Ilminster	0	0	1	1	1	1	1	1	1	1
Rural Centre	0	8	4	3	3	2	2	2	2	2
Villages	0	3	1	1	1	1	1	1	1	1
RoD										
Ave Per A	8	21	15	13	13	12	12	12	12	12
Total					70					130

**(UHP REFERENCE: 2)
FLATS OVER SHOPS**

2.12 'Tapping the Potential' notes that there is likely to be potential to convert the space over shops and local offices into flats whatever the size of settlement, including villages. Although estimates of the potential of this source vary, all point to its significance. For example, the Living Over the Shop (LOTS) project initially estimated that the national potential for flats over shops was around 500,000 units. However, the Regional Guidance states that research indicates that the number of flats that could arise from this source is difficult to measure and even more difficult to assess in terms of the practical policy measures that would be required to realise some of its potential.

Policy Context

2.13 PPS3 states that conversions of the upper-floor space over shops can provide an important source of additional housing, particularly in town centres, and that local planning authorities should adopt positive policies to bring it into housing use. This may be achieved in conjunction with the local authority's housing programme and empty property strategy and, where appropriate, acquisition of properties under compulsory purchase procedures.

2.14 The SSLP states that it is an objective of the Council to maintain and increase the number of residential properties in the towns and rural centres in the Plan area. It confirms that most town centres have underused floor space above ground floor shops and commercial premises.

The Approach to Assessing Potential

2.15 'Tapping the Potential' outlines a number of approaches to assessing the potential capacity of space above shops using 'yardsticks'. Regional Guidance suggests that it is possible to assume one dwelling unit for every shop (excluding retail parks and modern shopping centres). Further, 'Tapping the Potential' suggests that a study from Hertfordshire assumed that the potentially available space was equivalent to a third of the retail floor area and that a third of this could be converted or brought back into use. Given 'Tapping the Potential's' acceptance of this yardstick approach, we have adopted this method for the purposes of this study.

2.16 In this regard, SSDC have provided figures resulting from a survey of town centre shops undertaken in September 2005. These are produced overleaf. We have discounted the figures noting superstores, out of town retailers and other non-conforming retailers.

TABLE 6: PERCENTAGE OF POTENTIAL LOTS FLOORSPACE IN SOUTH SOMERSET (AT SEPTEMBER 2005)

Settlement	Total town centre retail floorspace (sq.m.) after deductions (see above)	Total town centre LOTS potential floorspace (sq.m.) (one-third)	Percentage of total adjusted retail floorspace with LOTS potential
Yeovil (centre)	19105	6368	2123
Yeovil (outer)	8309	2770	923
Chard	7381	2460	820
Crewkerne	5987	1996	665
Wincanton	3258	1,086	362
Ilminster	2944	981	327
Bruton	834	278	93
Castle Cary	1940	647	216
Langport	1923	641	214
Martock	437	146	49
Somerton	1539	513	171
South Petherton	1125	375	125
		Total	6088

2.17 The final stage in estimating LOTS potential is to convert the floorspace estimates into actual dwelling numbers. A standard of 70 sq.m. for a mixture of 1-bed and 2-bed flats as adopted by URBED and produced in the RPB Guidance.

TABLE 7 – DISCOUNTED HOUSING POTENTIAL FROM LOTS

Settlement	Total adjusted retail floorspace with potential (SQ.M.)	Estimated Housing Potential (Divided by 70 Sq.M.)
Yeovil (centre)	2123	30
Yeovil (outer)	923	13
Chard	820	12
Crewkerne	665	10
Wincanton	362	5
Ilminster	327	5
Bruton	93	1
Castle Cary	216	3
Langport	214	3
Martock	49	1
Somerton	171	2
South Petherton	125	2
Total	6088	87

2.18 It has then been assumed that the estimated potential is realised in the period up to 2016 and that completions would be spread equally between the periods of 2006-2011 and 2011-2016.

Recent LOTS conversions in South Somerset

2.19 Completions of LOTS conversions since 2003 are given in Table 8, overleaf, together with outstanding permissions on the base date of this study.

**TABLE 8: LOTS CONVERSIONS COMPLETED
APRIL 2003 – APRIL 2006**

Settlement	LOTS Conversions Completed	Annual Average
Yeovil	6	2
Chard	1	0.3
Crewkerne	-	-
Wincanton	-	-
Ilminster	-	-
Bruton	-	-
Castle Cary	-	-
Langport	3	1
Martock	-	-
Somerton	-	-
South Petherton	-	-
Total	10	3.3

Source: SSDC Planning Policy

LOTS Under Construction or Committed

2.20 In addition to the above, the following table indicates LOTS under construction or committed at April 2006.

**TABLE 9: LOTS CONVERSIONS UNDER CONSTRUCTION OR COMMITTED
APRIL 2003 – APRIL 2006**

Settlement	Under Construction	Not Yet Commenced
Yeovil	5	11
Chard	-	13
Crewkerne	3	2
Wincanton	-	-
Ilminster	-	-
Bruton	-	-
Castle Cary	1	-
Langport	-	-
Martock	-	-
Somerton	-	-
South Petherton	-	-
Total	9	26

Source: SSDC Planning Policy

2.21 The above figures appear to suggest that LOTS activity will not be a major source of housing potential in South Somerset. Although the 87 units derived from the 'yardstick' approach appears high against recent completions (3.6 units per annum) there is a relatively high number of commitments (35 dwellings). An allowance of 87 dwellings is therefore considered reasonable.

2.22 In terms of phasing, over the last few years Bruton and Martock have seen the most activity, although up to date commitments suggest higher levels of activity coming forward in at least three of the main towns (Yeovil, Chard and Crewkerne). Given the concentration of shops within these areas, and towns such as Wincanton and Ilminster, we would expect this to continue and have produced a likely phasing programme overleaf as appropriate.

TABLE 10: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	5	6	5	5	5	4	3	2	1	0
Chard	0	10	3	3	3	2	2	1	1	0
Crewkerne	3	2	0	2	1	1	1	1	0	0
Wincanton	0	0	2	2	1	1	1	0	0	0
Ilminster	0	0	2	2	1	1	0	0	0	0
Rural Centres	1	1	0	0	0	0	0	0	0	0
Villages	0	0	0	0	0	0	0	0	0	0
RoD										
Ave Per A	9	19	12	14	11	9	7	4	2	0
Total					65					87

(UHP REFERENCE: 3) EMPTY HOMES

2.23 'Tapping the Potential' notes that the number of empty homes that can be brought back into use is a significant source of capacity. The stock of empty homes in England varies around the figure of 750,000 dwellings, which is about 3.7% of the total housing stock.

2.24 Concern has been expressed about the inclusion of empty homes in capacity studies because they are outside the direct control of the planning system. Also, as the majority are in the private sector, they are not directly susceptible to local authority management. Some vacancies are also necessary to allow the normal operation of the housing market (for example when houses are empty pending re-sale or re-let) and some will be under repair. In addition housing requirements in Local Plans are expressed in terms of net additions to the dwelling stock. Empty properties, whilst not housing anyone whilst being vacant, do form part of the existing dwelling stock.

2.25 However, since empty homes have been identified in 'Tapping the Potential' it is pertinent to consider the potential contribution in this study.

Policy Context

2.26 PPS3 requires local planning authorities to adopt positive policies to identify and bring empty housing into use, in conjunction with the local authority's housing programme and empty property strategy and, where appropriate, acquire properties under compulsory purchase procedures.

2.27 In recent years there have been significant changes to encourage the re-use of empty properties. The Housing Investment Programme (HIP) for local authorities now collects information on the number of empty dwellings in the District, and the number that have been vacant for more than six months. The scheme of BV Performance Indicators introduced by the Audit Commission contains a specific indicator to measure local authority performance in bringing empty private sector dwellings back into use.

The Approach to Assessing Potential

2.28 Properties that are empty but are awaiting a sale, in the process of renovation, subject to probate, where the occupier is in care or where the outcome of a planning application is awaited are inappropriate targets for empty homes action. Their vacancy tends to be short-term and their re-use is planned. It is the unnecessary long-term vacancies that are of particular concern and it is here that capacity studies should focus their efforts.

Empty Homes in South Somerset

2.29 HIP returns estimate that there were 2,835 vacant homes in South Somerset District at 1st April 2004, representing 4.2% of the total housing stock. Comparative figures for the South West region and for England as at 1st April 2004 were 1.6% and 2.5% respectively. The vast majority of the vacant dwellings (2,700) were in the private sector. Of these, it is estimated that 964 had been vacant for more than six months (National Statistics).

Conclusions

2.30 The likely contribution to housing capacity is limited. It is also possible that some vacant property will have been included in other categories of this study, particularly in LOTS potential or as properties awaiting demolition to facilitate intensification or redevelopment in existing residential areas, and to include them in this section would involve double-counting. Moreover, as stated in the introduction to this section, doubts have been expressed whether gains from this source should in any event be included in housing potential studies. In the light of these factors, no specific allowance for dwelling potential is included from this source of supply in the current study.

PART 3

SOURCES OF SUPPLY ASSESSED BY IDENTIFICATION OF POTENTIAL SITES

(UHP REFERENCE 4)

PREVIOUSLY DEVELOPED VACANT & DERELICT LAND & BUILDINGS

Scope of category

3.1 A number of landuses fall within this category, including employment land, and community uses. In essence, vacant or derelict brownfield sites.

3.2 The main towns and settlements as listed at the beginning of this study were reviewed for areas considered capable of redevelopment. From our desktop survey and site visits, there was very limited opportunity available for redevelopment of previously developed vacant and derelict land and buildings. The results are as follows:

Yeovil:

3.3 A desktop study was made of Yeovil town centre and its outskirts and sites were identified that could result in development opportunities from previously developed vacant and derelict land and buildings. A driving and walking visit was made of the town following on from identified sites. We reviewed a number of specific locations, including:

- Land off **Marsh Lane** (already developed out)
- Land off **Ilchester Road** (already developed out)
- Land off **Preston Grove** (already developed out)
- The old factory at **Larkhill Road** (already developed out)
- Land at **High Preston Farm** (previously employment land)
- Depots and works off **Clarence Street** (already developed out)
- Land off **Mill Lane/Woodlands Grove** (detailed consent in place for development)

3.4 It was considered that no further sites were available that would see the redevelopment of previously developed vacant and derelict land and buildings. No development opportunities have therefore been identified.

Chard:

3.5 A large site off **Furnham Road** (to the north of B&Q) was identified at desktop survey stage. This site has sat vacant for a number of years. At the last site visit, it was noted however, that the site was in the process of being developed and so potential has been discounted.

3.6 No other sites within this category were identified within Chard. No development opportunities have therefore been identified.

Crewkerne:

3.7 No development opportunities identified within this particular category after a detailed desktop survey and site specific survey.

Wincanton:

3.8 No development opportunities identified.

Ilminster:

3.9 The Factory, Shudrick Lane: We reviewed this site at desktop study stage as it was indicated as a factory although located historically in a predominately residential and community use area of Ilminster. We considered that it had potential. Our thoughts were borne out when, upon attendance on site, it was noted that the site had been developed for housing recently.

3.10 Land to the West of Wharf Lane: This site had formally been in commercial use and was at desktop study stage a site identified for redevelopment. However, upon site attendance, it was noted that houses were being built out.

Somerton:

3.11 No development opportunities identified.

Castle Cary:

3.12 No development opportunities identified.

Langport:

3.13 No development opportunities identified.

Martock:

3.14 No development opportunities identified.

Bruton:

3.15 No development opportunities identified.

South Petherton:

3.16 No development opportunities identified.

Milborne Port:

3.17 No development opportunities identified.

3.18 We continue this section with a review of past completion rates for these forms of development, together with schemes under construction and committed for development.

Recent Previously Developed Land Now Vacant Completions in South Somerset

3.19 Completions of Previously Developed Land Now Vacant since 2003 are given in Table 11, overleaf.

**TABLE 11: PDL Now Vacant Completions
APRIL 2003 – APRIL 2006**

Settlement	Completions	Annual Average
Yeovil	-	-
Chard	-	-
Crewkerne	-	-
Wincanton	1	0.3
Ilminster	-	-
Bruton	1	0.3
Castle Cary	-	-
Langport	-	-
Martock	1	0.3
Somerton	-	-
South Petherton	-	-
Villages	1	0.3
Rest of District	-	-
Total	4	1.3

Source: SSDC Planning Policy

PDL Now Vacant Completions Under Construction or Committed

3.20 In addition to the above, the following table indicates PDL Now Vacant under construction or committed at April 2006.

**TABLE 12: PDL NOW VACANT UNDER CONSTRUCTION OR COMMITTED
At APRIL 2006**

Settlement	Under Construction	Not Yet Commenced
Yeovil	-	1
Chard	1	1
Crewkerne	-	-
Wincanton	-	-
Ilminster	2	-
Bruton	-	-
Castle Cary	-	5
Langport	-	-
Martock	-	-
Somerton	1	-
South Petherton	-	-
Villages	1	2
Total	5	9

Source: SSDC Planning Policy

3.21 The above figures indicate that a potential of 13 units based on past trends could come forward over the period to 2016. As at April 2006, some 14 dwellings were committed, with 5 under construction and 9 not yet commenced. Given the projected potential based on historic trends is significantly less than that committed, we consider that it is reasonable to assume more potential will come forward in the forthcoming ten year period, allowing for further planning permissions.

3.22 The average annual completion rates for PDL now vacant is 1.3 dwellings. Projecting forward over the plan period, and basing these projections on past completion rates, there is potential for some 13 units to come forward over the next ten years (2006 – 2016).

3.23 In terms of commitments some 14 units have the benefit of planning consent. Commitments amount to c. 10 years of trend supply which is considered to be unrealistic given economic and commercial pressures. Given the existence of commitments at the level indicated above, it is considered reasonable therefore to increase the annual average completion rate for PDL now vacant to acknowledge this difference in line with and in addition to the level of recent

commitments, acknowledging the need to ensure previously development land comes forward prior to Greenfield sites in line with National Advice contained within PPS3.

3.24 In the circumstances, it is considered reasonable to increase the rate to a level approximately in line with commitments. Assuming the 14 committed units take 2 years to build out (reasonable), then we would suggest average annual build rates for this category are raised to 3 dwellings. This figure acknowledges the requirement of Government to secure better and more efficient use of previously developed land and the existing commitments referred to above.

3.25 Given the above we consider that there is potential for 30 units to come forward to 2016.

3.26 In terms of phasing, we work on the basis of the 14 commitments coming forward over the next 2 year period, whilst taking account of where those commitments are. We also note that previous trends (whist limited) indicate some development likely to take place in some of the smaller settlements. However we would expect the majority of development to come forward in the five major towns simply because of the amount of land within those settlements that could come forward for development.

