



Somerset
Council

**MENDIP LOCAL PLAN PART II
(SITES AND POLICIES)
LIMITED UPDATE**

**CONSULTATION ON PROPOSED
SITE ALLOCATIONS**

February 2024



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Introduction

Somerset Council is undertaking a limited update to the Mendip Local Plan Part II (Sites and Policies) which is required by a High Court Order. The update is taking place ahead of a new Somerset wide Development Plan which is in the early stages of preparation.

This consultation document identifies proposed housing sites located in the former Mendip District area to update the Mendip Local Plan Part II to meet the requirements of the High Court to plan for an additional 505 dwellings.

Responses to this consultation document will be reviewed and used to finalise proposals. Representations will be invited on the final proposals before these are submitted for examination.

Contents of this consultation

Other parts of this report cover:

- Details of the consultation and what you can comment on (Section 2)
- The approach taken to the choice of sites and background evidence (Section 3)
- Constraints which impact development in different parts of the District (Section 4)
- A review of site options by towns and groups of settlements (Sections 5 - 11)
- The sites proposed for allocation (Section 12)

Status of Consultation and Legal Compliance

The Council must prepare and publish the LPP2 Limited Update in accordance with the legal requirements of the plan-making process. In particular with the requirements of section 19 of the Planning and Compulsory Purchase Act 2004 ("2004 Act"), and Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This public consultation is undertaken under Regulation 18.



1. Background

- 1.1 The Development Plan relating to the former Mendip District Council area is the Mendip District Local Plan Part I and Part II.
- 1.2 The Mendip Local Plan Part I provides the spatial strategy and development allocations and was adopted in December 2014. The plan covers the time period from 2006 – 2029.
- 1.3 The Mendip Local Plan Part II identifies additional housing and employment sites and detailed policies (e.g. development management policies, community space designations) to complement the strategic policies in the Local Plan Part I. The Local Plan Part II was adopted December 2021.
- 1.4 Following a judicial review challenge to the adoption of the Mendip Local Plan Part II, five housing sites were deleted following a judgement made on 16th December 2022. The legal challenge centred on the interim recommendations made by the Inspector during the examination issued in mid 2019 to find additional sites for 505 dwellings. The challenge focused on the mis-direction of the Inspector that these should be exclusively located in the northeast of the Mendip District.
- 1.5 The court judgment confirmed legal errors in the Inspector's report and his reasoning. It also held that the sustainability appraisal undertaken with the Local Plan was in error as alternative housing sites had not been tested in other parts of the district.
- 1.6 Rather than strike out the whole of the adopted Mendip Local Plan Part II, the judgement contained directions to remove the five sites and for Mendip Council (now Somerset) to re-consider the allocations. The remainder of the policies and sites in the Mendip Local Plan Part II remain adopted and are not part of this update. Details of the High Court order can be found in Appendix 2.

Somerset Development Plan

- 1.7 Somerset Council is working on a new development plan for the area which will replace previous District Council Plans in the county. The Somerset Plan will look forward to 2045. More information on the new Somerset Plan is provided in the Council's Local Development Scheme. The Council will engage with communities and stakeholders on its vision and objectives for the new Somerset Plan, including a review of planning policies.
- 1.8 The published Local Development Scheme confirms that the Mendip Local Plan Part II will be updated to allocate specific sites sufficient to accommodate 505 additional dwellings needed in the former Mendip District (Area East) as a whole by 2029; and these allocations will be made in accordance with Mendip Local Plan Part I policies CP1 and CP2.



- 1.9 This is a limited update to Local Plan Part II and will only address legal issues identified by the High Court. This means that:
- The Council has not reviewed existing policies and is not consulting on changes to existing sites and policies in Local Plan Part I or the Local Plan Part II.
 - The update exercise does not refresh housing requirements for the Mendip area or seek to allocate housing in response to the 5-year land supply position.
 - Choices of sites reflect the existing adopted policies and the agreed distribution of growth in the Mendip Local Plan Part I.
- 1.10 This exercise is not an initial stage which will be incorporated into the Somerset Development Plan. The production of the Somerset Plan will be a separate and distinctly different process and driven by early engagement on the Council's vision and objectives for Somerset over the next 20 years. Housing requirements, key issues, options for growth and the assessment framework will be different. However, sites promoted as available for development in this limited update may be appropriate for consideration in the the Somerset Plan.

The need to identify sites for 505 dwellings

- 1.11 The 505 dwellings relate to a part of the housing requirement identified in the Local Plan Part I Policy CP2 and reflected the extension of the Plan period by an additional year from 2028 to 2029. Policy CP2 established a minimum housing figure for the plan period (2006-2029) of 9,635 dwellings. The 505 dwelling formed part of the 9,635 but were linked to a location or settlement.
- 1.12 The Council acknowledges that the Local Plan Part II provides for a 15% uplift in planned growth amounting to 11,345 dwellings over the Local Plan Part I requirement. The High Court Order makes it clear that the Council cannot claim the 505 has already been accounted for as part of the uplift. The Council must follow the directions in the High Court Order to identify housing sites.
- 1.13 The Mendip Local Plan Part I covers the period from 2006 to 2029. The Council considers that proposed allocations should be capable of delivery or substantial delivery by 2029. This is a five year period following submission in 2024. As larger sites take more than five years to build out, it has only counted housing delivery that could be achieved by the end of the plan period towards the 505 dwellings. Deliverability estimates for proposed allocations are shown in Appendix 1.
- 1.14 Para 1.5 highlights that the legal errors in the Inspector's advice date back to mid 2019. The Council consider this means that sites granted permission (eligible sites) after this date contribute to the 505 requirement provided they are subject to the same site and settlement assessment as other available sites.



2. About this Consultation

Consultation Documents

- 2.1 Somerset Council is inviting comments on the proposed allocations from **28th February 2024 to 5pm Friday 12th April 2024**
- 2.2 Comments are invited on the following documents and supporting information
- Proposed Site Allocations (this consultation report) and summary of site options**
 - Sustainability Appraisal (SA) and SA findings for towns** and villages**
 - Sustainability Appraisal Scoping Report
 - Habitat Regulations Assessment Report (v4 January 2024)
 - Site and settlement assessments for towns and groups of villages**

**published as separate documents

These documents can be found online in the Mendip Adopted Plans page [Adopted Local Plans \(somerset.gov.uk\)](https://www.somerset.gov.uk/mendip-adopted-plans) - select Mendip (East) if needed.

Site and Settlement assessments for individual sites)

- 2.3 Following the 'call for sites' exercise, the council have published individual site assessment forms for land promoted as available and other sites in planning . These 'site and settlement assessments' can be found online for the individual towns and groups of villages. These include individual site maps.

Summary of Site Options

- 2.4 A summary of the individual assessments is published as an appendix to the Consultation report. This appendix is drawn from the conclusions of the individual assessments and judgements made in the Sustainability Appraisal Findings report. The summary of site options includes maps of the assessed sites at a town or village scale

Sustainability Appraisal & Habitat Regulations Assessment

- 2.5 A Sustainability Appraisal (SA) report accompanies this consultation. This is a statutory assessment process is undertaken alongside the preparation of development plans. SA is designed to test and secure better environmental and economic outcomes from the choices made in development allocations or policies.



- 2.6 All suitable sites have been tested against a Sustainability Framework with the results for individual sites published in the SA Findings report. The SA findings report forms Appendix 2 to the SA.
- 2.7 The Council is also inviting comments on the Sustainability Framework which is based on the approach taken to the Local Plan Part II. More information is set out in the SA Scoping report which explains why this approach remains suitable for this update.

