

South Somerset District Council

Housing and Economic Land Availability Assessment Report

February 2017

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Important Information about the Housing and Employment Land Availability Assessment (HELAA)

In order to avoid any unnecessary confusion, the Council would like to make the following disclaimer in relation to the Housing and Economic Land Availability Assessment (HELAA) and any other reports relating to its findings:

- The HELAA only identifies opportunities for housing and economic development on sites, which are considered to be deliverable, developable and available. It does not allocate sites to be developed. The allocation of sites for future housing or economic development will be identified through the preparation of Local Plans and Neighbourhood Development Plans.
- The identification of potential sites within the HELAA does not imply that planning permission would be granted if an application were to be submitted. The HELAA is a high level assessment. All planning applications will continue to be considered against the appropriate policies within the adopted Development Plan¹, having regard to any other material considerations.
- The inclusion of potential sites within the HELAA does not preclude them from being considered for other uses.
- Site boundaries are based on the information available at the time of the assessment. The HELAA does not limit an extension or contraction of these boundaries for the purpose of a planning application.
- The HELAA includes sites suitable to accommodate five dwellings or more, or economic development of 0.25ha (or 500m² of floor space) and above. The exclusion of sites from the HELAA which fall below this threshold does not preclude the possibility of a planning application being submitted and later granted. Suitable sites (particularly small sites) for residential or economic development that have not been identified in the HELAA will continue to come forward through the usual planning process, including neighbourhood planning.
- The HELAA does not prevent other alternative sites coming forward for development.

¹ S.38 (6) of Planning and Compulsory Purchase Act 2004 states: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

Summary of Key Findings

The key findings emerging from the HELAA are summarized below:

Summary of Key Findings

- A total of 309 sites have been identified and assessed.
- 181 sites have been identified as suitable available and achievable.
- 130 housing sites with the potential to provide 8,618 dwellings have been identified as suitable, available and achievable.
- 28 mixed use sites with the potential to provide 2,833 dwellings and 193,896 sq m of floorspace for economic development have been identified as suitable, available and achievable
- 23 sites for economic development only with the potential to provide 260,181sq m of floorspace have been identified as suitable, available and achievable.
- The assessment identifies sites with the potential to deliver a total of 4,297 dwellings (0-5 years).
- The assessment identifies sites with the potential to deliver a total of 4,321 dwellings (6-10 and 11 plus years).

1. Introduction

- 1.1 This Housing and Employment Land Availability Assessment (HELAA) provides a suite of evidence that brings together important information related to future housing and employment land delivery in South Somerset. This report outlines the HELAA methodology and findings, including an explanation of the site appraisal process and an analysis of the broad outcomes of the assessment.
- 1.2 National planning policy, set out in National Planning Policy Framework (NPPF), requires all Local Planning Authorities to undertake a Housing and Employment Land Availability Assessment (HELAA)² to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing.
- 1.3 Paragraphs 160 and 161 of the NPPF require that the existing and future supply of land available for economic development should be assessed. It says that the review of land available for economic development should be taken at the same time as, or combined with a HELAA.
- 1.4 The NPPF defines ‘economic development’ as development including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development). This HELAA has focused on an assessment of the potential supply of sites for:
- Offices (B1 (a, b &c) Uses)
 - General Industrial and Warehousing (B2 and B8 uses)
 - Other economic development uses
- 1.5 The Planning Practice Guidance (PPG) published in March 2014 by the Government to support the NPPF, provides additional up-to-date detail to support plan-making. This resource is ‘live’ in that it is web-based and is updated by government as and when applicable.³ The assessment forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. From the assessment, plan makers will then be able to plan proactively by choosing sites to go

² NPPF:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf (see paragraph 48)

³ <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

forward into their development plan documents to meet objectively assessed needs. The assessment is an important evidence source to inform plan making, but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.

- 1.6 Given the above this report updates the Strategic Housing Land Availability Assessment 2013 (SHLAA)⁴ and part of the Employment Land Review 2009/10 (ELR)⁵ to support the production of the Early Review of the Local Plan and the Council's five-year housing supply.
- 1.7 The HELAA is a technical study, which identifies land with the potential for housing or economic development and then assesses this land against a range of criteria and constraints. Its purpose is to:
 - identify sites with the potential for housing and economic development uses;
 - assess their development potential;
 - assess their suitability for development and the likelihood of development coming forward (their availability and achievability);
 - provide information to assist in identifying whether there is an adequate five year supply of land for housing, identifying potential locations for strategic housing sites for at least the first 10 years of a plan and ideally 15 years; and
 - update a database of sites and their constraints, which can be readily extended.
- 1.8 The PPG makes it clear that the assessment should not be constrained by 'need'. It is therefore important that all potential land is identified in the first instance, providing a thorough audit before further consideration through the Local Plan process.
- 1.9 The HELAA is intended to be a database of sites, that can be reviewed and updated on a regular basis; and to some extent, should be considered as a "live" database of sites within the district. The Council, in preparing the Early Review of the Local Plan, will reflect and consider whether or not the HELAA (2017) should be reviewed and updated. It may be that a minor, targeted review and update is required, and ultimately

⁴ [http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/strategic-housing-land-availability-assessment-\(shlaa\)/](http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/strategic-housing-land-availability-assessment-(shlaa)/)

⁵ <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/employment-land-review-august-2009/>

may prove more beneficial to informing plan-making; rather than an overall annual update.