TABLE 13: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	0	2	2	1	1	1	1	0	0	0
Chard	1	1	1	1	1	1	0	0	0	0
Crewkerne	0	0	1	1	0	0	0	0	0	0
Wincanton	0	0	0	0	0	0	0	0	0	0
Ilminster	1	1	1	1	0	0	0	0	0	0
Rural Centres	2	4	1	0	0	0	0	0	0	0
Villages	0	2	1	0	0	0	0	0	0	0
RoD										
Ave Per A	4	10	7	4	2	2	1	0	0	0
Total					27					30

(UHP REFERENCE 5) INTENSIFICATION OF EXISTING RESIDENTIAL AREAS

3.27 In broad terms, intensification is making more effective use of land in a given area; for example, by developing garage courts, large gardens and backlands. Such sites can often be poorly used, and even unsightly.

3.28 The intensification of areas can have benefits in increased visual variety, increased support for local services and shops and not least through reducing the need for development of greenfield sites. Intensification is also commonly associated with adverse impacts on the character of local areas and also through the loss of 'greenery' within urban areas as they intensify. However, a number of studies based on assessments of 'typical residential areas' have demonstrated that existing residential areas can accommodate additional housing units through both redevelopment and backland development without detriment to the character and amenity of these areas.

3.29 The main towns and settlements as listed at the beginning of this study were reviewed for areas considered capable of redevelopment. From our desktop survey and site visits, **no opportunities** presented themselves for the intensification of existing residential areas. The results are as follows:

Policy Context

3.30 Planning Policy Guidance Note 3: Housing (2000) formally introduced a sequential approach to the allocation of sites for residential development, starting with the reuse of previously developed land and buildings within urban areas. Intensification and redevelopment of existing residential areas is a contributor to realising the Government's target for at least 60% of additional housing on previously developed land.

3.30 The increased pressure for intensification coupled with the PPS3 minimum densities for new development increases the need for the good design and layout of new development. PPS3 advocates that the good design and layout of development can help to achieve the Government's objectives of making best use of previously developed land without compromising the quality of the environment (Para.54). A balance has to be struck between making the most of 'urban intensification' (and so reducing the need for 'greenfield' development) and 'amenity' issues such as protecting the character of an area.

3.31 There are no specific policies in the SSLP relating to intensification of existing areas, although there are policies which set out the design principles which will be applied to new developments. The policies reflect PPS3 guidance by seeking to give priority to the use of previously developed land and to ensure that new housing schemes are designed to as high a density as is reasonable whilst seeking to achieve a high standard of design in keeping with surrounding development.

The Approach to Assessing Potential

3.32 Several information sources should be used to present a global assessment of potential. These information sources are detailed in the following sections and include:

- *an analysis of past completion trends;*
- *an assessment of any backland sites identified through sources of information; and*
- *an analysis of the current stock of permissions and schemes under construction.*

Past intensification of residential areas completions

3.33 Whilst past trends are not necessarily a guide to the future they allow a realistic assessment of how much housing potential will come forward over the plan period. In a sense

they provide a benchmark for the assessment, which can be sensitively adjusted to reflect other findings.

**TABLE 14: INTENSIFICATION OF RESIDENTIAL AREAS COMPLETIONS
April 2003 – April 2006**

Settlement	Completions	Annual Average
Yeovil	30	10
Chard	16	5.3
Crewkerne	2	0.6
Wincanton	15	5
Ilminster	11	3.7
Bruton	3	1
Castle Cary	17	5.7
Langport	5	1.7
Martock	3	1
Milborne Port	26	8.7
Somerton	-	-
South Petherton	5	1.7
Villages	83	27.7
Rest of District	-	-
Total	216	72

Source: SSDC Planning Policy

Intensification of Areas Under Construction or Committed

3.34 In addition to the above, the following table indicates intensification of areas under construction or committed as at April 2006.

**TABLE 15: INTENSIFICATION OF AREAS UNDER CONSTRUCTION OR NOT YET COMMENCED
At APRIL 2006**

Settlement	Under Construction	Not Yet Commenced
Yeovil	7	61
Chard	28	25
Crewkerne	2	4
Wincanton	8	29
Ilminster	-	14
Bruton	2	-
Castle Cary	1	3
Langport	-	2
Martock	4	4
Milborne Port	-	3
Somerton	2	10
South Petherton	4	2
Villages	43	85
Rest of District	-	-
Total	101	242

Source: SSDC Planning Policy

3.35 SSDC undertook a detailed analysis of backland sites in their 2000 Housing Capacity Study and these were included, *inter alia*, in Appendix 1 to that document. In desk top and drive/walk around exercises, we have considered the sites listed in the original Capacity Study which have been discounted for the reasons provided in SSDC's original document. Given the limited sizes of plots, it is considered that the last three year's completion rates for intensification of areas gives a more accurate picture.

Conclusions

3.36 The above figures indicate that some 216 units have been brought forward for development from intensification of existing houses for the period April 2003 – April 2006.

3.37 The average annual completion rate for sub division is 72 dwellings.

3.38 Based on past completion rates, there is potential for some 720 units to come forward over the next ten years (2006 – 2016) including the commitments referred to above.

3.39 In terms of commitments some 343 units have the benefit of planning consent. Commitments amount to c. 4 years of trend supply, somewhat higher than the projected annual average from the last three years (some 37%). However, it is noted that almost half (46%) of the Village commitments come from a limited number of large sites. It is considered reasonable therefore to increase the annual average completion rate for this category to acknowledge this level of commitments, but not substantially given what we have said about the limited number of large sites. It is considered reasonable to increase the rate to acknowledge that it is likely the committed schemes will come forward sooner rather than later because of economic pressure and the market. We anticipate commitments coming forward within the next three years. We would suggest it is reasonable therefore to increase the average annual completion rate to 82 dwellings. This will see short-term commitments coming forward whilst acknowledging Government’s desire to see authorities bring forward more brownfield sites.

3.40 Given the above we consider that there is potential for 820 units to come forward to 2016.

3.41 In terms of phasing, previous years have seen concentrated development taking place in Yeovil, Chard and Wincanton, as well as smaller villages such as Castle Cary and Milborne Port. Villages saw the largest amount of development, spread between them (some 83 dwellings between 2003 – 2006). We acknowledge this in our phasing projection, whilst taking account of commitments by location.

TABLE 16: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	7	30.5	30.5	24	24	22	22	20	20	15
Chard	28	12.5	12.5	10	7	7	7	3	3	3
Crewkerne	2	2	2	2	2	2	2	2	2	2
Wincanton	8	15	15	11	11	9	9	5	5	2
Ilminster	0	7	7	5	5	4	4	2	2	2
Rural Centres	13	14	12	10	10	10	5	2	2	2
Villages	43	43	43	40	35	25	25	15	10	5
RoD										
Ave Per A	101	124	122	102	94	79	74	49	44	31
Total					543					820

**(UHP REFERENCE 6A)
REDEVELOPMENT OF EXISTING HOUSING**

3.42 This primarily relates to poor quality housing areas.

3.43 The main towns and settlements as listed at the beginning of this study were reviewed for areas considered capable of redevelopment. From our desktop survey and site visits, **no opportunities** presented themselves for redevelopment of existing housing.

Completions of redevelopment of existing housing

3.44 Whilst past trends are not necessarily a guide to the future they allow a realistic assessment of how much housing potential will come forward over the plan period. In a sense they provide a benchmark for the assessment, which can be sensitively adjusted to reflect other findings.

**TABLE 17: COMPLETIONS OF REDEVELOPMENT OF EXISTING HOUSING
APRIL 2003 – APRIL 2006**

Settlement	Completions	Annual Average
Yeovil	6	2
Chard	-	-
Crewkerne	-	-
Wincanton	11	3.6
Ilminster	-1	-0.3
Bruton	-	-
Castle Cary	-7	-2.3
Langport	-	-
Martock	-	-
Milborne Port	-9	-3
Somerton	-1	-0.3
South Petherton	-	-
Villages	19	6.3
Rest of District	-	-
Total	18	6

Redevelopment of existing housing under construction or not yet commenced

3.45 In addition to the above, the following table indicates redevelopment of existing housing under construction or committed for the period 2003 – 2006.

**TABLE 18: REDEVELOPMENT OF EXISTING HOUSING UNDER CONSTRUCTION OF NOT
YET COMMENCED
AT APRIL 2006**

Settlement	Under Construction	Not Yet Commenced
Yeovil	9	19
Chard	1	2
Crewkerne	1	-2
Wincanton	-	-
Ilminster	-	-1
Bruton	-	-
Castle Cary	-	3
Langport	-	11
Martock	-	-
Milborne Port	17	-
Somerton	-	-
South Petherton	1	-
Villages	26	-3
Rest of District	-	-
Total	55	32

Conclusions

3.46 The above figures indicate that there is potential for some 60 units to come forward over the next 10 year period up to 2016 based on past completion rates of 6 dwellings per annum. Within this, commitment exists totalling some 87 units.

3.47 Commitments amount to c. 14.5 years of trend supply. It is considered likely that commitments will come forward for development in a swiftd period that past trends suggest. Given the existence of commitments at the level indicated above, it is considered reasonable therefore to increase the annual average completion to acknowledge this difference in line with and in addition to the level of recent commitments.

3.48 In the circumstances, it is considered reasonable to increase the rate to a level approximately in line with commitments. Assuming the 87 committed units take 3 years to build out (reasonable), then we would suggest average annual build rates for this category are raised to 12 dwellings. This figure acknowledges the requirement of Government to secure better and more efficient use of previously developed land and the existing commitments referred to above, as well as taking note of the lack of site-specific opportunities in this particular category.

3.49 Given the above we consider that there is potential for 120 units to come forward to 2016.

3.50 In terms of phasing, we would anticipate the last three years average continue in the main, with some slight adjustment to cater for the commitments likely to come forward over the next three years.

TABLE 19: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	9	9	5	5	4	2	1	1	0	0
Chard	1	1	2	1	1	1	1	0	0	0
Crewkerne	1	1	1	1	1	1	0	0	0	0
Wincanton	0	0	0	1	0	0	0	0	0	0
Ilminster	0	1	0	1	0	0	0	0	0	0
Rural Centres	18	4	4	1	1	1	1	0	0	0
Villages	26	1	3	1	1	1	1	1	1	1
RoD										
Ave Per A	55	17	15	11	8	6	4	2	1	1
Total					106					120

(UHP REFERENCE 6B) REDEVELOPMENT OF OTHER USES

Scope of Category

3.51 The category 'other redevelopment' is made up of a number of land uses that do not fall within any of the other source of supply categories. These include retail and public houses, as well as any other uses (including mixed use sites) which cannot be easily placed in the other sources considered in this study.

3.52 For most of the uses in this category, opportunities have been defined by the general criteria set out above

Site Specific Opportunities

3.53 As stated earlier in this report, site specific opportunities have been reviewed within the main settlements of South Somerset for categories of development. With regard to the redevelopment of other uses, we comment specifically:

Yeovil:

3.54 No development opportunities identified within this category.

Wincanton:

3.55 The Garage off Southgate Road: Upon attending on site, it was noted that this site which indicated potential for redevelopment at desktop review stage had in fact already been built out.

3.56 The Old Railway Public House and land opposite it along Station Road. Upon attending on site, it was noted that these areas which indicated potential for redevelopment had in fact already been built out. It was considered that no further sites were available for redevelopment and **no opportunities** presented themselves within Wincanton.

Chard:

3.57 No development opportunities identified within this category.

Crewkerne:

3.58 No development opportunities identified within this category.

Iminster:

3.59 The Public House: At the corner of Station Approach and Station Road this public house was boarded up and not currently in use. In addition, land to the north of the public house was flat and used only for a limited number of car parks. In total the site measures approximately 1.74 has. Whilst the eastern boundary would need to be treated carefully, it is considered that these two sites brought together would have the potential to provide for c. **87 dwelling units**. It is likely that access would be taken from off Station Road.

3.60 Vaughan House, Herne Rise and Warehouse, off Lister's Hill: This area of land was reviewed at desktop stage and appeared appropriate for redevelopment. However, on site it was clear that Vaughan House was a well used retirement home set over a single storey and the warehouse was Iminster Warehouse Retail Superstore. In terms of redevelopment opportunities therefore, the area is unlikely to come forward in the short term.

Somerton:

3.61 No development opportunities identified within this category.

Castle Cary:

3.62 No development opportunities identified within this category.

Langport:

3.63 No development opportunities identified within this category.

Martock:

3.64 No development opportunities identified within this category.

Bruton:

3.65 No development opportunities identified within this category.

South Petherton:

3.66 No development opportunities identified within this category.

Milborne Port:

3.67 No development opportunities identified within this category.

Local Plan Policy Context

3.68 Due to the wide range of uses within this category there is no single Local Plan Policy which can be applied to all. However policies relating to retail, public houses and agricultural buildings are particularly relevant in light of the potential opportunities identified from these uses.

3.69 Whilst this is a strict urban potential study, the District has seen a high level of rural conversions come forward in the period 1991 – 2006 and given the parameters of the District this housing potential should not be overlooked. This is covered in the review of existing housing section later in this report.

3.70 The SSLP seeks to retain and consolidate retailing in the Central Shopping Areas of South Somerset, and to retain public houses, shops and Post Offices for which there is a demonstrable local need. The Council encourages the re-use of rural buildings where they contribute to the character and appearance of the countryside, provided they can be converted without major rebuilding (covered as part of a separate category covering rural area potential). Although employment use is preferred to residential use, permission for the latter may be granted where it is part of a business conversion scheme or attempts to secure business use have been unsuccessful.

Other Relevant Publications

3.71 In August 2004 Roger Evans Associates, in partnership with Faber Maunsell, were commissioned by South Somerset District Council to produce an Urban Development Framework for Yeovil Town Centre to articulate the objectives and aspirations set out in the Yeovil Vision.

3.72 The Yeovil Vision is an ambitious agenda for positive change commissioned by the Local Strategic Partnership which sets out an agreed vision for the future development of Yeovil.

3.73 The Vision aims to create a town:

- That is a distinctive destination in its own right
- With a thriving centre not dependent on key magnets but which is robust, self-sustaining and has convenient access by all modes of transport
- That is permeable and well connected
- That has a human scale with a fine-grained mix of uses and positive urban spaces
- That is well connected to the Country Park and wider countryside
- That changes perception by the improving quality of its facilities and environment

The Urban Development Framework

3.74 The Urban Development Framework (a subsequence of the Yeovil Vision) has been developed in close liaison with South Somerset District Council and its partners in the Local Strategic Partnership. The framework has also been closely scrutinised through four consultation rounds targeting the general public, key stakeholders, public officer groups and elected members.

3.75 The purpose of the Urban Development Framework is therefore to provide a robust and clear development strategy for delivering the objectives and aspirations of the Yeovil Vision and the Yeovil Town Centre Strategy, through a strategic spatial framework, with specific urban design guidance for key strategic sites. The Planning and Compulsory Purchase Act 2004 introduced significant changes to the planning system. Structure Plans, Local Plans and Supplementary Planning Guidance will be replaced by a new system of Regional Spatial Strategies (RSSs) and Local Development Frameworks (LDFs). The LDF for South Somerset, together with the RSS for the South West, will form the new statutory development plan for the District.