Statement of Consultation

- 2.8 The Council have also published an 'Initial Consultation Report'. This document outlines the consultation undertaken to date (such as the 'call for sites' and arrangements for notifying statutory and general consultees. This report will be updated before submission to include details of responses to this Regulation 18 consultation and changes made by the Council to the final proposals.

Monitoring Reports and Other evidence

- 2.9 Monitoring data on housing completions/ supply which support the consultation can be found online on the following pages

<https://www.somerset.gov.uk/planning-buildings-and-land/evidence-base-and-monitoring/>

[Authority Monitoring Report \(somerset.gov.uk\)](https://www.somerset.gov.uk/planning-buildings-and-land/evidence-base-and-monitoring/)

[Brownfield Register \(somerset.gov.uk\)](https://www.somerset.gov.uk/planning-buildings-and-land/evidence-base-and-monitoring/)

- 2.10 The evidence base page also contains links Mendip specific studies which have fed into site and settlement assessments and SA. These include the Mendip landscape character assessment (2020). Strategic Flood Risk Assessment (2020) draft village profiles/ services and facilities (2022) and Greenspace Mapping and Audit (2021). The pages also contain supporting evidence to the adopted Local Plan Part II which remains relevant to the assessment

Where to find Consultation Documents

- 2.11 Copies of this consultation report and links to associated documents are available to view on the adopted Local Plans page [Adopted Local Plans \(somerset.gov.uk\)](https://www.somerset.gov.uk/planning-buildings-and-land/evidence-base-and-monitoring/) [select option for Mendip (East) and Customer Service Point in Shepton Mallet Council Offices (Shape Mendip. Online information can also be accessed via Customer Access Points in main towns/libraries in the former Mendip District.



- 2.12 The documents are also available to view in paper form at the Customer Service Point in Shepton Mallet (and also upon request).

Responding to the Consultation

- 2.13 Representations should be made online using the response form on the Somerset Consultation Portal.

online	https://somersetcouncil.citizenspace.com/planning/mendip-local-plan-part-ii-limited-update-reg-18
email	planningpolicyeast@somerset.gov.uk
post	Planning Policy, Council Offices, Cannards Grave Road, Shepton Mallet, BA4 5BT

The closing deadline for responses is 5pm on 12th April 2024

Next Steps

- 2.14 Responses will be considered by Somerset Council in preparing finalised proposals for Publication and Submission to the Planning Inspectorate for examination.
- 2.15 This Limited update is subject to timescales agreed by the High Court which require publication of final proposals (Regulation 19) for representations by 30th June 2024 and submission of the Limited Update by 30th September 2024.



3. Approach to Site Selection

- 3.1 The Council has followed the site selection process established in the adopted Local Plan Part II. This can be found in the section ‘Steps in the selection of sites’ set out in LPP2 paras 3.33 – 3.44. However, the circumstances of the Limited Update mean there are differences in the ‘pool’ of sites assessed and in the criteria for site selection. The main steps are described below.

Review of available housing land including a ‘call for sites’

- 3.2 A review of land available for development is an early stage in gathering evidence for plan making. Given the passage of time since the Council prepared the Local Plan Part II, the Council committed to the High Court that a fresh call for sites should be undertaken to inform this update. A call for sites was held for the former Mendip area and invited the submission of new housing sites or confirmation of previous sites as available for development. The survey requested information on site availability, suitability and achievability – particularly in the short term.
- 3.3 The Council received 141 submissions of which 51 were new sites as shown in Table 1

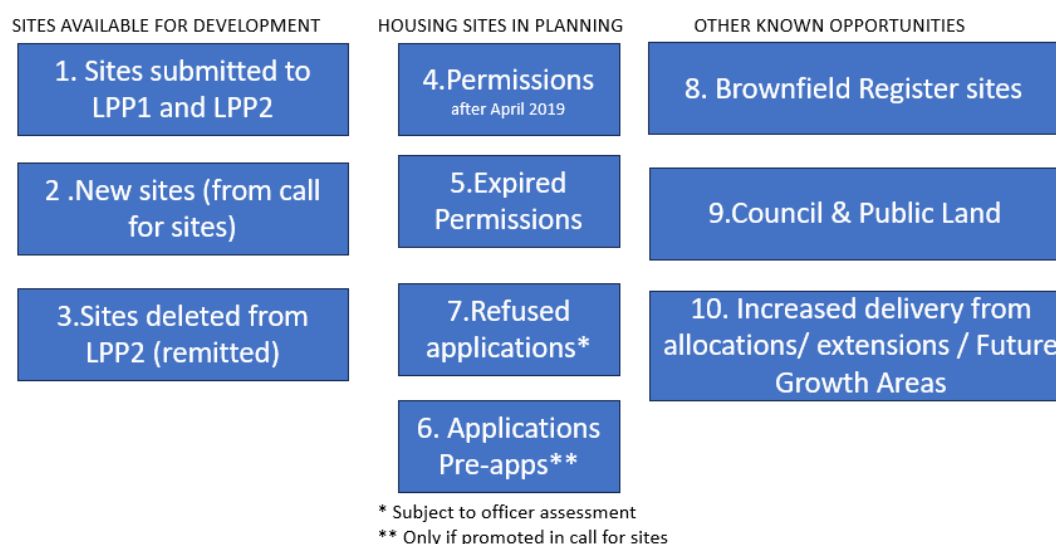
Table 1: Summary of Responses to the Call for Sites	
Submissions made to call for sites	141
Re-promoted sites	83
New sites	51
Sites in planning	30
Total candidate sites	164

- 3.4 Figure 1 illustrates the categories of sites considered as part of the ‘pool of sites’ in this exercise. The Council has considered:
- New sites submitted through the call for sites;
 - Previous sites re-confirmed as available;
 - Sites in the planning process or granted permission; and
 - Other housing opportunities/sites known to the Council.
- 3.5 The former allocations struck out of the plan (remitted sites) have been considered in the review. They have no special status and cannot be treated as ‘preferred’ over other sites put forward. No weight is attributed in the site assessment process to the previous 505 exercise which was found to be legally flawed by the High Court.



- 3.6 The Council has also reviewed other site opportunities which are not directly promoted by developers, landowners or agents. This includes public land, sites on the brownfield register, and land identified in Local Plan as Future Growth Areas for housing. The Council has also made a brief check of sites not promoted as available if relevant to highlight in this consultation.
- 3.7 A review of the High Court judgment indicates that the mis-direction of the local plan Inspector Sites with permission granted since mid-2019 have only been counted towards the supply where they were not included in housing land supply figures tested at the Local Plan Part II examination. This is to avoid 'double- counting' of commitments already included in the adopted Local Plan Part II.

Figure 1 Sources of housing sites



High Level Screening

- 3.8 From the pool of sites, the Council has discounted the following sites from assessment:
- Sites not located within, or substantially within, the Mendip plan area.
 - Sites below the minimum threshold of 6 dwellings or 0.25 Ha. This ensures there will be no double counting of sites which form part of the windfall allowance which is already incorporated in the adopted Local Plan Part II.
 - Sites under construction and likely to be completed before submission in mid-2024.
 - Sites considered unsuitable for housing as identified in national policy. These include development in flood zone 3 and sites which directly impact on designated and irreplaceable habitat.
- 3.9 Sites subject to applications which have been subject to a recent refusal have been considered but are estimated to be very unlikely to be delivered in the

next five years. Sites at an appeal contested by the Council have also been assessed. These may be reconsidered once determined but only after the Regulation 18 consultation has completed.