3.76 This document is not the place to revisit the Yeovil Urban Development Framework. We consider reference should be made however to the proposals contained within the Framework given the amount of work that has taken place on the document, and the public consultation it has been through. Whilst it is not an SPG, some weight should be afforded to it as it clearly indicates the Council's views on future development for Yeovil, on a site specific basis. Clearly the Framework is not an allocation and therefore the number of residential units proposed could be considered as windfall. However, we do not wish to double count by potentially including dwelling units that are likely to be included in our projections elsewhere based on past build out rates and commitments. We consider this below.

3.77 In the document's "Opportunities for Change" section a number of sites are reviewed that could lend themselves to residential development (whether standalone or within a mixed use scheme).

3.78 The Framework also identifies a large number of potential development projects in the town centre. Five of these opportunities are major sites which, due either to public land ownership or to current development interest, represent significant opportunities to take the Yeovil Vision forward in the short to medium term. There is, in addition, an opportunity to promote development or landscape works to 'repair sites' which remain following the construction of the Queensway / Reckleford bypass.

Urban Village

3.79 The UDF identifies the triangle of land between Stars Lane, Park Street / South Street and Dodham Brook for redevelopment. This is a major opportunity to bring investment into the town and transform what is at present an underused 'back' to the town centre into a new frontage which overlooks Summerhouse and Constitution hills.

3.80 Several development sites are currently available including the Box Factory, the Foundry and Stars Lane surface car park. There are, in addition, land uses such as car lots and showrooms which could be relocated to release land for town centre related activities. The

predominant land use for this quarter would be urban residential, with opportunities for mixed uses and commercial leisure on the principal frontages.

3.81 The concept design for the area would provide around 400 dwellings and mixed uses at the ground floor level of key locations. A mix of dwelling types and tenures is envisaged including town houses and apartments.

Cattle Market

3.82 A 1.5 ha site in the town centre bounded by the conservation area, Reckleford and Market Street. The site is privately owned and the owners have aspirations to develop the site for retail. A mixed use scheme is envisaged for the site, with an element of residential accommodation.

3.83 The Cattle Market site represents a major opportunity to achieve several leading objectives of the UDF; namely the establishment of a section of Reckleford Avenue, a civilised frontage to Market Street and a new pedestrian route from Reckleford across the former Cattle Market into the town centre.

3.84 The concept design includes a mix of large floor-plate retail, smaller scale retail, office, hotel and residential accommodation. The site could accommodate around 3,000m² of floor space (residential). The latest draft brief indicates around 180 – 200 dwellings.

Glovers Walk

3.85 The UDF identifies the redevelopment of Glovers Walk and the adjacent Bus Station. There is a significant opportunity in this area to improve the viability and environmental quality of a blighted area of Yeovil’s town centre quarter, and to improve the quality of linkage between the bus station and the town centre.

3.86 The development shown in the concept design for Glovers Walk would provide around 5,500m² of prime frontage retail and office accommodation.

Petters Way

3.87 With its town centre location and striking topographical conditions, the Petters Way car park represents an opportunity for decking a major town centre car park, whilst creating a development that addresses an important town centre street and ‘Green Finger’ with a strong and active frontage. There is a proposal to improve the area of Penn Hill Park that lies between Petters Way, Maltravers House and the Octagon Theatre.

3.88 The concept design for the Petters Way area would provide around 3000m² of offices and meeting areas. In addition, there is the possibility of either around 13 two and one bedroom apartments, or a further 1,000m² of office accommodation.

3.89 The table below provides a breakdown of likely housing potential from the Framework which should be brought about by a phased delivery mechanism.

TABLE 20: YEOVIL URBAN DEVELOPMENT FRAMEWORK

Site	Approximate Dwelling Numbers
Urban Village	400
Cattle Market	24
Glovers Walk	-
Petters Way	13
Total	437

Redevelopment Of Community And Institutional Uses

Scope of Category

3.90 For the purposes of this study, community facilities and institutional uses include community centres, public and private meeting halls, schools and other educational establishments, places of worship, hospitals and clinics.

Local Plan Policy Context

3.91 Community facilities and services make a vital contribution to the social and economic life of the community, particularly in rural areas, and are especially important for elderly and disabled people and for those who do not have easy access to private or public transport. As such the Council should refuse proposals that would result in the erosion of community facilities and services, unless it can be clearly demonstrated that there is no long-term requirement for their retention. In the case of a commercial venture, the applicant will need to satisfy the Council that the existing use is no longer commercially viable and, where a business is continuing to trade, that a genuine attempt has been made to market the enterprise as a going concern.

3.92 The Council should resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need. In considering applications for alternative development or uses the Council should have regard to the viability of the existing use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes building conversions, conditions should be imposed so as not to exclude later resumption of a community use.

3.93 This policy should result in community use sites not being counted within this study unless there has been an indication that the use of the site will become surplus to requirements or that the site's uses may be located suitably elsewhere. Care was taken particularly not to identify schools sites unless there was clear evidence that the sites had either ceased their useful life as a school site and were to be released by the County Council for redevelopment, or are programmed to close and the site is likely to be released for redevelopment.

3.94 Following the consultation period no sites were put forward by community or institutional organisations. Whilst further liaison is likely to be necessary to inform the LDF and opportunities may arise at that stage, at the time of writing this report, no significant sites were recommended as likely to come forward for redevelopment within the period up to 2016.

3.95 Given the above, it is considered that little scope exists for potential housing development to period up to 2016.

Completions of redevelopment of other uses (aggregated)

3.96 Whilst past trends are not necessarily a guide to the future they allow a realistic assessment of how much housing potential will come forward over the plan period. In a sense they provide a benchmark for the assessment, which can be sensitively adjusted to reflect other findings.

**TABLE 21: COMPLETIONS OF REDEVELOPMENT OF OTHER USES
APRIL 2003 – APRIL 2006**

Settlement	Completions	Annual Average
Yeovil	252	84
Chard	73	24.3
Crewkerne	47	15.7
Wincanton	64	31.3
Iminster	26	8.7
Bruton	-	-
Castle Cary	-	-
Langport	25	8.3
Martock	29	9.6
Milborne Port	-	-
Somerton	62	30.6
South Petherton	3	1
Villages	84	28
Rest of District	-	-
Total	665	222

Redevelopment of other uses under construction or not yet commenced

3.97 In addition to the above, the following table indicates redevelopment of other uses under construction or committed for the period 2003 – 2006.

**TABLE 22: REDEVELOPMENT OF OTHER USES UNDER CONSTRUCTION OR NOT YET
COMMENCED
AT APRIL 2006**

Settlement	Under Construction	Not Yet Commenced
Yeovil	29	161
Chard	9	70
Crewkerne	39	34
Wincanton	16	37
Iminster	2	21
Bruton	1	-
Castle Cary	4	5
Langport	8	-
Martock	6	1
Milborne Port	-	60
Somerton	1	13
South Petherton	-	6
Villages	16	85
Rest of District	-	-
Total	130	493

3.98 This category does include a certain element of previous employment land. For example, of the completions over the period 2003 – 2006, 240 units of a total 665 units were previously in employment use (36%). In addition, of the 130 dwellings committed (under construction), some 52 were previously defined as employment land (40%) and of the 493 dwellings committed (not yet commenced), some 271 were defined as employment land (55%). This is an important factor given the Council's stance (amplified by the Inspectors at the Local Plan Inquiries) in terms of the amount of available employment land, and the requirement to ensure that there is limited loss to other forms of development.

3.99 In this regard, we have suggested that future projections based on the loss of employment land should be discounted considerably to take account of the position on the ground and to ensure that less employment land is given over to other uses.

3.100 In this respect, we discount the following figures by the percentages given above accordingly.

3.101 The above figures initially indicate that there is potential for some 2,220 units to come forward over the next 10 year period up to 2016 based on past completion rates of 222 dwellings per annum. However, as stated above, we discount this rate by 36%. Therefore, we consider the average build out rate should be 142 dwellings per annum. In terms of commitments, we also seek to discount this figure based on our comments above about the loss of employment land.

3.102 We exchange the 623 units therefore for 300 units, taking account of commitments relating to employment land. We consider the UDF separately.

3.103 From the above it is considered that projections for the next ten-year period should be reduced accordingly based on average completion rates of 142 dwellings per annum.

3.104 Given the above we consider that there is potential for 1,420 units to come forward to 2016 plus the additional 87 units to come forward from the Station Approach/Station Road potential site. A total potential exists therefore of 1507.

3.105 In terms of phasing, and taking account of previous completions and existing commitments, it is clear that the majority of developments has come forward in the large towns, with significant development taking place in the odd smaller settlement (Martock and Somerton). We do not consider that this trend will continue over the medium to long term given the limitations of these settlements and this is reflected in the phasing table below. We seek to focus further development within the main settlements, whilst acknowledging that some further units will be found within smaller settlements, and the villages.

3.106 In terms of the UDF, as previously explained, there is potential for approximately 437 dwellings to come forward although it is considered that this is likely to be achieved in the medium to long term. We consider that the smaller sites (Cattle Market and Petters Way) should be discounted as this level of potential is included in projections from past build out rates of previously developed land. With regard to the Yeovil Urban Village, this is likely to come forward in phases of smaller sites, reflecting the experience of sites making up the past data from which the windfall rate was derived. In addition, given the progress on the Local Development Framework, the Yeovil Urban Village is unlikely to be allocated before 2009/2010 [source: SSSDC Planning Policy Section]. In the circumstances therefore, we consider that this scheme should be discounted as inclusion in this study would be to effectively double count existing windfall site levels for previously development land.

TABLE 23: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	29	80	81	62	43	40	38	38	32	31
Chard	9	40	35	35	30	27	24	19	17	15
Crewkerne	39	20	18	16	14	11	8	8	6	1
Wincanton	16	20	17	16	16	14	8	7	4	2
Ilminster	2	35	25	20	10	8	6	4	2	1
Rural Centres	20	45	40	30	25	20	15	11	6	2
Villages	17	50	45	26	20	15	10	5	5	1
RoD										
Ave Per A	132	290	261	205	158	135	109	92	72	53
Total					1046					1507

TABLE 24: PHASING (UDF)

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	Discounted (see text)									
Chard										
Crewkerne										
Wincanton										
Ilminster										
Rural Centres										
Villages										
RoD										
Ave Per A										
Total										

(UHP REFERENCE 7) REDEVELOPMENT OF CAR PARKS

Scope of Category

3.107 Car parks can take up a great deal of space in towns which are often highly accessible by public transport yet encourage excessive car use and are only in use for a small portion of the day. 'Tapping the Potential' notes that even well-used car parks can yield capacity; for example, by using part of a surface car park for new development and (if necessary) replacing the lost spaces by 'decking over' the remaining car park. This study has therefore considered whether any free-standing public and private car parks meet its definition of a site-specific 'opportunity'; generally, parking associated with other uses has been taken into account in assessing the potential of those other uses.

Local Plan Policy Context

3.108 Within the SSLP there are no specific planning policies relating to the redevelopment of car parks in the District, although there is a general policy to reduce car parking associated with new development, and in town centres. The plan further provides commentary on the car parking situation in the main settlements which has been taken into account in this study.

3.109 Past trends since 2003 for net completions of dwellings on car park sites demonstrate that completion rates have been negligible. Therefore no contributions are assumed from this source of supply given the past trends data.

Completions of redevelopment of car parks

3.110 Whilst past trends are not necessarily a guide to the future they allow a realistic assessment of how much housing potential will come forward over the plan period. In a sense they provide a benchmark for the assessment, which can be sensitively adjusted to reflect other findings.

**TABLE 25: NET COMPLETIONS FROM CAR PARK USES
APRIL 2003 – APRIL 2006**

Settlement	Completions	Annual Average
Yeovil	-	-
Chard	-	-
Crewkerne	-	-
Wincanton	-	-
Ilminster	-	-
Bruton	-	-
Castle Cary	-	-
Langport	-	-
Martock	-	-
Milborne Port	-	-
Somerton	-	-
South Petherton	-	-
Villages	1	0.3
Total	1	0.3

Redevelopment of car parks under construction or not yet commenced

3.111 In addition to the above, the following table indicates redevelopment of car parks under construction or committed for the period 2003 – 2006.

TABLE 26: REDEVELOPMENT OF CAR PARKS UNDER CONSTRUCTION OF NOT YET COMMENCED AS AT APRIL 2006

Settlement	Under Construction	Not Yet Commenced
Yeovil	-	8
Chard	-	4
Crewkerne	-	6
Wincanton	-	-
Iminster	-	-
Bruton	-	-
Castle Cary	-	-
Langport	-	-
Martock	-	-
Milborne Port	-	-
Somerton	-	-
South Petherton	-	-
Villages	-	-
Total	-	18

Existing Planning Permissions

3.112 No car parking sites were identified as having an existing planning permission at the base date of this study.

Overall Potential from Car Parks

3.113 In light of the above information, particularly the need to retain the current stock of car parking in the main settlements, very limited potential from car parks has been included in this study, as per the table below:

TABLE 27: CAR PARKING POTENTIAL

Commitments	18
Potential based on past trends	3

3.114 These figures are extremely low, indeed too low to be meaningful. It is considered that, in light of the emerging draft Car Parking Strategy which indicates very limited opportunity from developments of car parks (apart from the Chard Town Centre/ACI/Boden Mill site and the Urban Development Framework car park sites) potential from windfall sites should be limited to commitments (18 units) which should be delivered as early as possible, certainly within the next two years.

**(UHP REFERENCE 8)
CONVERSION OF COMMERCIAL AND OTHER NON-RESIDENTIAL BUILDINGS**

Scope of Category

3.115 Tapping the Potential defines this as industrial and commercial buildings generally structurally sound and capable of being re-used without extensive internal or external demolition.

3.116 The main towns and settlements as listed at the beginning of this study were reviewed for areas considered capable of redevelopment. From our desktop survey and site visits, it is considered that there is at the present time **no apparent opportunity** available for the conversion of commercial and other non-residential buildings. With this particular category therefore we have focussed our investigations on historical take up and past trends.

Completions of Conversion of Commercial And Other Non-Residential Buildings

3.117 Whilst past trends are not necessarily a guide to the future they allow a realistic assessment of how much housing potential will come forward over the plan period. In a sense they provide a benchmark for the assessment, which can be sensitively adjusted to reflect other findings.

TABLE 28: NET COMPLETIONS CONVERSION OF COMMERCIAL AND OTHER NON-RESIDENTIAL BUILDINGS APRIL 2003 – APRIL 2006

Settlement	Completions	Annual Average
Yeovil	12	4
Chard	13	4.3
Crewkerne	15	5
Wincanton	12	4
Ilminster	-	-
Bruton	-	-
Castle Cary	4	1.3
Langport	-	-
Martock	-	-
Milborne Port	5	1.6
Somerton	-	-
South Petherton	-	-
Villages	10	3.3
Rest of District	-	-
Total	71	23.5

SOURCE: SSDC PLANNING POLICY

Conversion of Commercial And Other Non-Residential Buildings under construction or not yet commenced

3.118 In addition to the above, the following table indicates this category of development under construction or committed as at 2006.

TABLE 29: CONVERSION OF COMMERCIAL AND OTHER NON-RESIDENTIAL BUILDINGS UNDER CONSTRUCTION OR NOT YET COMMENCED AT APRIL 2006

Settlement	Under Construction	Not Yet Commenced
Yeovil	4	92
Chard	1	1
Crewkerne	21	11
Wincanton	1	6
Ilminster	1	2
Bruton	-	4
Castle Cary	5	-
Langport	1	2
Martock	-	-
Milborne Port	5	2
Somerton	1	1
South Petherton	1	4
Villages	3	6
Rest of District	-	-
Total	44	131

SOURCE: SSSDC PLANNING POLICY

3.119 This category does include a certain element of previous employment land. For example, of the completions over the period 2003 – 2006, 24 units of a total 71 units were previously in employment use (34%). In addition, of the 44 dwellings committed (under construction), 26 were previously defined as employment land (59%) and of the 131 dwellings committed (not yet commenced), some 49 were defined as employment land (37%). This is an important factor given the Council's stance (amplified by the Inspectors at the Local Plan Inquiries) in terms of the amount of available employment land, and the requirement to ensure that there is limited loss to other forms of development.

3.120 In this regard, we have suggested that future projections based on the loss of employment land should be discounted considerably to take account of the position on the ground and to ensure that less employment land is given over to other uses.

3.121 In this respect, we discount the following figures by the percentages given above accordingly.

3.122 The above figures initially indicate that there is potential for some 235 units to come forward over the next 10 year period up to 2016 based on past completion rates of 23.5 dwellings per annum. However, as stated above, we discount this rate by 34%. Therefore, we consider the average build out rate should be 15.5 dwellings per annum. In terms of commitments, we also seek to discount this figure based on our comments above about the loss of employment land. We consider the UDF separately.

3.123 Given the above we consider that there is potential for 155 units to come forward to 2016. However, because commitments total 175, we envisage this figure rising only slightly to approximately 190 units.

3.124 In terms of phasing, reviewing previous trends and commitments, the majority of development has taken place (and is likely to take place) within the larger towns (c. 73% of total development) and we have no reason to believe this will not continue as more opportunity exists within these settlements. Other villages continue to provide a sizeable number of developments and this is acknowledged in the figures. This is also borne out by the commitment figures referred to above.

TABLE 30: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	4	45	46	3	1	0	0	0	0	0
Chard	1	1	1	1	1	0	0	0	0	0
Crewkerne	21	11	1	1	0	0	0	0	0	0
Wincanton	1	6	1	1	0	0	0	0	0	0
Ilminster	1	2	1	1	0	0	0	0	0	0
Rural Centres	14	13	1	0	0	0	0	0	0	0
Villages	3	6	1	0	0	0	0	0	0	0
RoD										
Ave Per A	45	84	52	7	2	0	0	0	0	0
Total					190					190

**(UHP REFERENCE 9)
REVIEW OF EXISTING ALLOCATED HOUSING SITES IN LOCAL PLAN**

Scope of Category

3.125 'Tapping the Potential' suggests that a capacity study represents a good opportunity to revisit existing housing allocations using more up to date approaches. It may be possible to develop allocated sites more intensively, through applying better design and sensitive layouts, with the overall result being a better mix of size and types of development.

Status of the Allocated Housing Sites

3.126 Proposals of the SSLP allocate a number of sites for residential development or mixed development including residential. Where these involve a source of capacity specifically identified in this study, they have already been considered in the relevant sections.

3.127 In order to meet the strategic housing requirement set out in the adopted Joint Structure Plan Review, the SSLP also sets out proposals for development on previously undeveloped urban extension sites.

3.128 Given the very recent adopted Local Plan, these sites have previously been examined closely in terms of proposed densities, taking account of National guidance and site specific issues.

3.129 We do not consider therefore that there is merit in reviewing these sites in any detail given the most recent work undertaken on the local plan although we do produce a table below indicating outstanding allocations as at April 2006. However, in terms of the final potential table in the conclusions section, we remove reference to allocations.

TABLE 31: OUTSTANDING ALLOCATIONS AS AT APRIL 2006

SETTLEMENT	TOTAL UNITS	OUTSTANDING ALLOCATION	WITH PLANNING PERMISSION	
			NOT STARTED	UNDER CONST
YEOVIL	2427	2163	130	134
CHARD	1390 ¹	1350 ¹	16	24
CREWKERNE	635	564	53	18
WINCANTON	273	273	-	-
ILMINSTER	6	6	-	-
BRUTON	60	60	-	-
CASTLE CARY	64	38	24	2
LANGPORT	53	53	-	-
MARTOCK	41	14	-	27
MILBORNE PORT	75	18	57	-
SOMERTON	173	173	-	-
SOUTH PETHERTON	81	81	-	-
TOTAL	5278	4793	280	205

Source: SSDC Planning Policy

Note 1: Includes estimate of about 100 dwellings from mixed use allocation Land Between Boden Street and Silver Street, Chard for which a development brief is being prepared.

(UHP REFERENCE 10) REVIEW OF OTHER ALLOCATIONS IN LOCAL PLAN

Scope of Category

3.130 'Tapping the Potential' suggests that a capacity study should also review land allocated for other uses in development plans to see if they continue to be appropriate.

Policy Context

3.131 Paragraph 42 of PPS3 expresses concern that local authorities have allocations of employment land that cannot realistically be taken up and is a wasted resource. It indicates that local planning authorities should therefore review all their non-housing allocations when reviewing their development plan and consider whether some of this land might better be used for housing or mixed use developments.

3.132 PPS3 confirms that that proposals for housing or mixed use development on land no longer needed for industrial or commercial use should be considered favourably, unless:

- *the proposal fails to reflect the rest of the guidance set out in PPS3 about the assessment of housing sites, and so on;*
- *the housing development would undermine an up-to-date housing strategy in the development plan; or*
- *it can be demonstrated that there is a realistic prospect of the allocation being taken up, or that its loss to housing would undermine regional and local economic development strategies.*

Local Plan Policy Context

3.133 In line with the objective of maintaining a healthy and diverse economy and balancing the number of jobs with the workforce, the Council generally seeks to retain existing employment sites in employment use. Policies ME6 and ME7 of the SSLP pertain.

3.134 In the light of the recently issued policy guidance and the Adopted Local Plan, sites in employment use are not generally considered to offer any potential for residential development. In Yeovil in particular, recent employment land studies during preparation of the Local Plan, highlighted the need for additional employment land and re-emphasised the retention of existing land and premises. The need to protect existing employment sites has been strengthened. For these reasons the future potential from this source is considered nil.

Non-Housing Local Plan Allocations

3.135 Other SSLP allocations have been examined in the course of undertaking this study, and it is concluded that the proposals of this very recent adopted local plan remain appropriate, given the views of the Council and of the Inspectors who reviewed submissions to the Local Plan.

3.136 They have, therefore, not been regarded as opportunities for the purpose of this study.

**(UHP REFERENCE 11)
VACANT LAND NOT PREVIOUSLY DEVELOPED**

Scope of Category

3.137 National planning policy is directed to maximising the re-use of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development. In identifying sites to be allocated for housing, local planning authorities are required to follow a search sequence, starting with the re-use of previously-developed land and buildings within urban areas, then urban extensions.

3.138 Notwithstanding this general guidance, 'Tapping the Potential' notes that vacant land which has not previously been developed is a significant potential source of housing land and should be recognised as such, certainly in the initial stages of a capacity study. The definition, however, excludes land in built up areas that is used for agricultural, playing fields, parks or allotments. PPS3 states that local authorities are expected to have clear policies for the protection and creation of open space and playing fields, and this approach is clearly reflected in the SSLP.

3.139 In light of this national and local planning policy framework, consideration of previously undeveloped land in this study has been restricted to sites within the boundaries of existing settlements and specifically excludes:

- *Formal parks;*
- *Public or private playing fields, except where redevelopment of a small part of the site will enhance sports or recreational provision, or where alternative provision of at least the equivalent size, suitability and convenience can be made;*
- *Allotments, unless there is no demonstrable demand, suitable alternative provision can be made or where the allotment facility would be enhanced through the development;*
and
- *Other maintained open land which makes a significant contribution to amenity.*

3.140 The main towns and settlements as listed at the beginning of this study were reviewed for areas considered capable of development. From our desktop survey and site visits, there was very limited opportunity available for development of vacant land not previously developed. The results are as follows:

Yeovil:

3.141 No development opportunities.

Chard:

3.142 Land off **Millfield** has remained undeveloped for a number of years and does appear to act as a form of buffer between the estate and residential development to the west. Development may be appropriate on this site although this will be subject to drainage issues given the existence of ponds on site. This site may have merit but further investigation will be required. Likely potential from this 1 ha site (removing the pond element) is c. **40 units**.

Crewkerne:

3.143 Land off Barn Close to the west of the town appears to have remained undeveloped for a number of years. A green area of land within Crewkerne, it does not appear to have any community use and is likely to be in private ownership. The site measures approximately 0.9 ha and based on densities provided in this study, the site may have potential for c. **27 units**. It

should be noted however that surrounding development is at a lower density, and this may inform any actual development of the site.

Wincanton:

3.144 No development opportunities identified.

Ilminster:

3.145 Land to the rear of the Shrubbery Hotel, Surgery and Doniet House, Southholm and The Coach House, off Station Road. Whilst this area of land (1.49 ha) at desktop study stage seemed appropriate for redevelopment, it was clear from our site visit that the topography would not lend this area to development. It also acts as a buffer to the new housing to the south and is of a landscape quality that would detract from the surrounding area if it were developed.

3.146 Land to the East of Higher Love Lane. A large area of land (0.6 ha) was considered at desktop study stage to be suitable for housing development. Upon attendance on site however, it was noted that the site had been built out with executive style homes and the site was therefore no longer available.

3.147 Land off Highfield: This area of land (0.4 ha) was reviewed at desktop stage but was subsequently found to have been built out for housing upon attendance on site.

3.148 Land to the East of The Retreat, off Shudrick Lane: Again, it was considered that this site (0.65 ha) had the potential to accommodate residential development at desktop survey stage. However, when we attended on site development had already commenced.

3.149 Land to the North of the Car Park, off Shudrick Lane: On plan this site was not built upon and appeared to be a good town centre site capable of development. From our site visit however, it was noted that the site was in the process of being built out.

3.150 Land off Winterhay Lane: an area of land measuring 0.4 ha situated to the west of Winterhay Lane. It was identified in the previous Housing Capacity Study undertaken by the Council and we consider that its development has merit. Based on 30dph, we consider the site could potentially accommodate c. **12 units**.

Somerton:

3.151 No development opportunities identified.

Castle Cary:

3.152 No development opportunities identified.

Langport:

3.153 No development opportunities identified.

Martock:

3.154 No development opportunities identified.

Bruton:

3.155 No development opportunities identified.

South Petherton:

3.156 No development opportunities identified.

Milborne Port:

3.157 No development opportunities identified.

Local Plan Policy Context

3.158 Existing open spaces, whatever their function, contribute a great deal to the character of the District and the quality of the environment. Difficulties in providing new open spaces within the existing built-up area serve to emphasise the importance of retaining and making best use of those that already exist. Accordingly, the Council should protect the open recreational, sporting and amenity spaces, and leisure facilities of the District from development that would result in the loss of a facility for which there is a local need or demand.

Other Sites Identified

3.159 As is clear from the above list of settlements, few other opportunities have been identified in the urban areas of the District, largely as a result of national and local policies which seek the protection of open land.

3.160 No new undeveloped sites have been identified in Yeovil, Wincanton, Castle Cary, Somerton, Martock, Langport, Bruton, South Petherton, and Milborne Port. There are various reasons for this, principally because after a desk top search of maps and aerial photographs, with additional independent driving and walking surveys, no further sites were identified that could be capable of accommodating development due to lack of available space, or historic, land-use or environmental constraints. In addition, those sites likely to come forward for development (ie, garden plots previously identified in SSDC's last Urban Capacity Study) were below the threshold agreed as a minimum to including specific sites.

3.161 Finally, it is noted that the urban areas of South Somerset are becoming increasingly occupied and further undeveloped land for development is difficult to identify. This is clear from the recent local plan process which has needed to allocate key sites on the outskirts of relevant settlements to provide for expansion land given the lack of opportunities within the settlement boundaries.

Overall Potential from Previously Undeveloped Land

3.162 Whilst somewhat limited, Table 32 below summarises the overall residential potential from previously undeveloped land. However, in recognition of the uncertainties regarding whether all these sites will actually come forward for development for residential use, a discount rate of 30% has been applied to identified sites, ie the baseline yield figure is reduced by 30% to give the discounted figure. This is consistent with the discount rates set out in 'Tapping the Potential.'

TABLE 32: TOTAL DWELLING POTENTIAL FROM UNDEVELOPED LAND

Study Area (Urban)	Site	Size	Potential
Yeovil	-	-	-
Chard	Land off Millfield	1.0 ha	40
Crewkerne	Land of Barn Close	0.9 ha	27
Wincanton	-	-	-
Ilminster	Land of Winterhay Lane (South)	0.4 ha	12
Bruton	-	-	-
Castle Cary	-	-	-
Langport	-	-	-
Martock	-	-	-
Milborne Port	-	-	-
Somerton	-	-	-
South Petherton	-	-	-
	Discount		30%
District Total		2.3 ha	56

Completions of vacant land not previously developed

3.163 Whilst past trends are not necessarily a guide to the future they allow a realistic assessment of how much housing potential will come forward over the plan period. In a sense they provide a benchmark for the assessment, which can be sensitively adjusted to reflect other findings. However, what will be noted below is that a significant number of completions were allocations in the Adopted Local Plan. Without exception, all developments occurred on Greenfield sites or agricultural land.

**TABLE 33: NET COMPLETIONS FROM VACANT LAND NOT PREVIOUSLY DEVELOPED
APRIL 2003 – APRIL 2006**

Settlement	Completions
Yeovil	91
Chard	16
Crewkerne	-
Wincanton	-
Ilminster	1
Bruton	-
Castle Cary	14
Langport	-
Martock	-
Milborne Port	-
Somerton	-
South Petherton	-
Villages	8
Total	130

SOURCE: SSDC PLANNING POLICY

3.164 What is clear from the above is that all completions of vacant land not previously developed were either allocations and/or Greenfield/agricultural developments outside of the defined development limits. In this respect, these completions have been discounted 100%.