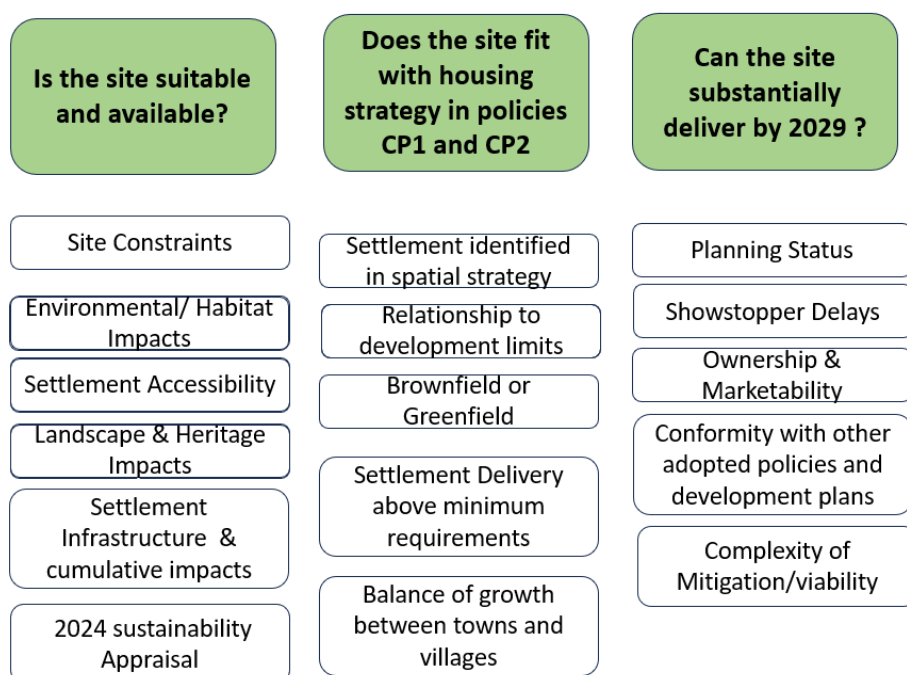
Assessment against Policies CP1 and CP2, Sustainability and Deliverability

3.10 Following screening, the Council has made individual site assessments of all available and eligible sites. The process for making recommendations for preferred options for this limited update focuses on three key questions:

- Is the site a suitable and sustainable location for housing?
- Does the site fit with the adopted spatial strategy and the allocation process set out in adopted policies CP1 and CP2?
- Is the site capable of substantial housing delivery by the end of the plan period in 2029?

3.11 The relationship between the site assessment criteria used to support the site selection process is set out in Figure 2.

Summary of Approach to Site and Settlement Assessments



Site and Settlement Level Constraints

3.12 The site and settlement level constraints capture site information similar to that gathered for the Sustainability Appraisal and used to test options in Local Plan Part II. The assessments take into account updated evidence and changes in national policy since Local Plan Part II preparation and submission.

Compliance with Policies CP1 and CP2

3.13 Core Policy 1 sets out that development will be directed to the five main settlements and primary/secondary villages. It also states that the Council

should maximise the use of previously developed sites within settlement limits and then at the most sustainable locations on the edge of settlements.

- 3.14 Core Policy 2 sets out minimum housing requirements for towns with village requirements set out in Tables 8 and 9 (LPP1 p36). Sites adjacent to Midsomer Norton and Radstock are included, which aligns with the text in Para 4.21 and Para 4.7. The site and settlement assessments provide information on each site against Policy CP1 and CP2.
- 3.15 Each village was given a broad scale of development over plan period – if that village has already significantly exceeded the broad scale, then that will be a strong justification for not making further allocations.

Deliverability and Risk to Delivery

- 3.16 This assessment includes a number of specific criteria to assess short term delivery including planning status and degree to which a site proposal is being actively promoted. In addition, the assessment captures specific factors which will present a risk to deliverability which might be strategic constraints or more local issues. Strategic constraints are described in section 4.
- 3.17 Local issues considered include the degree of compliance with other policies in the Plan apart from Policies CP1 and CP2 and the extent to which they have been overcome or confirmed as significant in a dismissed appeal. For this assessment, the extent of policy conflict is assessed as a factor increasing the risk for delay or delivery, unless overcome through granting of permission.
- 3.18 Delivery risks for sites are shown in the site and settlement assessments published separately to the consultation report.

Sustainability Appraisal

- 3.19 All of the sites that remained under consideration following the High Level Screening exercise have then been assessed as reasonable alternatives through the Sustainability Appraisal process. This was carried out with reference to the most up to date evidence base. Some new evidence base documents have been prepared since Local Plan Part II was examined. A new landscape study has been undertaken and was used to inform this recent Sustainability Appraisal. Additional information was also sought from technical consultees, including the LLFA, Education Authority, Somerset Ecology, Minerals and Waste Team and the Highway Authority.
- 3.20 The Sustainability Appraisal Report and Scoping Report can be found published alongside this document on the Somerset Council website.



4. Strategic Constraints

Phosphate Mitigation

- 4.1 Four of the five main towns in Somerset East fall within a risk area where additional development may have a significant effect on the Somerset Levels and Moors Ramsar. More information on the RAMSAR can be found online at: <https://www.somerset.gov.uk/planning-buildings-and-land/phosphates-on-the-somerset-levels-and-moors-ramsar-site/>
- 4.2 The adopted Local Plan Part II site allocations and supporting text include a requirement to demonstrate nutrient neutrality at planning application stage where they impact on the catchment of the Somerset Levels and Moors RAMSAR. This approach was accepted by Natural England (NE) and the Local Plan Part II Inspector at the time reflecting available evidence and understanding of solutions.
- 4.3 The evidence and solutions for phosphates have changed significantly since the adoption of Local Plan Part II. Two private phosphate credit schemes for the Brue catchment were agreed in early 2023.
- 4.4 The Levelling Up and Regeneration Act includes provisions for improvements to Waste Water Treatment Works to reduce phosphates to the maximum technically achievable by 2030. National guidance is expected by the time of plan submission to identify which treatment works are affected and how planning applications and plan proposals should be assessed. Somerset Council has also been awarded a grant to pilot interim solutions for smaller treatment works.
- 4.5 The site selection exercise has not screened out sites or settlements on the basis of a requirement for phosphates mitigation. However, this is reflected in the Council's assessment of short-term deliverability and risk.
- 4.6 A detailed assessment of phosphate mitigation has been carried out for sites considered to have potential for allocation. This is addressed in the [Habitat Regulations Assessment report](#) which forms part of this consultation.

Highway capacity on the A36 (Frome and other villages)

- 4.7 During the Local Plan Part II Examination, National Highways made objections to development allocations reflecting its concern over traffic movements on the A36. These focus on the capacity of roundabouts east of Beckington. Policy DP27 was included in the Plan reflecting agreement between promoters, Mendip Council and National Highways to require financial contributions for highway improvements. The policy also makes provision for highway infrastructure if required on key routes within Frome.
- 4.8 Whilst financial contributions have been agreed on allocated sites, Policy DP27 did not establish a design specification, costings or timescales for



implementation of improvements to the A36. The improvement works are not part of the Somerset Council highway programme and it is not yet agreed who will be responsible for taking these forward. This means that housing proposals with impacts on the A36 are at risk of holding objections from National Highways until there is greater certainty on these issues. Even if a specification for improvements is agreed in 2024, the timing of works will depend on costs and financial contributions which could result in further delay.

- 4.9 At present, consultants supporting on the Selwood Garden Village application for 1,700 homes have been working with Somerset Council and National Highways to design and cost a phased set of improvements to the A36 roundabouts as this is a critical issue to address in their application. This will account for development and highway capacity over a longer timeframe than the Mendip Plan Part II Limited Update.
- 4.10 The Council regard this as a strategic constraint which will impact short term deliverability of sites promoted on the periphery of Frome, Beckington and in Rode.