Vacant land not previously developed under construction or not yet commenced

3.165 In addition to the above, the following table indicates dwellings in this category under construction or committed for the period 2003 – 2006.

TABLE 34: VACANT LAND NOT PREVIOUSLY DEVELOPED UNDER CONSTRUCTION OR NOT YET COMMENCED AT APRIL 2006

Settlement	Under Construction	Not Yet Commenced
Yeovil	-	46
Chard	-	55
Crewkerne	1	2
Wincanton	-	-
Ilminster	-	3
Bruton	1	-
Castle Cary	1	24
Langport	-	14
Martock	-	-
Milborne Port	-	18
Somerton	-	-
South Petherton	-	3
Villages	8	45
Total	11	210

SOURCE: SSSDC PLANNING POLICY

3.166 As with the above, what is clear is that all commitments of vacant land not previously developed are either allocations and/or Greenfield/agricultural developments outside of the defined development limits.

3.167 However, given that these are commitments, it is extremely likely that they will come forward for development. Those under construction are likely to be completed 100% whilst those not yet commenced are likely to see approximately 90% come forward (in line with the acknowledgement that *inter alia* some permissions may lapse as agreed with the Inspector at the Local Plan Inquiry).

3.168 We therefore consider that there is potential for some 251 (rounded) including 56 units as referred to above) units to come forward during the period 2006 – 2016 from commitments and potential. However we consider that there should be 100% discount of any other potential likely to come forward from this category given that sites are likely to result from Greenfield/agricultural land opportunities outside settlements boundaries.

3.169 In terms of phasing, the table below indicates the anticipated build out rates.

TABLE 35: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Yeovil	4	15	10	8	4	0	0	0	0	0
Chard	2	25	20	15	13	0	0	0	0	0
Crewkerne	2	7	5	5	1	0	0	0	0	0
Wincanton	0	0	0	0	0	0	0	0	0	0
Ilminster	2	4	2	2	1	0	0	0	0	0
Rural Centres	2	15	15	15	8	0	0	0	0	0
Villages	16	10	10	10	3	0	0	0	0	0
RoD	0	0	0	0	0	0	0	0	0	0
						0	0	0	0	0
Ave Per A	28	76	62	55	30	0	0	0	0	0
Total					251					251

**(UHP REFERENCE 12)
DEVELOPMENT OUTSIDE DEVELOPMENT LIMITS**

Scope of Category

3.170 This category includes land outside of defined development limits, such as conversion of existing buildings, redevelopment and restrictive occupancy (agricultural worker's dwellings).

3.171 Whilst Tapping the Potential does not refer to development outside of development limits, in the case of South Somerset District it is considered fundamental to their Housing Potential Study to have this category included. The South Somerset Local Plan Inspector supported future projections given the significant amount of rural windfalls that have transpired over the last 15 years. The Inspector did go on to state however that these projections should be at lower rates (Inquiry Report para 4.16 page 162). It is clear that there will be a tightening up of supply as a result of wider policy and that future supply, beyond existing commitments, is expected to result from conversions and restricted occupancy dwellings, which are considered to be legitimate sources in a rural area.

3.172 The table below indicates developments outside of development areas that have come forward during the 15 year period.

**TABLE 36: DEVELOPMENTS OUTSIDE DEVELOPMENT LIMITS COMPLETED
1991 – 2006**

Year	Conversions	Redevelopment	Restrictive Occupancy	Other
91 – 92	40	2	11	25
92 – 93	17	2	36	17
93 – 94	34	2	54	38
94 – 95	39	5	27	68
95 – 96	47	10	19	51
96 – 97	34	2	20	56
97 – 98	32	29	29	44
98 – 99	44	6	6	15
99 – 00	38	5	53	8
00 – 01	59	12	6	7
01 – 02	30	5	8	6
02 – 03	29	4	6	22
03 – 04	69	11	12	8
04 – 05	49	69	20	10
05 – 06	59	11	16	6
Sub total	620	174	323	381
Total	1498			

Source: SSDC Policy

3.173 In addition, the table below indicates commitments for each settlement as at April 2006.

**TABLE 37: OUTSTANDING HOUSING COMMITMENTS (RURAL WINDFALL)
AS AT APRIL 2006**

Settlement	Commitments (N/S)	Commitments (U/C)
Yeovil	-	-
Chard	-	-
Crewkerne	-	-
Wincanton	-	-
Ilminster	-	-
Bruton	-	-
Castle Cary	1	-
Langport	-	-
Martock	-	-
Milborne Port	18*	-
Somerton	-	-
S Petherton	-	-
Villages	7	2
Rest of District	172	133
Total	181	135

TABLE 38:

	Conversions	Redevelopment	Restrictive Occupancy	Other
Under Const	70	29	18	20
Not Started	81	36	30	35
Totals	151	65	48	55

Not started includes 17 dwellings resulting from development associated with an allocation in Milborne Port.

Source: SSDC Policy

* signifies an allocation of 17, counted elsewhere in this report. Total has been reduced therefore by 17, leaving 1 for Not Started Commitment in Milborne Port.

3.174 As a comment, the total number of dwellings completed during the period 1991 – 2006 was 9,341. Allocations fulfilled 30% of these completions, Urban Windfalls accounted for 54% of completions and Rural Windfalls, identified in the table above, accounted for 16% of completions, a substantial number. In this regard and as stated above, we consider it fundamental that this particular form of development is acknowledged within this housing potential study.

3.175 In this regard, the table below provides an indication of average dwellings per year completed (windfalls in rural areas) during the period 1991 – 2006 in order that an estimate can be made of likely potential derived from this form of development between 2006 and 2016, with some examination of the figures.

**TABLE 39: DEVELOPMENTS OUTSIDE DEVELOPMENT LIMITS COMPLETED ANNUALLY ON AVERAGE
1991 – 2006**

Development:	Conversions	Redevelopment	Restrictive Occupancy	Other
Average Annual Completion Rate	41.3	11.6	21.5	25.4

Source: SSDC Policy

3.176 From the above we can estimate the potential for development from each source over the next 10 years but having regard to completions and commitments as referred to above.

Rural Conversions

3.177 It is apparent from the above table that conversions average c. 41 dwellings per annum over the 15 year period and have remained high. However, National and Local Plan but policy should see a reduction in these numbers. Current commitments total 151 dwellings and it is unlikely that there is significant scope for future further conversions given local policy. We would estimate that the annual average completion rate will be discounted by 50%. It is envisaged

therefore that over the period 2006 – 2016, including current commitments, total potential from conversion of rural buildings will total c. **205 dwellings**.

Rural Redevelopment

3.178 Redevelopment historically has seen around 12 dwellings per annum but this is skewed by a very high recent completion rate in 2004 - 2005 of 69 dwellings and the majority of completions in last three years coming from four large sites (range 9 - 33 dwellings). Future supplies are uncertain. However, commitments total 65 dwellings which is sizeable. As with conversions above, it is questionable how much more potential could come forward other than commitments. In the circumstances therefore, we consider it logical and reasonable to assume an historic rate of c. **116 dwellings** coming forward during the period 2006 – 2016 (that is, 11.6 dwellings per annum).

Restrictive Occupancy

3.179 Restrictive occupancy averages about 21.5 dwellings per annum over the period 1991 – 2006. Recent years have been lower than this, broadly in line with the Inspector’s suggestion of 15 dwellings per annum. Commitments total some 48 dwellings which is approximately 3 years supply. We therefore propose limiting the annual average completion rate to the Inspector’s level of 15 dwellings. It is envisaged therefore over the period 2006 – 2016, including current commitments, total potential from restrictive occupancy condition removal will total c. **150 dwellings**.

Other

3.180 This category has been fully discounted previously and in recent years completions have been much lower. Commitments total approximately 55 dwellings (17 of which relate to an allocated site). Likely sources for this category come from garden plots and some greenfield development. We envisage, given the commitments listed above, that for the period 2006 – 2016, total potential from this category should be limited to the commitments referred to above, with a small allowance made for additional dwellings over the period (say, 5 dwellings). Total potential, therefore, we consider to be **43 dwellings**.

Conclusions

3.181 From the above the following table confirms likely potential to come forward from a review of rural windfall sites from 2006 to 2016.

TABLE 40: RURAL WINDFALL POTENTIAL

Form of Potential	Likely Yield
Rural Windfalls	514

3.182 In addition, the following table provides an indication of likely phasing of these developments based on the comments made above.

TABLE 41: PHASING

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Conversion	41	41	41	41	6.8	6.8	6.8	6.8	6.8	6.8
Redev	12	12	12	12	12	11	9	9	9	9
R.O.	19	15	15	15	15	15	14.2	14	14	14
Other	26	12	2	2	2	2	2	2	1	1
Ave Per A	98	80	70	70	35.8	34.8	32	31.8	30.8	30.8
Total					353.8					514

SITES SUBMITTED BY CONSULTEES

3.183 Two sites were received following the advertising campaign and mailshot procedure, both on the outskirts of Martock. The location of these sites are indicated on the plans included within Appendix 6 of this study.

3.184 Martock is the second largest of the seven Rural Centres identified in the local plan. The inspector in his report concluded that he was broadly content with the level of development proposed in the Rural Centres and we concur with this view. Any extension to Martock would we consider be inappropriate if it were outside the settlement limits, and we further confirm that such a development would run counter to the aim of the plan to concentrate major development upon the most sustainable locations.

Land at Cartgate, A303, Martock

3.185 This is a substantial proposal for c. 36.4 hectares of development outside any settlement limits but adjacent to the existing road network. A small part of the site previously had permission for a truck stop (dated 14th March 1989) but this has subsequently lapsed. Whilst this development would fall within strong physical boundaries (Foldhill Lane, dismantled railway line and the A303) we consider that this site is too remote from other settlements of a size to warrant such development.

3.186 The site lies in open countryside, where national, regional and strategic policies restrict development. Whilst part of the site originally had consent for some form of development, we consider that policy has changed significantly since 1989 and that this development would not be permitted today. We consider it to be unsustainable development in the open countryside that does not relate well to existing settlements.

Land at Gastons Lane, Bower Hinton, Martock

3.187 This site measures c. 24.28 hectares and is situated to the west of Bower Hinton, Martock. We consider that development for residential use of this land would be unsustainable for the reasons provided above and our comments on Martock. It is outside the settlement boundary and does not link at all well with the structure of the village. It should not be included (even part of the site) as a housing potential site.

PART 4

OVERALL FINDINGS AND ANALYSIS

OVERALL FINDINGS

4.1 The two previous sections of this study have provided a detailed analysis of the potential contribution from different sources to housing land supply in the future. The conclusions are brought together in this section, first by individual sources, then as a summary of overall potential in South Somerset District.

4.2 The following sections of this part of the study then compare the results with past housebuilding rates and finally assess the implications for meeting the levels of housing growth set out in the current South Somerset Local Plan and the South West Regional Strategy.

TABLE 42: OVERALL POTENTIAL FOR SOUTH SOMERSET DC

SOURCES OF SUPPLY IN AGGREGATE		Potential
UHP Ref 1	Subdivision of Existing Housing	130
UHP Ref 2	Flats Over Shops	87
UHP Ref 3	Empty Homes	0
SOURCES OF SUPPLY ASSESSED BY IDENTIFICATION OF POTENTIAL SITES		
UHP Ref 4	Previously Development Vacant Derelict Land and Buildings	30
UHP Ref 5	Intensification of Existing Areas	820
UHP Ref 6A	Redevelopment of Existing Housing	120
UHP Ref 6B	Redevelopment of Other Uses	1507
UHP Ref 7	Redevelopment of Car Parks	18
UHP Ref 8	Conversion of Commercial and Other Non-Residential Buildings	190
UHP Ref 9	Review of Existing Allocated Housing Sites in Local Plan	0
UHP Ref 10	Review of Other Allocations in Local Plan	0
UHP Ref 11	Vacant Land Not Previously Development	251
UHP Ref 12	Development outside Development Limits	514
	Sites Submitted By Consultees	0
Total Potential (South Somerset District Council) Discounted		3,667

UHP references 9 and 10 have been reviewed and discounted for the reasons given in this report.

Overall Potential

4.3 Overall the study identifies potential for around 3,667 dwellings in the period 2006 –2016. The Joint Somerset Structure Plan from 2000 sought 13,700 dwellings over the plan period to 2011. The above figures provide potential for the period from 2006 up to 2016.

4.4 In the period 1991 – 2006, some 9,341 dwellings have been constructed in South Somerset District, leaving, 4,359 units to be constructed by 2011 (on average this amounts to 792.5 units per annum (based on a 5.5 year period to 2011). The total acknowledged within this study provides an undersupply of 692 units. It should be acknowledged however that the potential does not include sites allocated with the Adopted Local Plan (5,278 units).

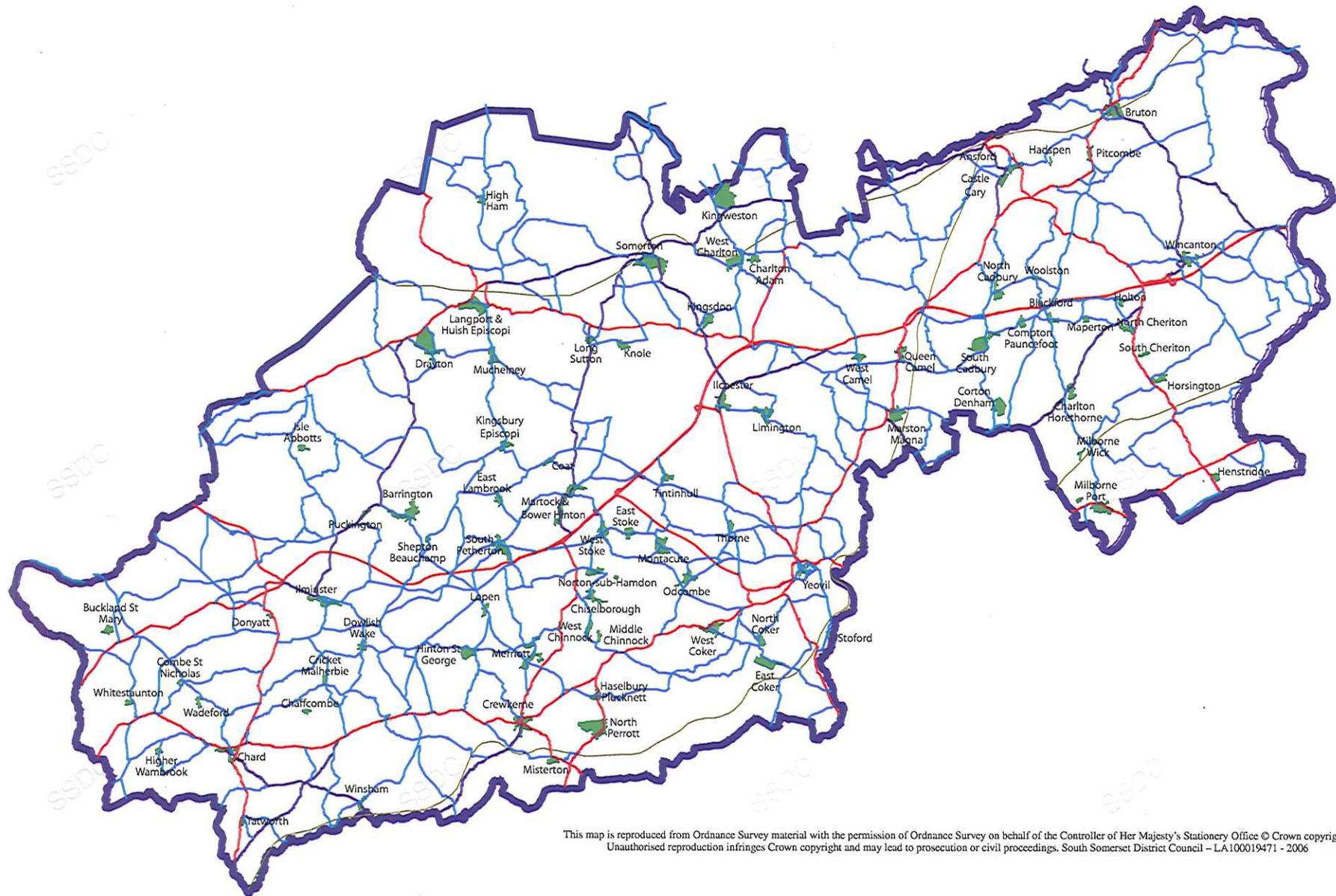
4.5 It is recommended that dwellings within the brownfield categories listed above (ie, other than UHP 11, and partially UHP 9 and UHP 10 where there are Greenfield allocations) are brought forward prior to Greenfield sites in line with national guidance contained with PPS3.