Sites located on the Edge of Midsomer Norton, Westfield and Radstock

- 4.11 Bath and NE Somerset Council (BaNES) continue to object to the principle of additional housing development on the edge of these towns. This was highlighted in the Court Judgment. BaNES have commenced their own development plan review (2022-2042) with an options consultation published in Feb 2024. Further information on this review can be found here. [Local Plan options consultation | Bath and North East Somerset Council \(bathnes.gov.uk\)](https://www.bathnes.gov.uk/local-plan-options-consultation/)
- 4.12 The extension of development south of Midsomer Norton and Westfield is not one of the locations in the BaNES options. The adjoining LPA retains its objections in principle in relation to the conflict with their current adopted Plan as well as concerns around the cumulative infrastructure burden imposed by developments in Somerset.
- 4.13 Given that the Council is not required to allocate further sites in this area, it is considered that any additional sites should be part of future discussions in terms of respective plan reviews and not part of the limited update.



5. Site options by settlement

- 5.1 This section briefly outlines housing supply position in each of the Mendip towns, constraints and numbers of sites assessed.
- 5.2 These sections should be read in conjunction with Appendix 3 - **Summary of Site Options** (published separately) This summary contains maps showing the location of sites and conclusions for each site drawn from the Sustainability Appraisal Findings and Individual Site and Settlement assessment sheets.
- 5.2 The Housing supply position is based on the Housing Monitoring (for completions) and the Mendip housing trajectory available online.
- 5.3 Where sites are proposed for allocation, the Council have identified the site to be allocated and listed potential policy considerations /requirements. Draft policies will be developed following this consultation/
- 5.4 The Council has made detailed individual assessments of all sites (see site and settlement assessments) which are available online. These show site assessments by main towns or groups of villages.



Frome

- 6.1 Frome is identified as a principal settlement in Policy CP1 of the Local Plan Part I with a minimum requirement of 2,300 homes to be delivered over the plan period. 1,880 dwellings (82%) of the requirement has been delivered to date (2006-2023).

Housing Supply

- 6.2 All the major housing allocations identified in Local Plan Part II have progressed through the planning process and are expected to contribute to short term delivery. This includes sites off Sandys Lane and Little Keyford (490 dwellings) and detailed proposals for the town centre Saxonvale site (180-290 dwellings). The 2023 housing trajectory estimates 863 dwellings could be delivered by 2029.
- 6.3 An application for a strategic scale mixed-use extension to the southwest of Frome (Selwood Garden Village) has been under consideration since July 2021. The proposal will deliver around 1,700 homes. This major proposal is not considered suitable for allocation in this limited update, and this would represent a marked change from the balance of development between the towns established in Core Policy 1. There are still technical issues to be addressed before a decision and it is uncertain whether or not housing delivery could be achieved by 2029.
- 6.4 Given the level of short term delivery and infrastructure constraints that exist at this location, it is not considered appropriate for substantial housing allocations as part of this update.

Development Constraints

- 6.5 Concerns with capacity on the A36 and roundabouts at Beckington are reflected in Policy DP27 which allows for financial contributions for highway improvements. However, in the absence of an agreed specification of works or timescales to put in capacity solutions, National Highways is now placing holding objections on sites coming forward. This is considered a significant constraint to further short-term development. More information on Policy DP27 is set out in section 4.

Call for Sites

- 6.6 18 sites were assessed through the site selection process. Two were screened out of the assessment.
- 6.7 Two sites are considered suitable as allocations towards the 505 homes requirement:
- FRO218: Land off Adderwell (Draft Policy FR9) - 25 dwellings
- FRO227: Land at North Parade Car Park (Draft Policy FR10) - 18 dwellings



- 6.8 Past delivery and land which is either allocated or has a planning permission would provide a total of 2,960 dwellings, 29% above the minimum requirement in Local Plan Part I. The proposed allocations would increase this to 2,978 dwellings.

Other Sites

- 6.9 Brownfield and infill sites will continue to come forward in Frome but there are no significant sites considered suitable for allocation.



Proposed Allocation: FR9

Land off Adderwell, Frome

Site Ref: FRO218



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Site Description / Planning

Cleared brownfield site east of Adderwell Rd in the centre of Frome.
Full permission for 25 units.

Sustainability Appraisal

Within the urban area so limited impact on landscape character.
Very accessible to town centre and local services.

Deliverability

Permission secured subject to S106 agreement and considered deliverable by 2029.
Limited impact on A36 improvements.

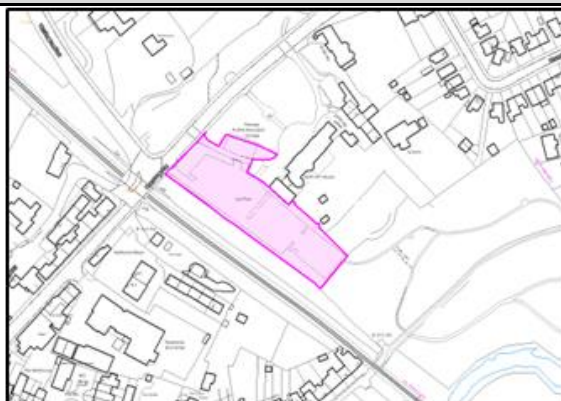
Policy Considerations / Requirements

Minimum housing capacity of 25 units.
Affordable Housing agreed.
Access from Primrose Court.
Outside phosphates area.
Education contributions agreed.
Surface water management.

Proposed Allocation: FR10

Land at North Parade Car Park, Frome

Site Ref: FRO227



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Site Description / Planning

Car park in the centre of Frome.

Full application under consideration for 18 units.

Sustainability Appraisal

Within the urban area, surrounded by housing so limited impact on landscape character.

Within Conservation Area & identified as a Gateway Site in the Frome NP therefore good design required to mitigate potential impacts.

Very accessible to town centre and local services.

Mitigation required for potential for impact on biodiversity.

Deliverability

Site already within the planning process and considered deliverable by 2029.

Limited impact on A36 improvements.

Policy considerations /requirements

Minimum housing capacity of 18 units.

100% affordable housing.

Access from North Parade.

Outside phosphates area.

10% BNG

Good design

Surface water management.

Glastonbury

- 7.1 Glastonbury is identified as a principal settlement in Policy CP1 of the Local Plan Part I with a minimum requirement of 1,000 homes to be delivered over the plan period. 830 dwellings (83%) of this requirement have been delivered to date (2006-2023), just above the annual target set in Core Policy 2.

Housing Supply

- 7.2 Just over 400 net dwellings have come forward in the last 10 years in the town and the housing trajectory estimates 144 dwellings could be delivered by 2029.
- 7.3 There are no strategic housing sites in Glastonbury, but Local Plan Part II allocated a number of small and medium scale brownfield sites which are still to come forward. The Kingsfield development (133 homes) located west of the A39 bypass was completed in 2022.

Development Constraints

- 7.4 The main constraints to development are floodplain and the landscape features, particularly around Glastonbury Tor. Drainage and sewage links to the risk area impacts on the Somerset Levels and Moors RAMSAR site. Housing schemes are required to provide phosphate mitigation.