4.6 In terms of phasing, whilst individual sections above give year by year results, the table below brings these together to form a phasing period of 2006 – 2011 and 2011 – 2016.

TABLE 43: PHASING PERIOD 2006 – 2011 AND 2011 – 2016 BY SETTLEMENT

	2006 - 2007	2007 - 2008	2008 – 2009	2009 – 2010	2010 - 2011	2011 - 2016	Total
Yeovil	64	200	184	112	86	314	959
Chard	44	97	77	68	58	144	487
Crewkerne	68	51	30	29	20	53	251
Wincanton	25	43	36	32	29	72	237
Iminster	6	50	39	33	18	41	187
Rural Centres	70	104	77	59	47	87	444
Villages	105	115	104	78	60	126	588
RoD	98	80	70	70	36	160	514
Total	480	739	616	481	354	997	3667
Total Potential							3667

**Appendix 1:
Map of South Somerset District.**



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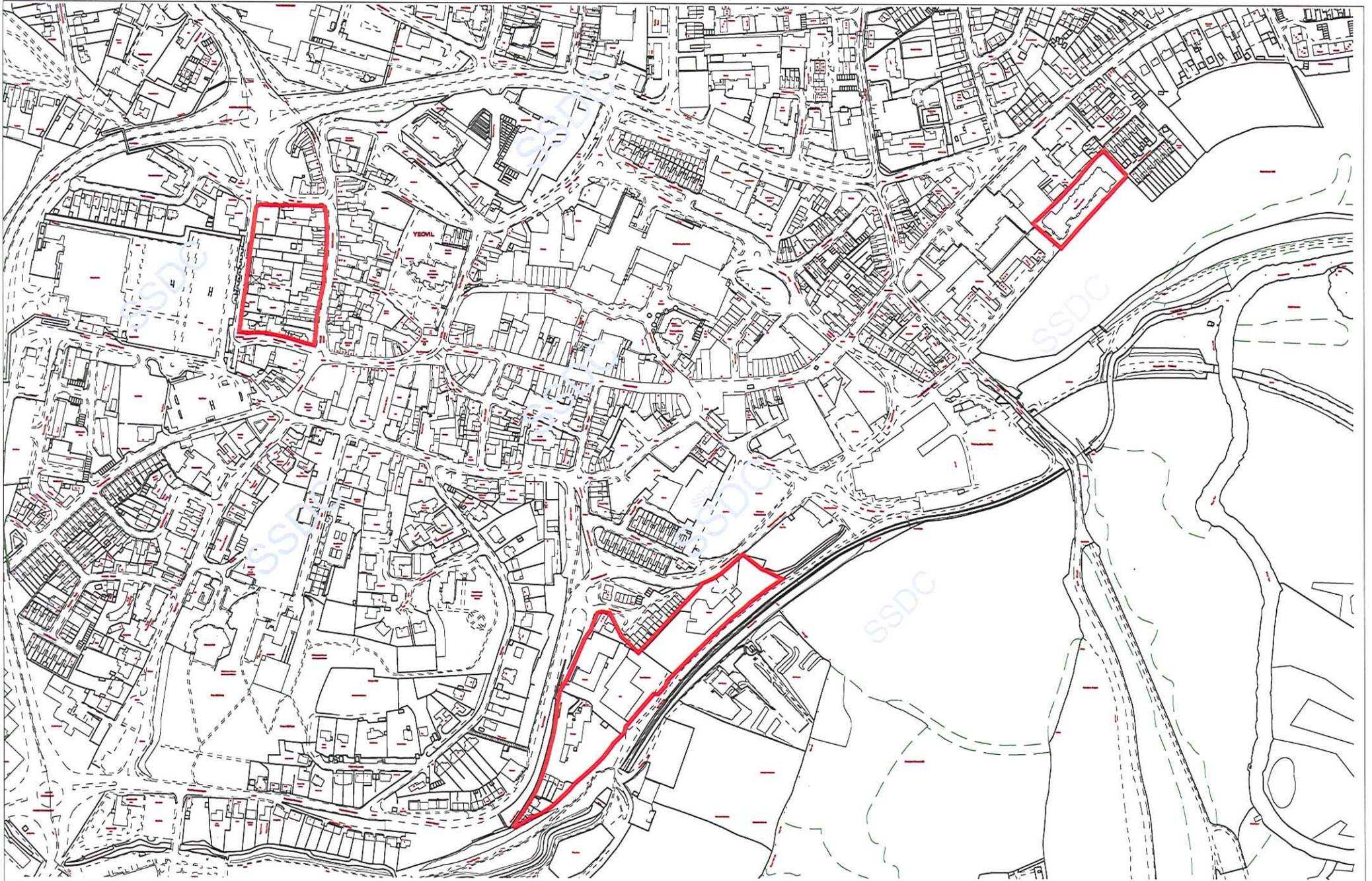
Appendix 2: Public Consultation Statement.

Consultation Statement

1. In September 2005, one advert was placed over a two week period in the Western Gazette Public Announcements section inviting comments/site referrals on South Somerset District Council's Housing Potential Study and Employment Study.
2. In September 2005 a Formal Notice and Press Release was published on the main page of South Somerset District Council's Corporate Web Site (as well as the Planning Policy Section) inviting comments/site referrals on South Somerset District Council's Housing Potential Study and Employment Study.
3. Letters were sent direct to Estate Agents, Surveyors and Valuers as listed in the Estates Gazette Directory (published in September 2005) identified under the "Somerset" heading. This directory is a standard work of reference to the property industry and is continuously updated for maximum accuracy and usefulness. Those firms were:
 - Cluff Commercial (Bridgwater)
 - Tamlyn & Son
 - J H Palmer & Sons
 - TRG Lawrence & Son
 - Alder King
 - Bruton Knowles
 - Cluff Commercial (Taunton)
 - Greenslade Taylor Hunt (Taunton)
 - Harrisons
 - Hatfield White
 - Humberts (Taunton)
 - Jackson-Stops & Staff
 - Keeling Surveyors
 - Larkman Edgcumbe
 - McKinlays
 - Roger S Hayward
 - Stags
 - Greenslade Taylor Hunt (Yeovil)
 - Hawker (David J)
 - Humberts (Yeovil)
 - Palmer Snell
 - TRG Lawrence & Sons (Yeovil)
4. Finally, the development control section of the Council and the HBF (South West) were sent a draft copy of the study inviting comments in October 2006.

**Appendix 3:
Maps indicating sites reviewed for redevelopment
opportunities::**

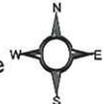
- Yeovil
- Chard
- Ilminster
- Wincanton