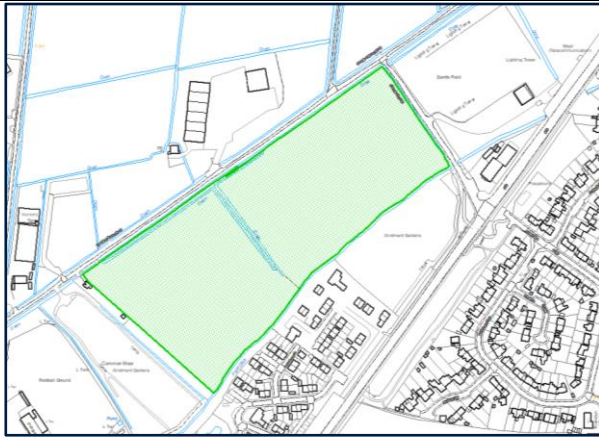
Call for Sites

- 7.5 Nine sites were assessed through the site selection process. Four sites were screened out of the assessment as they were located in areas of high flood risk (flood zone 3).
- 7.6 Two sites are considered suitable for allocation towards the 505 homes requirement:
- GLAS124: Land at Common Moor Drove (Policy GL6) – 90 dwellings
 - GLAS122: Land at Norbins Road Car Park (Policy GL7) – 6 dwellings
- 7.7 GLAS124 benefits from an outline permission for 90 dwellings. It is located adjacent to the Kingsfield development and is capable of delivery by the end of the plan period. GLAS122 is a small affordable housing scheme on Council land near the town centre providing 6 units. Neither of these sites were considered or promoted in the Local Plan Part II examination process.
- 7.8 Past delivery and land which is either allocated or has permission would provide a total of 1,130 dwellings, 13% above the minimum requirement in Local Plan Part I. GLAS124 is included in this total.

Other Sites

- 7.9 No additional opportunities are considered suitable.



Proposed Allocation: GL6**Land off Common Moor Drove, Glastonbury****Site Ref: GLAS124**

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Additional Information © Somerset Council

Site Description / Planning

Greenfield site on the built-up edge of Glastonbury.

Application granted permission at appeal for 90 units.

Sustainability Appraisal

On the edge of the settlement so likely to have some impact on landscape character.

Flood mitigation required.

Within phosphates area so appropriate mitigation required.

Within a reasonable proximity to town centre and local services but bypass acts as a barrier between.

Deliverability

Outline consent granted at appeal and 60 units considered deliverable by 2029.

Phosphates credits confirmed as part of permission

Policy Considerations / Requirements

Minimum housing capacity of 90 units.

7 affordable first homes

Access from Common Moor Drove.

Phosphates mitigation.

Surface water management.

Proposed Allocation: GL7

Land at Norbins Road, Glastonbury

Site Ref: GLAS122



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Additional Information © Somerset Council

Site Description / Planning

Council owned car park within the urban area, accessed by Norbins Road.
Application currently under consideration for 6 units.

Sustainability Appraisal

Within the urban area so no impact on landscape character.
Little impact upon settlement character or local distinctiveness.
Within phosphates area so appropriate mitigation required.
Very accessible to town centre and local services.

Deliverability

Application within the planning process and the 6 units considered deliverable by 2029.
Phosphates mitigation solution required.

Policy Considerations / Requirements

Minimum housing capacity of 6 units.
100% affordable housing.
Access from Norbins Road.
Phosphates mitigation required.

Street

- 8.1 Street is identified as a principal settlement in Policy CP1 of the Local Plan Part I with a minimum requirement of 1,300 homes to be delivered over the plan period. 830 dwellings (67%) of this requirement have been delivered to date (2006-2023) which is lower than the annual target set in Core Policy 2.

Housing Supply

- 8.2 347 net additional dwellings have come forward in the last 10 years and a further 337 dwellings could be delivered by 2029. The need for phosphate mitigation has delayed bringing forward development on the sites allocated in Local Plan Part II.
- 8.3 A major allocation at Somerton Road (Policy ST1 for 280 dwellings) now has planning consent and will come forward in the short term.
- 8.4 The main allocated site in the settlement is located to the west of Street which includes of a Main Development Area (MDA) for 400 dwellings and a Future Growth Area (FGA) to the south. Studies and surveys have been progressing on the MDA but detailed proposals or a masterplan have yet to be produced for this site. A scheme which includes part of the FGA with links to Brooks Road has been promoted through the call for sites and is proposed for allocation.

Development Constraints

- 8.5 The town falls within the water catchment area of the Somerset Levels and Moors RAMSAR site. Housing schemes are required to provide phosphate mitigation. There are designated habitats which will also require assessment and on site or off-site mitigation.

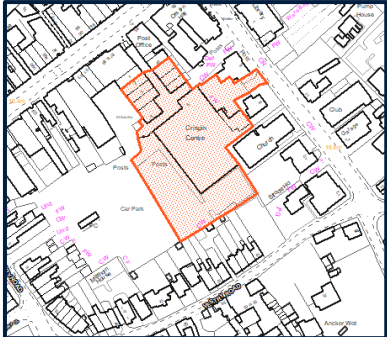
Call for Sites

- 8.6 Eight sites were assessed through the site selection process. Two sites were screened out of the assessment as they were below the threshold for allocation.
- 8.7 Two sites are proposed for allocation towards the 505 homes requirement:
STR146: Policy ST5 – Land to the rear of the Crispin Centre (50 dwellings)
- Part of site STR001: policy ST3 involving allocation within the Future Growth Area (maximum of 120 dwellings with 60 delivered by 2029).
- 8.8 Past delivery and land which is either allocated or has permission would provide a total of 1,631 dwellings, 6% above the minimum requirement in Local Plan Part I. The proposed allocations would increase this to 1,743 dwellings.

Other Sites

- 8.9 No other sites have been identified for allocation in this exercise.



Proposed Allocation: ST5
Land to rear of Crispin Centre, Street
Site Ref: STR146
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Site Description / Planning Brownfield site within the designated town centre of Street Application under consideration 2023/2369/FUL
Sustainability Appraisal Site previously in retail use and will be lost as a source of employment. Within the urban area so no impact on landscape character. Little impact upon settlement character or local distinctiveness. Within phosphates area so appropriate mitigation required. Very accessible to town centre and local services.
Deliverability 40 units considered deliverable by 2029. Phosphates mitigation solution required.
Policy Considerations / Requirements Minimum housing capacity of 40 units. Access from Leigh Road. Good design including retention of high street frontage. Phosphates mitigation required.

Proposed Allocation: ST3a**Brooks Road – part of Future Growth Area, Street****Site Ref: STR001**

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Site Description / Planning

Greenfield site on the edge of the town, adjacent to strategic allocation ST1.
Pre-application discussions ongoing.

Sustainability Appraisal

Development on the southern part of the site would have significant impacts upon landscape character and the setting of the Ivythorne Hill Special Landscape Feature. Built development would need to be directed to the northern part of the site.
Surface water flooding through the site which would require mitigation.
Within phosphates area so appropriate mitigation required.
Very accessible to town centre and local services.

Deliverability

60 units considered deliverable by 2029.
Phosphates mitigation solution required.

Policy Considerations / Requirements

Minimum housing capacity of 60 units.
Access from Brooks Road.
Good design and landscape plan required to minimise impact on SLF.
Surface water flood management plan required.
Education contributions.

Shepton Mallet

- 9.1 Shepton Mallet is identified as a principal settlement in Policy CP1 of the Local Plan Part I with a minimum requirement of 1,300 homes to be delivered over the plan period. 749 dwellings (58%) of the requirement have been delivered to date (2006-2023).

Housing Supply

- 9.2 The Local Plan Part I allocated a strategic site at Cannards Grave Road for 500 homes (Policy CP8a). An application for this site for around 570 dwellings has been under consideration since 2018. There are ongoing discussions with the developer to bring this site forward with a higher number of dwellings. The redevelopment of the former Shepton Prison (146 dwellings) remains a longer-term opportunity.
- 9.3 The 2023 housing trajectory estimates 171 dwellings could be delivered by 2029, subject to a start on the Cannards Grave site by 2027.

Development Constraints

- 9.4 Housing proposals will require phosphate mitigation and there is a lack of current primary school capacity. There are plans to expand capacity in existing schools and financial contributions will be required. This may rule out large scale development. Additional school provision will come forward as part of the Cannards Grave allocation which includes a site for a new school.

Call for Sites

- 9.5 Six sites were assessed through the site selection process and none were screened out of the assessment. There are two potential sites, but both have uncertainties around delivery in the short term.
- 9.6 Past delivery and land which is either allocated or has permission would provide a total of 1,562 dwellings, 20% above the minimum requirement in Local Plan Part I.

Other Sites

- 9.7 A Council site adjacent to the west Shepton Football Club has potential for affordable housing. This is capable of delivery in the short term but there are constraints in bringing it forward in the plan period and it is not being actively pursued.
- 9.8 There are town centre redevelopment opportunities but none of these are considered deliverable within the plan period or are being actively promoted.
- 9.9 A future growth area/direction of growth was proposed in the Local Plan Part I to the southwest of the town but removed in the Local Plan Part II once the extent of the strategic allocation was agreed. There is no scope for short-term delivery in this location.



- 9.10 A draft Shepton Mallet neighbourhood plan (Reg 14) was published for initial consultation in May 2023 and identifies a housing allocation for 140-150 homes on land west of Compton Road and south of Middleton Lane. The draft allocation forms part of legacy site SHEP092. However, this site was not re-promoted in the recent call for sites. There have been no direct discussions with the owner/promoter, so this site has not therefore been confirmed as available to the Council.



Wells

- 10.1 Wells is identified as a principal settlement in Policy CP1 of the Local Plan Part I with a minimum requirement of 1,300 homes to be delivered over the plan period. 1,287 dwellings (89%) of this requirement have been delivered to date (2006-2023), well above the annual target set in Core Policy 2.

Housing Supply

- 10.2 1,082 net additional dwellings have come forward in the last 10 years, the highest level of delivery in the 5 main towns. The housing trajectory estimates 263 dwellings could be delivered by 2029.
- 10.3 The city of Wells has experienced a rapid period of development with both strategic sites and reserve sites identified in the Local Plan Part I now built out. Development has been focused on sites to the west of the town along Wookey Hole Road and Glastonbury Road.

Development Constraints

- 10.4 The town falls within the water catchment area of the Somerset Levels and Moors RAMSAR site. Housing schemes are required to provide phosphate mitigation.
- 10.5 In making allocations west of the City, the Local Plan Part I acknowledges concerns around the coalescence of development between Wells and Haybridge - there should be a plan-led clear settlement edge. Additional allocations are not considered necessary and would conflict with the adopted strategy for the town. Six of the 12 sites assessed fall in this location.

Call for Sites

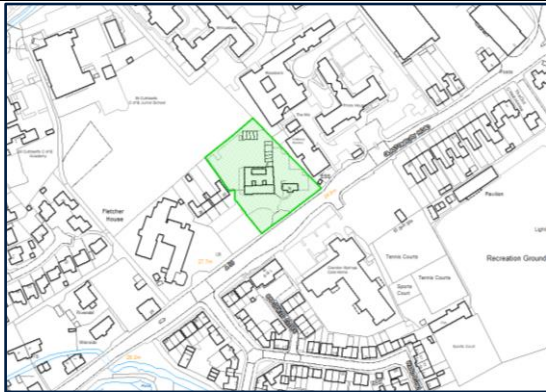
- 10.6. 12 sites were assessed (in 10 separate locations) assessed through the site selection process. Two sites were screened out of the assessment.
- 10.7 One site is considered suitable for allocation towards the 505 homes requirement:
- WELLS127: Wells Police Station (Policy WL6)
- 10.8 WELLS127 benefits from an outline permission for a 47 unit older persons accommodation. It was not promoted or considered in the Local Plan Part II examination process.
- 10.9 Past delivery and land which is either allocated or has permission would provide a total of 1,773 dwellings, 22% above the minimum requirement in Local Plan Part I. The proposed allocation is included in the supply totals.



Other Sites

- 10.10 Small scale brownfield, infill and change of use applications will come forward in the town centre and within other residential areas around main centre. No other sites have been identified for allocation in this review.



Proposed Allocation: WL6**Wells Police Station****Site Ref: WELLS127**

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Site Description / Planning

Brownfield site within the urban area of the city.

Planning consent granted for redevelopment to 47 self-contained retirement apartments.

Sustainability Appraisal

Within urban area therefore impacts on landscape and settlement character are minimal.

Site is at risk of river and surface water flooding therefore some mitigation required.

Within phosphates area so appropriate mitigation required.

Very accessible to town centre and local services.

Deliverability

47 units considered deliverable by 2029.

Phosphates credits have been purchased.

Policy Considerations / Requirements

Minimum housing capacity of 47 units.

Off-site affordable housing contribution agreed.

Phosphates credits agreed.

Access from A39.

Surface water flood management plan required.

Midsomer Norton and Radstock

- 11.1 These towns are located in Bath and NE Somerset (B&NES) but their built-up areas extend close to the former Mendip District boundary. They are not identified as settlements in Core Policy 1. However, they are highlighted as locations which could be considered for housing for the 505 dwellings (as explained in Local Plan Part I, paragraph 4.21, which supports Core Policy 2).
- 11.2 No sites were allocated in this area in the Local Plan Part II that was submitted for examination. This was identified as a significant omission by the Local Plan Inspector resulting in a specific site selection exercise around these towns and in villages to the northwest of the district.
- 11.3 As set out in the background section, the Inspector's reasoning and directions to the Council were successfully challenged at Judicial Review with the sites being struck out of the Local Plan Part II.

Housing Supply

- 11.4 Since the legal judgement, two housing sites have been granted permission and are expected to contribute to short term supply. NRAD008 was granted at appeal and NRAD001M was permitted as a departure from the Local Plan.
- 11.5 The Council considers that both of these sites can be counted as allocations to contribute to the 505 dwellings. There is no justification for additional sites being allocated in this review.

Call for Sites

- 11.6 Eight sites were assessed through the site selection process. Two sites were screened out of the assessment. Two sites are proposed for allocation towards the 505 homes requirements:
- NRAD001M: Land at White Post, Midsomer Norton (150 of 270 units)
 - NRAD008: Land at Beauchamps Drive, Midsomer Norton (75 of 75 units)



Proposed Allocation: MN1

Land at White Post

Site Ref: NRAD001M



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Site Description / Planning

Greenfield site adjacent to development limit in adjoining authority (BaNES).
Outline permission granted for 270 units (29/03/2023) and reserved matters under consideration.

Sustainability Appraisal

Related to existing development – on the edge of a settlement in BaNES.
Accessible to town centre and local services.
Landscape impacts can potentially be mitigated (addressed through permission).

Deliverability

Large scale site with outline permission that can be substantially delivered by 2029.