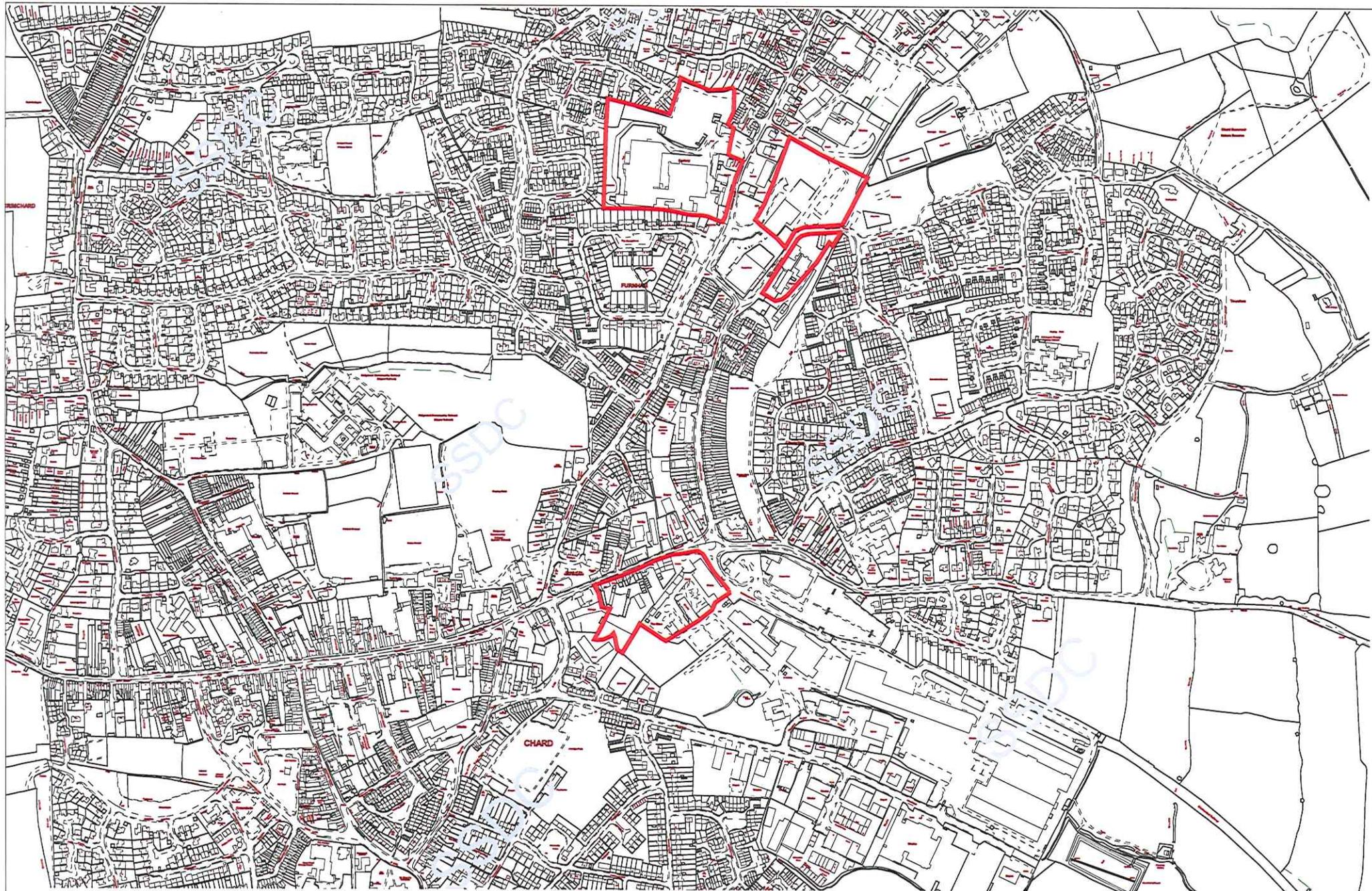


South Somerset Urban Housing Potential Study. Yeovil Centre Reviewed

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original scale
1:5000

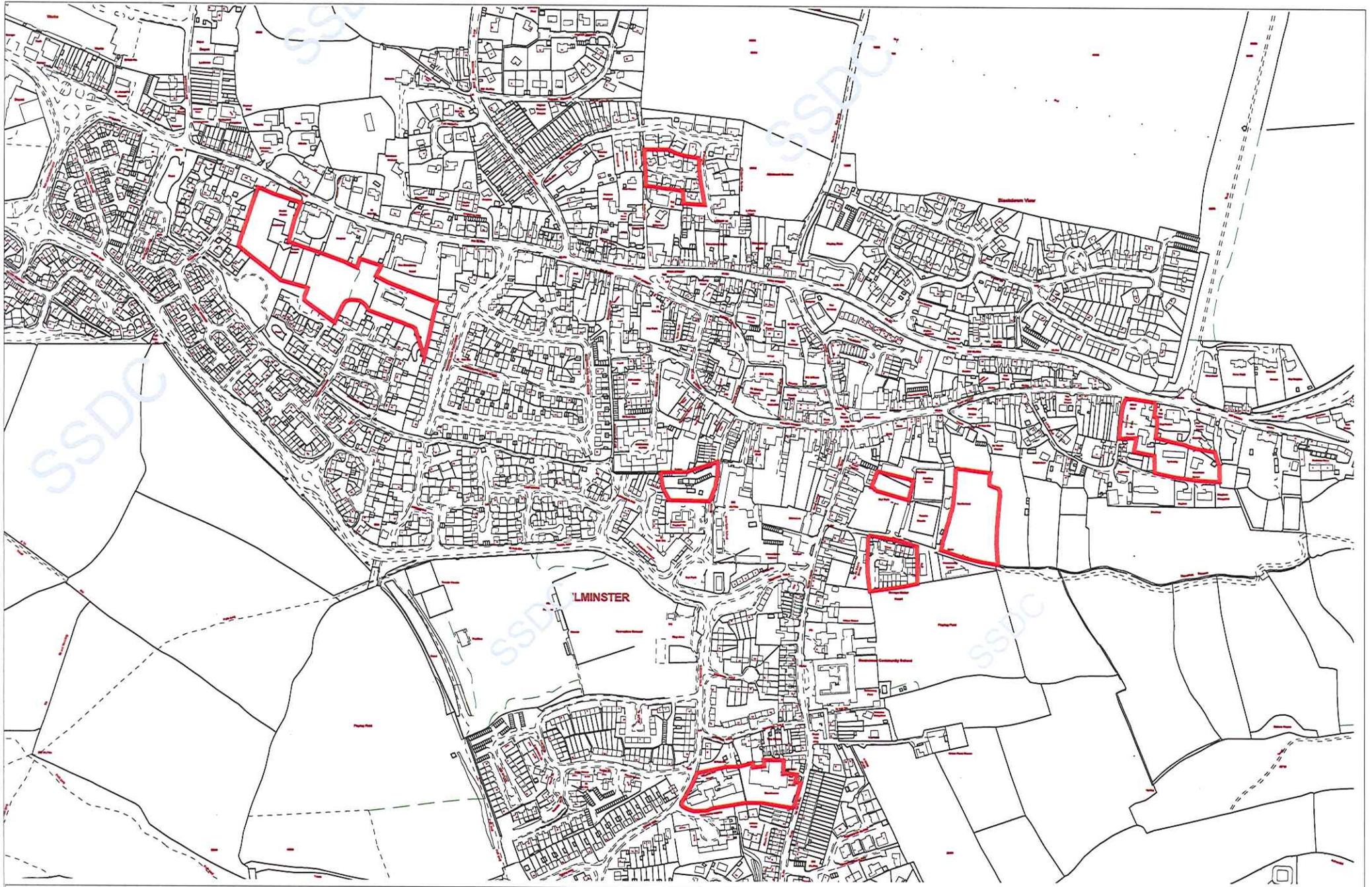




South Somerset Urban Housing Potential Study. Chard Reviewed

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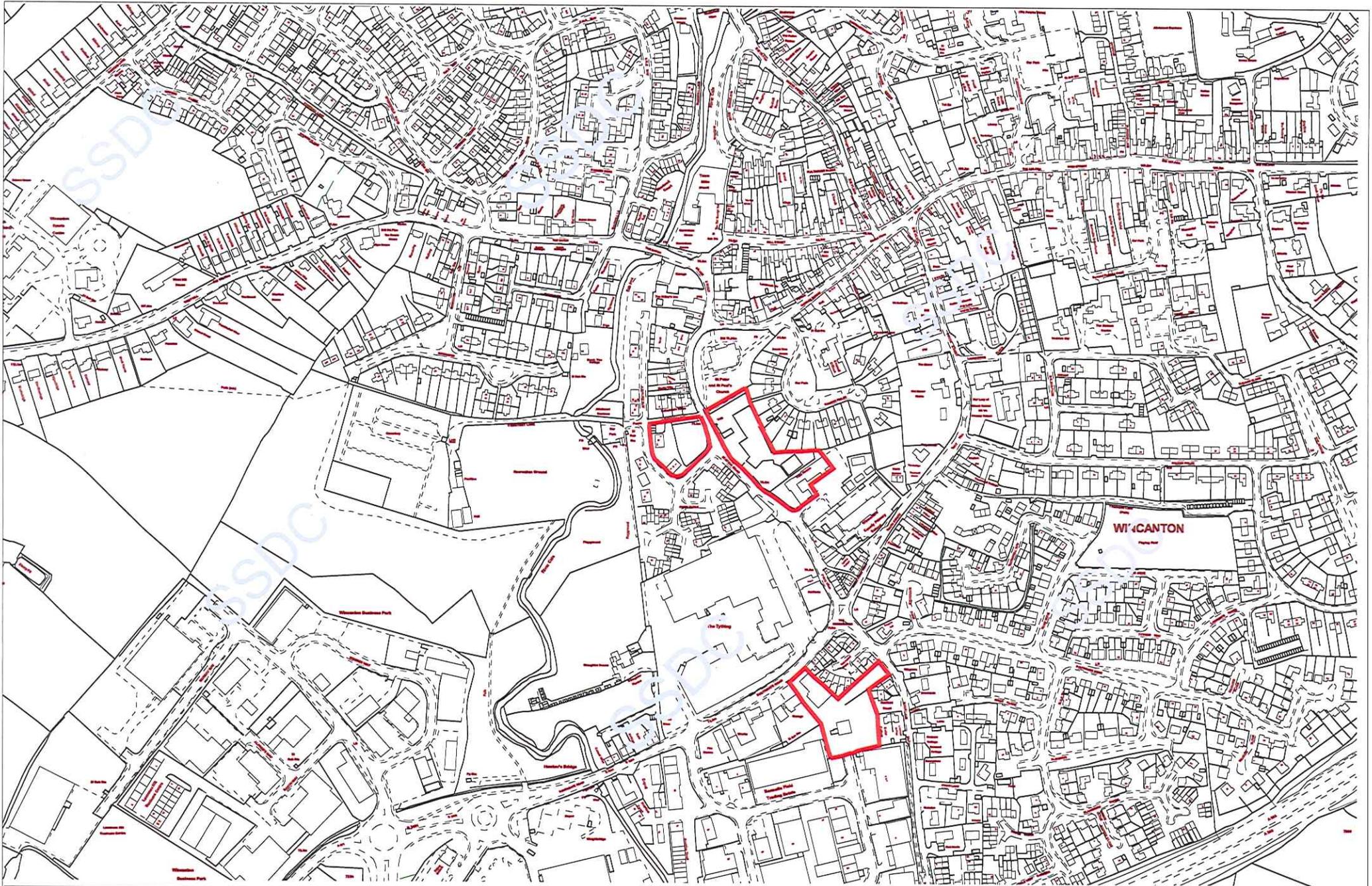




South Somerset Urban Housing Potential Study. Ilminster Reviewed

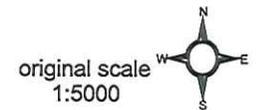
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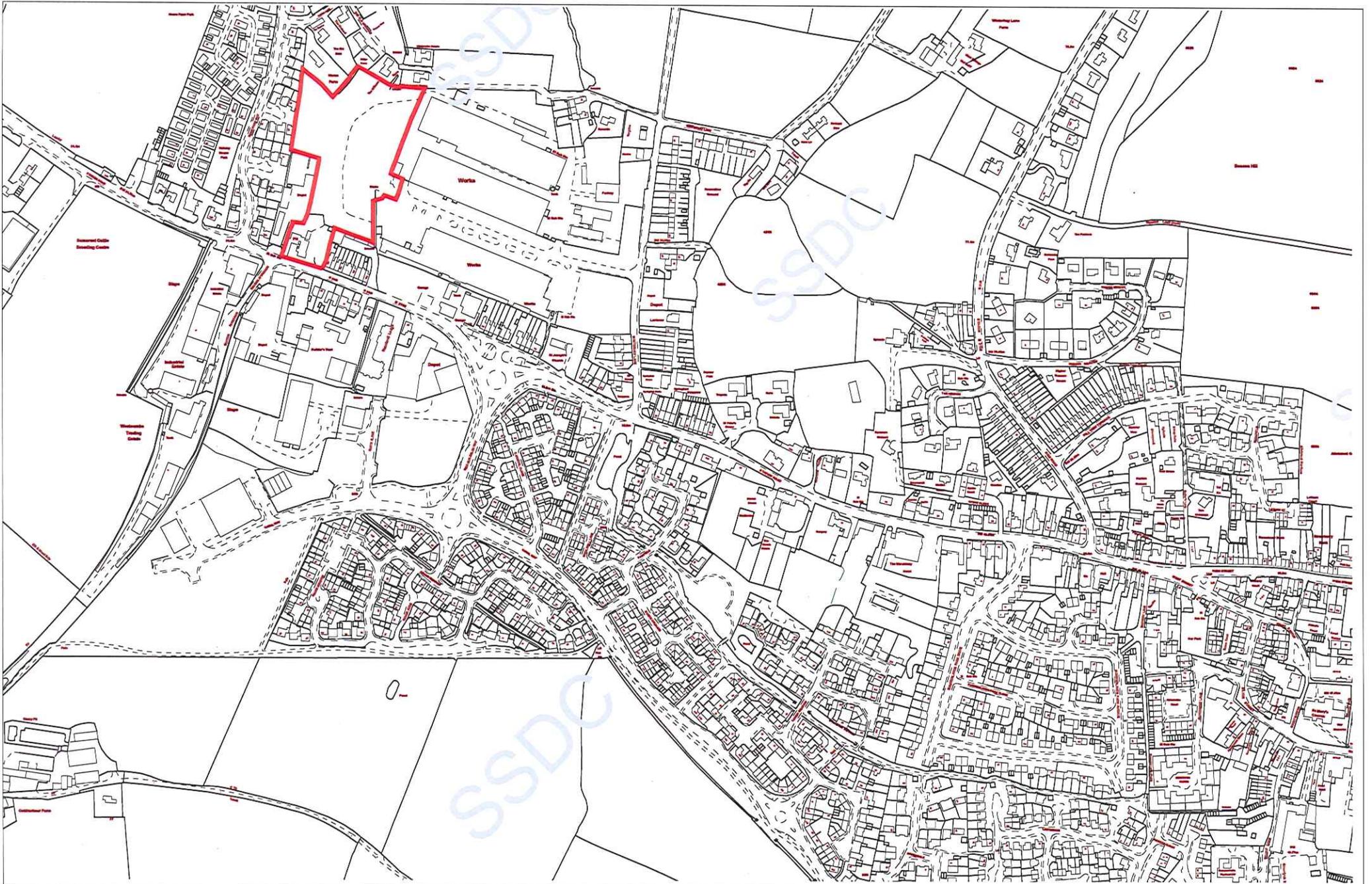
South Somerset Urban Housing Potential Study. Wincanton Reviewed

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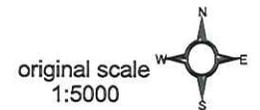
**Appendix 4:
Maps indicating sites identified for redevelopment**

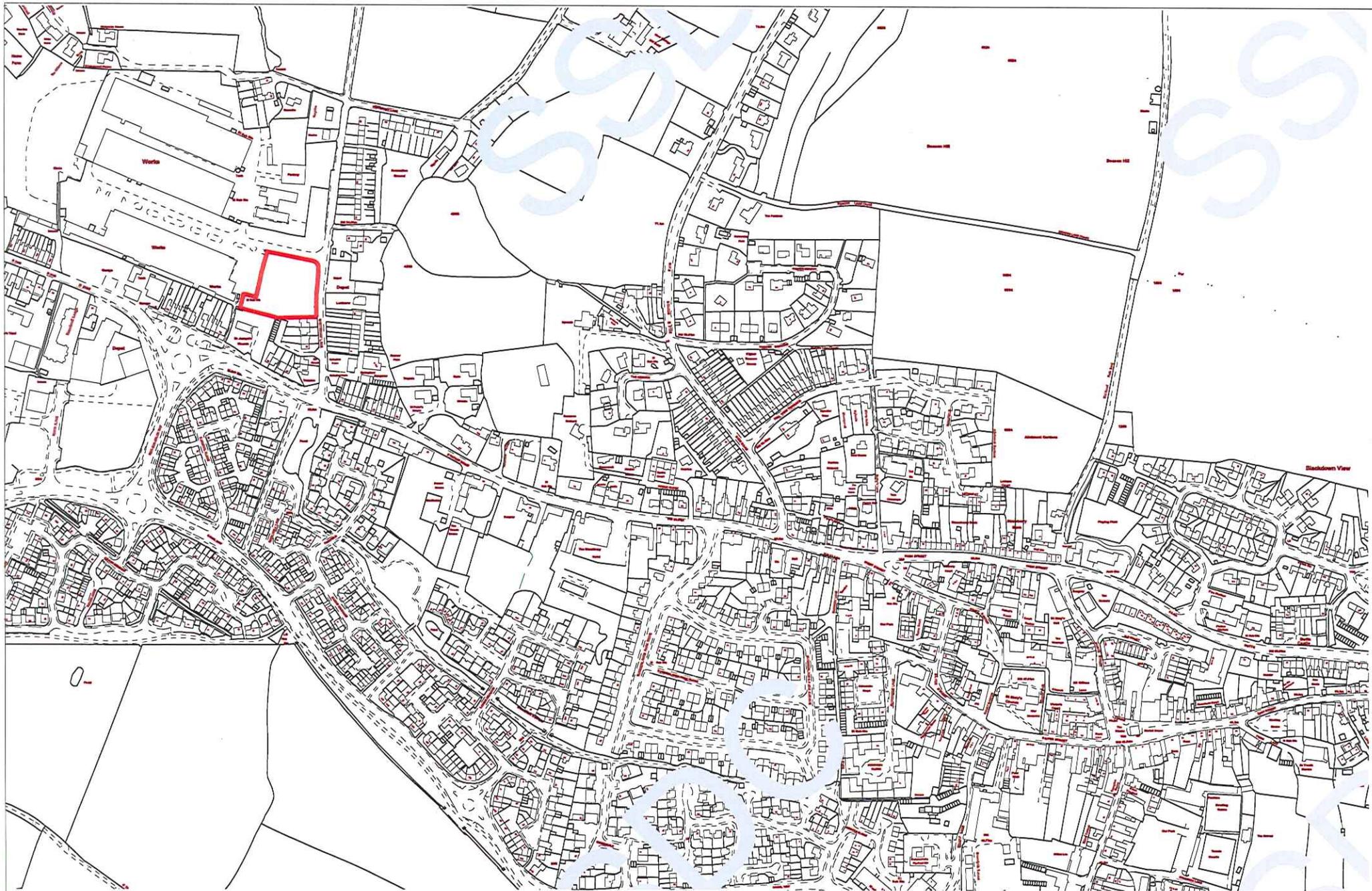
- **Ilminster – land off Station Road (B3168)**
 - **Ilminster – Land at Winterhay Lane**
 - **Chard – Land off Millfield**
 - **Crewkerne – Land off Barn Close**