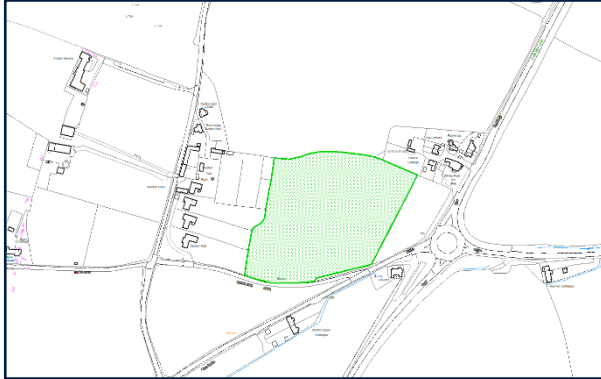
Policy Considerations / Requirements

Minimum housing capacity of 270 units.
At least 30% affordable units.
Access addressed through permission.
Outside phosphates area.
Education capacity addressed through permission.
Flood risk addressed through permission.

Proposed Allocation: MN4

Land at Beauchamps Drive

Site Ref: NRAD008



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Site Description / Planning

Greenfield site adjacent to allocated housing site (prior to being remitted).
Permission granted at appeal and reserved matters under consideration.

Sustainability Appraisal

Related to existing development – on the edge of a settlement in BaNES.
Accessible to town centre and local services.
Landscape impacts can potentially be mitigated.
Surface water will need to be managed.

Deliverability

Site already has permission and can be completely delivered by 2029.

Policy Considerations / Requirements

Minimum housing capacity of 75 units.
30% affordable housing.
Access addressed through permission.
Outside phosphates area.
Impacts to a listed church considered in permission.
Education capacity addressed through appeal and agreed with BaNES.
Flood risk addressed through permission.

Mendip Villages

- 12.1 Local Plan Part I Core Policy 1 (CP1) directs that most rural development should be accommodated in primary and secondary villages. Core Policy 2 indicates a minimum housing requirement for the rural area of 1,780 dwellings which includes the villages listed in CP1, other villages and sites in open countryside. 2,085 dwellings have been delivered to date, well above the rural requirement (17%)

Housing Supply

- 12.2 Past delivery and land which is either allocated or has permission would provide a total of 2,836 dwellings, 60% above the minimum requirement in Local Plan Part I. This rises to 3,181 dwellings when the permitted sites south of Midsomer Norton are included as these are not towns in the spatial strategy. This equates to a supply which is 80% in excess of the requirement and a significant change to the adopted Local Plan distribution.
- 12.3 Core Policy 2c gives clear advice on the process for identifying site allocations in rural settlements. The policy states that allocations should be in line with:
- a) The principle of proportionate growth in rural settlements (which refers to minimum housing requirements for primary and secondary settlements).
 - b) The informed views of the local community.
 - c) The contribution of development since 2006 and commitments.
- 12.4 The Council's village growth monitor (April 2023) indicates only two primary villages (Croscombe & Chewton Mendip) have not met the minimum housing allocation and both have particular constraints (AONB and flooding). In any case, no suitable sites have been identified in the call for sites in these locations.
- 12.5 Six primary villages have a delivery and supply position (allocations permissions) more than double the minimum requirements. These are Baltonsborough, Beckington, Chilcompton, Coleford, Evercreech Norton St Phillip and Stoke St Michael.
- 12.6 Many secondary villages have also exceeded the minimum requirements. Core Policy 1 (ii) indicates that development in secondary villages should meet localised housing needs rather than the district wide requirement.
- 12.7 Taking account of the over-supply position across the rural area and in individual villages, the Council does not consider that there is a need for new village allocations which have not already been permitted. Two sites, with planning consent, have been identified for allocation.
- 12.8 The call for sites includes proposed sites within settlements which are not currently identified in Core Policy 1. While these locations/sites have been assessed, the Council is not proposing to review the status of settlements in



advance of the Somerset wide Development Plan. While these sites have been considered, they are not suitable for allocation.

Development Constraints

- 12.9 A range of settlement constraints are summarised in the site and settlement assessments including accessibility and infrastructure capacity (schools/ drainage/ services). Highway constraints on the A36 as covered in section 4 make any short term delivery in Beckington and Rode unlikely to come forward in the plan period.

Call for Sites

- 12.10 26 new sites were submitted in the 'call for sites' exercise, with a further 56 being re-promoted. 14 sites were also included from other known sources such as permissions and applications. This totalled 96 sites. 16 of these sites were screened out of the assessment of which 15 fell below the threshold size for allocation.
- 12.11 A number of villages have multiple sites promoted as available for development (i.e. more than five options). The Council consider that the scope of this review exercise should not be identifying sites for allocation in these circumstances. Given the limited nature of this Review the Council would want to engage with communities where there is a wide choice sites through the upcoming Somerset Plan process or through the development of Neighbourhood Plans.
- 12.12 Maps from the call for sites and individual assessments are shown in the site assessment document.

Recommendations

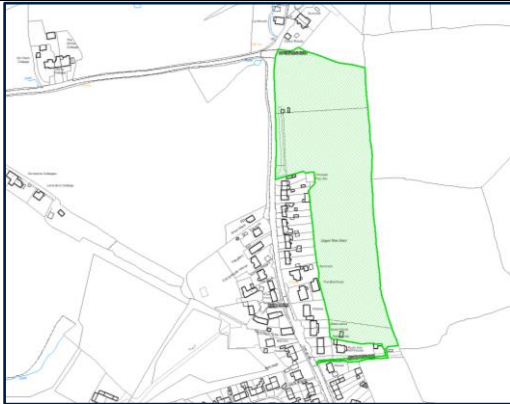
- 12.13 77 sites are not considered suitable for allocation in this limited update.
- 12.14 One site is proposed as an allocation and capable of delivering 63 dwellings by 2029.
- COLE014 – Anchor Lane, Coleford (63 of 63 units)



Proposed Allocation: CL2

Land at Anchor Lane, Coleford

Site Ref: COLE014



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Site Description / Planning

Greenfield site adjacent to the local plan development limit.
Permission granted at appeal (October 2021) for 63 units.

Sustainability Appraisal

Closely related to existing development.
Accessible to local services.
Landscape impacts can potentially be mitigated.

Deliverability

Site already has permission and can be completely delivered by 2029.

Policy Considerations / Requirements

Housing capacity of 63 units.
30% on site affordable housing.
Access addressed through permission.
Outside phosphates area.
Education provision contribution agreed.
Surface water scheme (SUDS) a condition of the permission.

Summary of Proposed Allocations

- 13.1 The Council have identified 10 proposed allocations which are summarised in Table 2 below. The proposed allocations have been recommended on the basis of a comprehensive site assessment process and are considered to be suitable, sustainable and have good prospects for delivery.
- 13.2 The majority of sites have the benefit of planning consent but there are also sites with applications under consideration or at pre-application stage.
- 13.3 The proposed allocations have an overall capacity of 764 dwellings of which the Council estimate at least 544 dwellings are capable of delivery over the plan period to 2029. The Council's estimates of potential delivery are set out in Appendix 1.
- 13.4 The delivery of 544 dwellings provides a buffer above the minimum 505 dwelling requirement.

Table 2: Proposed Site Allocations						
Settlement	Status	LPP2 Policy Reference	HELAA Site Ref	Minimum Dwellings	Total Size Hectares	Delivery 2024-29
Frome						
Land off Adderwell	Permission	FR9	FRO218	25	0.77	25
Land at North Parade Car Park	Application	FR10	FRO227	18	0.41	18
Glastonbury						
Land off Common Moor Drove	Permission	GL6	GLAS124	90	7.0	60
Land at Norbins Road	Application	GL7	GLAS122	6	0.2	6
Street						
Land to rear of Crispin Centre	Application	ST5	STR146	50	0.6	40
Brooks Road - part of Future Growth Area	Pre-app	ST3-updated	STR001	120	10.9	60
Wells						
Wells Police Station	Permission	WL6	WELLS127	47	0.4	47
Midsomer Norton/ Westfield						
Land at White Post	Permission	MN1	NRAD001M	270	12.1	150
Land at Beauchamps Drive	Permission	MN4	NRAD008	75	3.4	75
Villages						
Anchor Lane, Coleford	Permission	CL2	COLE014	63	3.4	63
Total				764	39.08	544



Appendix 1: Proposed Site Allocations Deliverability Schedule

Proposed site allocations - Timescales for Permission and build out (Deliverability)														
Ref/Site	Reasons for allocation / Potential issues	Total	5yrs	Delivery estimates	Progress 2024 - 2029/ 2029+									
FRO218 Land Off Adderwell, Frome	Brownfield site with permission close to town centre. No known barriers to delivery. Not previously included in examined housing supply.	25	25	2021/0050/FUL approved 29.11.23	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
				Approved at East Committee July 2023	1	2	3	4	5	6	7	8	9	10
				Development start by April 25			12	13						
				Delivery in Years 3 and 4	Site can be completely delivered in Plan period									
					Reccomended as a proposed allocation									
FRO227 Land at N Parade Car Park, Frome	Brownfield site close to town centre. Council affordable housing scheme on car park. Not previously included in examined housing supply. Risks - application still to be approved and some minor technical issues to be resolved.	18	18	2023/0657/FUL submitted	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
				Permission by Mid 2024	1	2	3	4	5	6	7	8	9	10
				Development start in Year 2			9	9						
				Delivery in Years 3 -4	Site can be completely delivered in Plan period									
					Reccomended as a proposed allocation									
GLAS124 Land off Common Moor Drove, Glastonbury	Edge of main town greenfield site with sustainability confirmed at appeal. An allocation would retain certainty of the outline permission. Risks: technical issues and ground conditions may delay progress on Reserved Matters	90	60	2021/2466/OTS approved xx.xx.23	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
				Reserved Matters by April 2025	1	2	3	4	5	6	7	8	9	10
				Sale to housebuilder April 2025				30	30	30				
				Development Start April 2026	Site can be substantially delivered in Plan Period									
				Delivery in Years 4 - 6	Reccomended as a proposed allocation									
NRAD001M Land at White Post, Midsomer Norton	Greenfield site on edge of Midsomer Norton/ Westfield approved as a depature after deletion of site) and not counted in post-JR LPP2. Good prospects of delivery and limited constraints	270	150	2021/1480/OTS approved 29.03.23	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
				2023/1858/REM approved 24.01.24	1	2	3	4	5	6	7	8	9	10
				Reserved Matters by April 2024		20	30	50	50	50	50	20		
				Development start by end 2024	Capable of substantial delivery in plan period									
				Delivery in Years 2 - 8	Reccomended as a proposed allocation									
NRAD0008 Land at Beauchamps Drive, Midsomer Norton	Greenfield site on edge of Midsomer Norton/ Westfield with sustainability confirmed at appeal Not counted or promoted in post-JR LPP2. Good prospects of delivery and limited constraints	75	75	2021/0157/OTS approved 26.05.21	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
				2022/2207/REM approved 06.12.23	1	2	3	4	5	6	7	8	9	10
				Development start in Year 1		25	25	25						
				Delivery in Years 2-4	Site can be completely delivered in Plan period									
					Reccomended as a proposed allocation									

STR146 Land to r/o Crispin Centre	Redevelopment of vacant supermarket and retail units to rear of High Street frontage. Proposed retirement living apartments Risks: Conservation Area and constrained site - so delivery estimated at 40 units.	40	40	2023/2639/FUL under consideration for 51 dwellings	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36	
				1	2	3	4	5	6	7	8	9	10		
								40							
				Site can be completely delivered in Plan period											
				Reccomended as a proposed allocation											
STR001 - Land adj to Brooks Farm/ Brooks Road, Street	Land already indicated as suitable for housing in adopted Plan (Future Growth Area). Promoted for 160 dwellings /but allocation but approx 120 in FGA in northern part of the site. Around 60 dwellings could come forward in 5 years on land adj Brooks Road,	120	60	Active discussions on masterplan area	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36	
				Landowners . Not formal application	1	2	3	4	5	6	7	8	9	10	
				Policy Update in Yr 1 and application				30	30						
				Permission in Yr 2 and delivery Yr 4-5											
				Reccomended as a proposed allocation											
GLAS122 Land at Norbins Road, Glastonbury	Brownfield site close to town centre. Council affordable housing scheme on own land (car park) Not previously included in examined housing supply. Risks - Council/promoter yet to agree phosphate mitigation and progress stalled	6	6	2021/2640/FUL	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36	
				Permission by Mid 2025	1	2	3	4	5	6	7	8	9	10	
				Delivery by Years 4 and 5					6						
				Site can be substantially delivered in Plan Period											
				Reccomended as a proposed allocation											

WELLS127	Brownfield site within development limits with full permission. Not included in examined housing land supply. Risks- duplicate application submitted to remove affordable contribution but recc. for approval.	47	47	2020/2234/FUL	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
Wells Police Station, Wells				Churchill Living	1	2	3	4	5	6	7	8	9	10
								47						
				Development start in Year 2	Site can be completely delivered in Plan period									
				Delivery by Year 4	Recommended as a proposed allocation									
COLE014	Village greenfield site with sustainability confirmed at appeal. Village not otherwise constrained or subject to phosphates mitigation. An allocation would retain certainty of the outline permission. Risks: Gladman have not progressed outline to date	63	63	2019/2345/OTS appeal 21.10.21	24-25	25-26	26-27	27-28	28-29	29-30	30-31	32-33	33-34	35-36
Anchor Lane Coleford				Gladman	1	2	3	4	5	6	7	8	9	10
				Reserved Matters in Yr 1				30	33					
				Promoter/developer in Yr 2	Site can be completely delivered in Plan period									
				Devt start in Yr 3	Recommended as a proposed allocation									
				Delivery in Years 4 and 5										
	Totals	754	544											
Summary of Proposed Allocations					10	sites capable of delivering 544 dwellings in remainder of the plan period to 2029								

Appendix 2: Details of the Court Order

Copies of the judgement and Court Order** can be found online on the Mendip Local Plan Part II Pages

The Court Order requires the Council to:

- (1) Review and reconsider allocations to meet the former Mendip District wide requirement for an additional 505 dwellings in accordance with LPP1 Core Policies 1 and 2 and the Judgment of the Court; and
- (2) In light of the review, prepare and publish modifications to LPP2 which allocate sites to meet the additional requirement.

This Order was amended on 14th July 2023 to add specific dates by which key stages of the review must be undertaken^[1].

An application was made by Somerset Council to the High Court on 18th December 2023 to vary the dates in the Order to

- Publish a Regulation 18 statement with proposed allocations by 28th February 2024
- Publish a Regulation 19 draft plan for representations by 30th June 2024
- Submit draft modifications for the LPP2 to the SoS by 30th September 2024

These timescales were approved by the High Court on 16th February 2024 and confirmed in an Order dated 19th Feb 2024

The Council considers that *modifications* as set out in the Order should be interpreted as undertaking a limited update of the adopted Mendip Local Plan Part II. The update will identify additional site allocations with the capacity to meet 505 dwellings and will be strictly limited to this exercise. The review will not revisit any other issues in relation to other LPP2 policies. The limited update will also require sites to be subject to Sustainability Appraisal and the Council will need to undertake Habitat Regulations where there is a significant effect.

** Case Number CO323/2022 - Norton St Phillip Parish Council (Claimant) and Mendip District Council (Defendant)

Appendix 3

Summary of Site Options by Settlement

- published as a separate document