South Somerset Urban Housing Potential Study. Land at B3168, Ilminster

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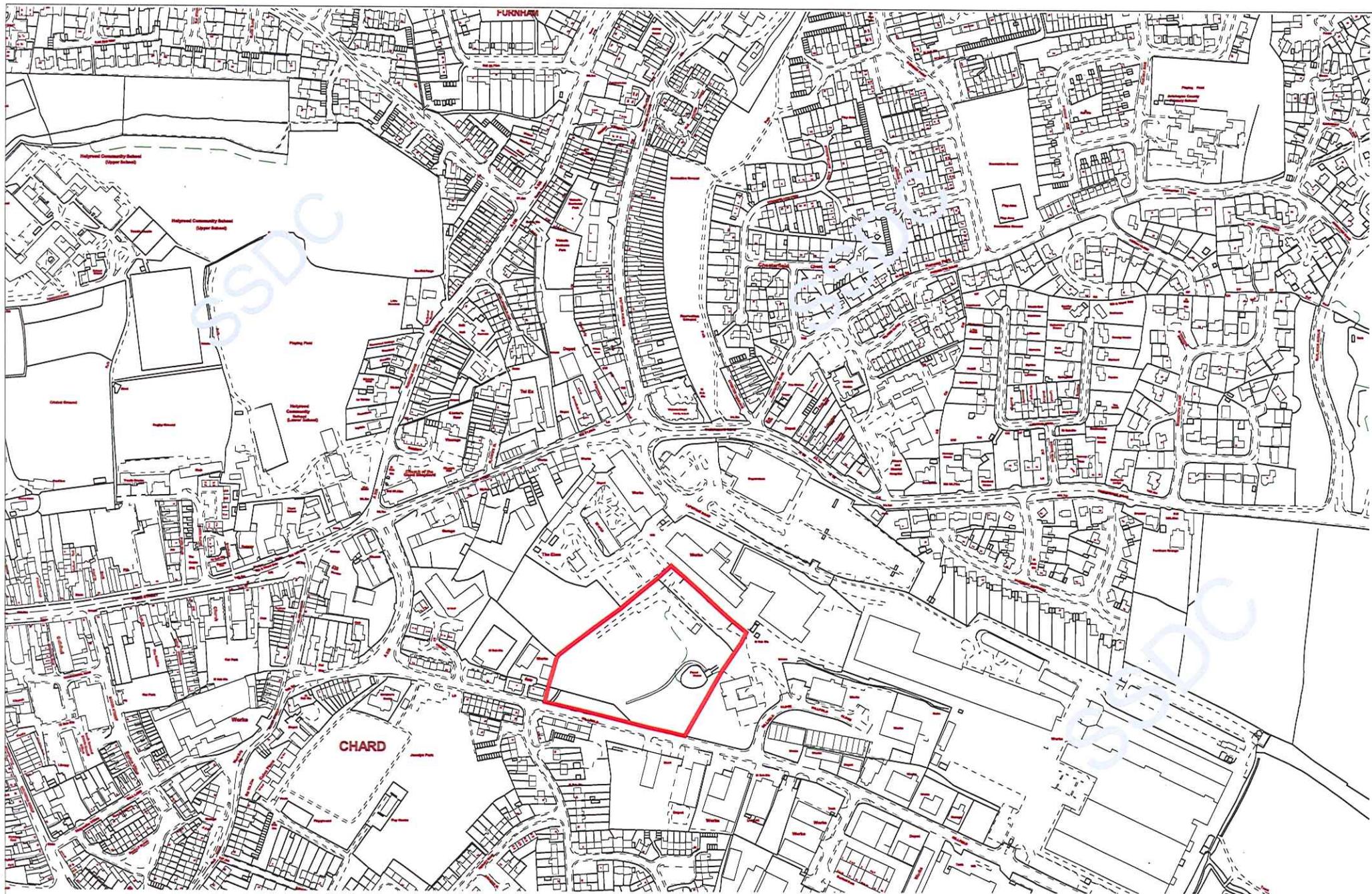




South Somerset Urban Housing Potential Study. Land at Winterhay Lane, Ilminster

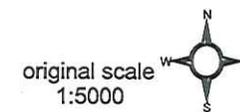
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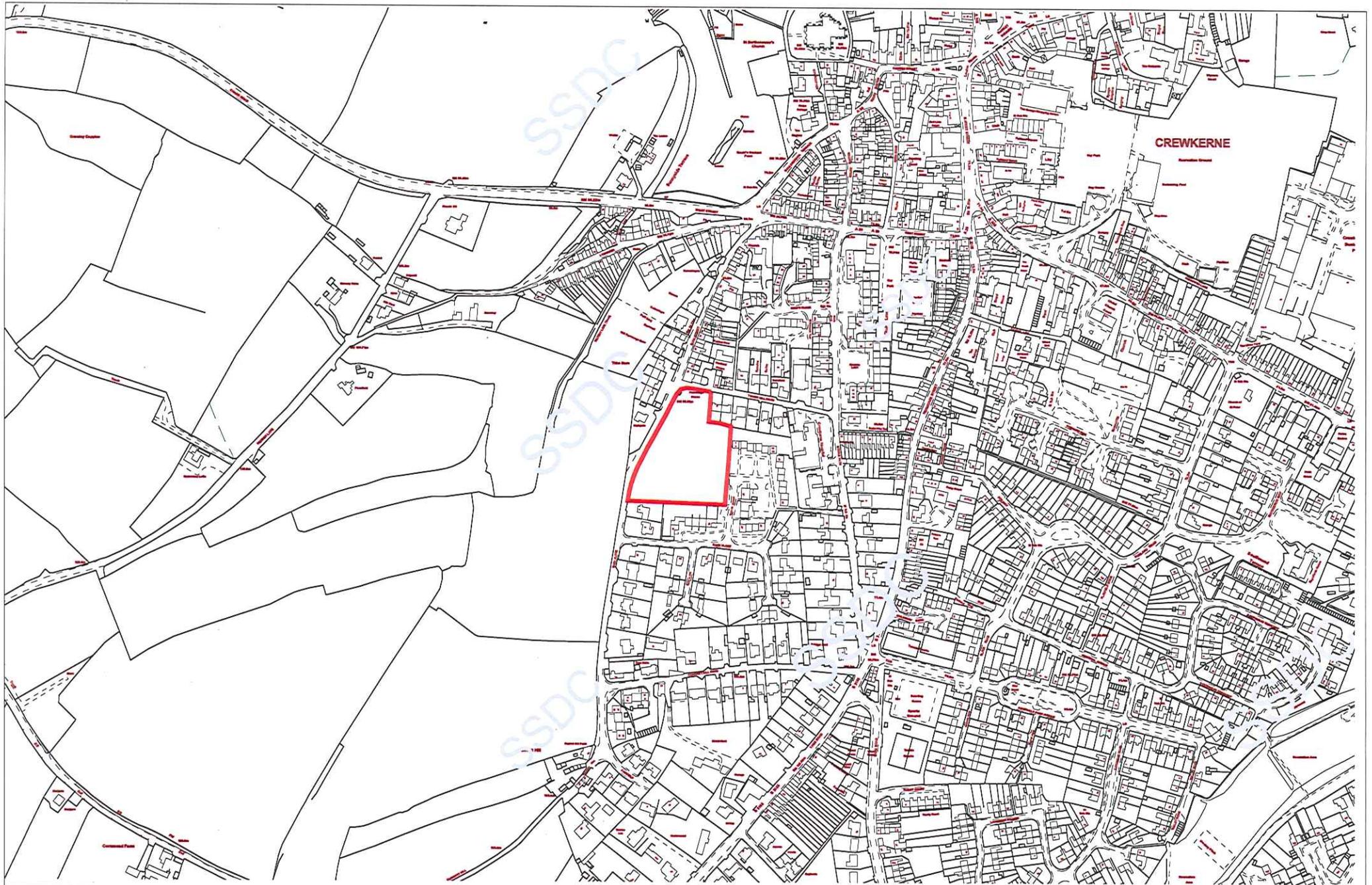




South Somerset Urban Housing Potential Study. Land at Millfield, Chard

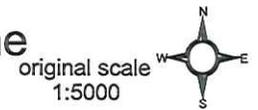
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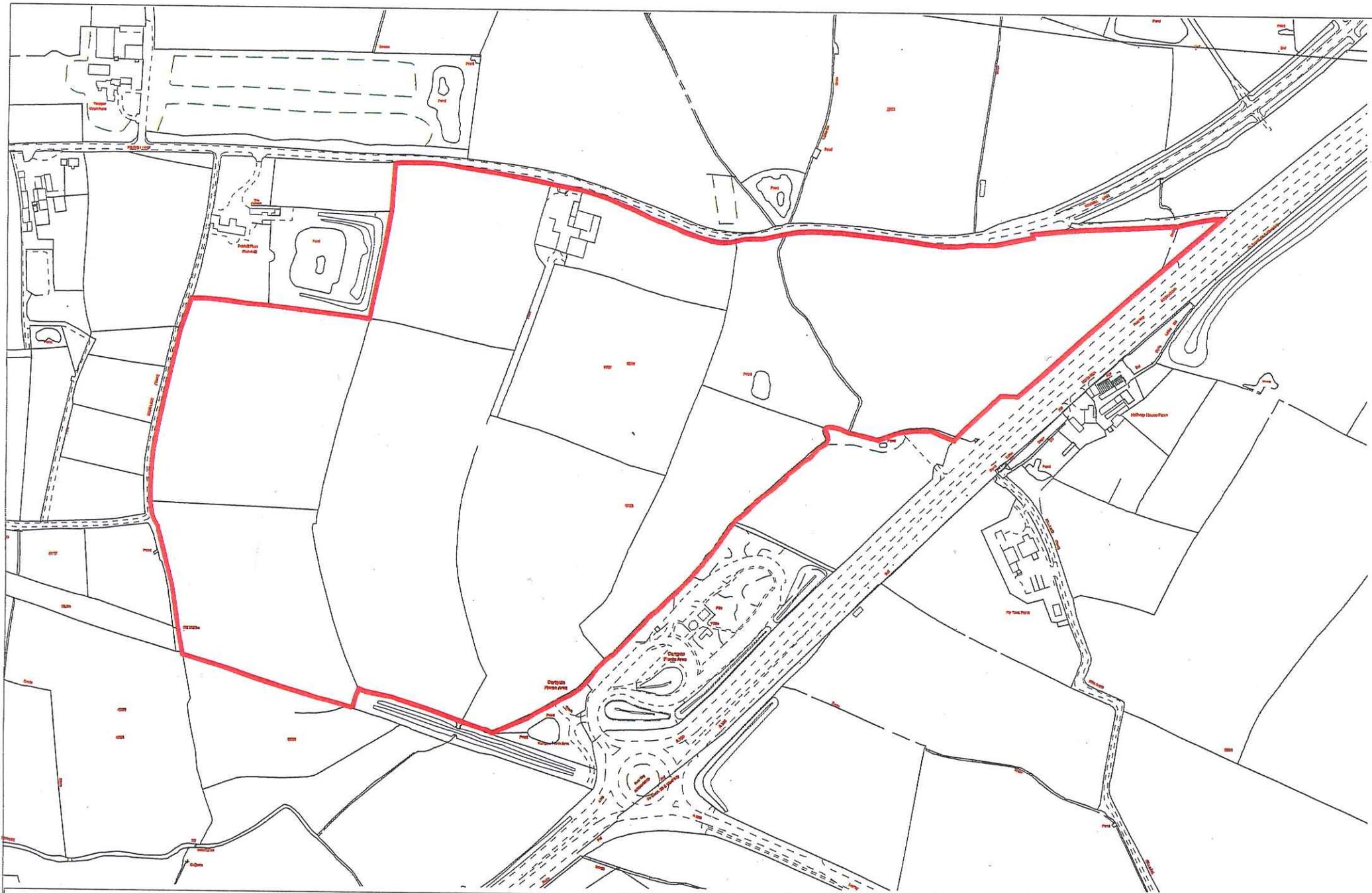
South Somerset Urban Housing Potential Study. Land at Barn Close, Crewkerne

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**Appendix 5:
Maps indicating sites submitted by consultees:**

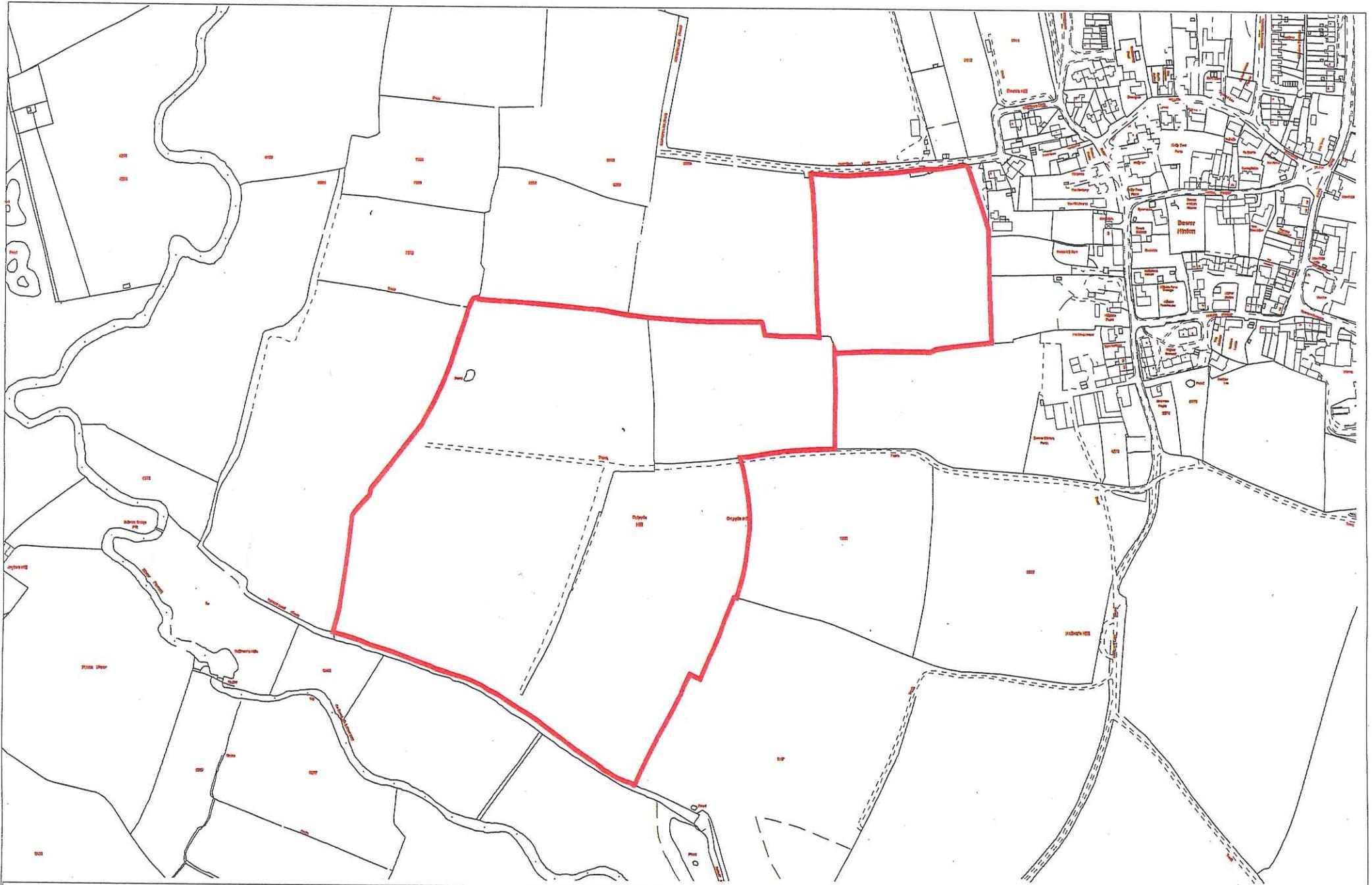
- **Martock Site 1**
- **Martock Site 2**



South Somerset Urban Housing Potential Study. Martock - Proposed Site 1

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original scale 1:5000



South Somerset Urban Housing Potential Study. Martock - Proposed Site 2

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