- 1.10 The HELAA integrates and links to this other evidence e.g. the Strategic Housing Market Assessment, the economic development monitoring and projections. It informs rather than determines the plan making process.
- 1.11 The Council is producing other evidence base documents to support the Early Review of the Local Plan which integrates and links with the HELAA. The Somerset Strategic Housing Market Assessment (SHMA)⁶ will derive the objectively assessed need (OAN) for housing; and additional work will set out a complementary target figure for future employment in South Somerset. And together these documents and evidence will form the starting point for the Local Plan Review.
- 1.12 Section 2 of the report sets out the methodology for the assessment, Section 3 includes the findings and analysis relating to housing land, Section 4 includes the findings and analysis relating to employment land, Section 5 provides the conclusion Section 6 the next steps and the appendices are to be found in Section 7.

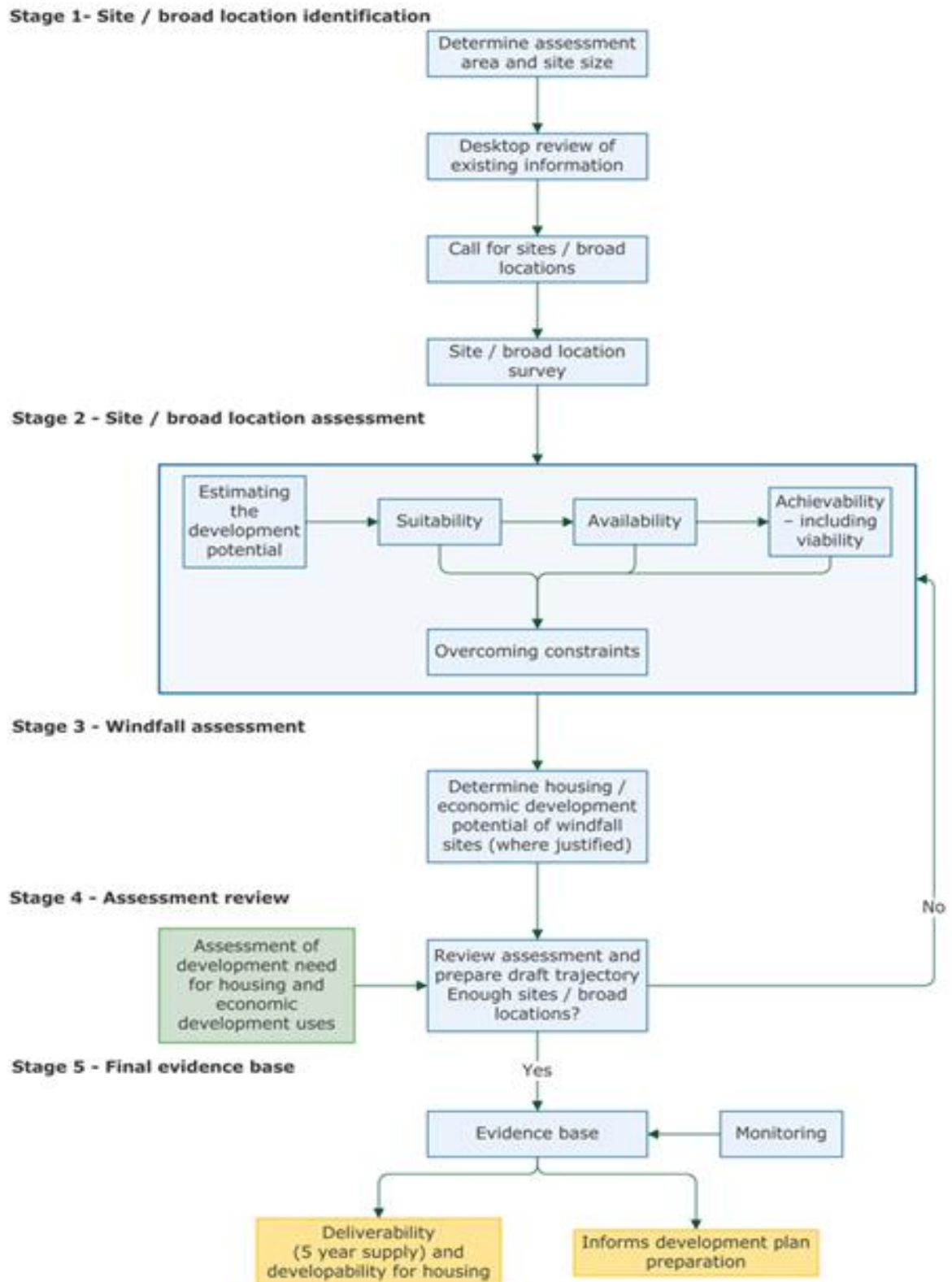
⁶ https://www.southsomerset.gov.uk/media/862544/somerset_final_shma_oct2016_revised.pdf

2. Methodology

Overview

2.1 The South Somerset HELAA has been produced in accordance with the methodology set out in the PPG. The process is represented in Figure1:

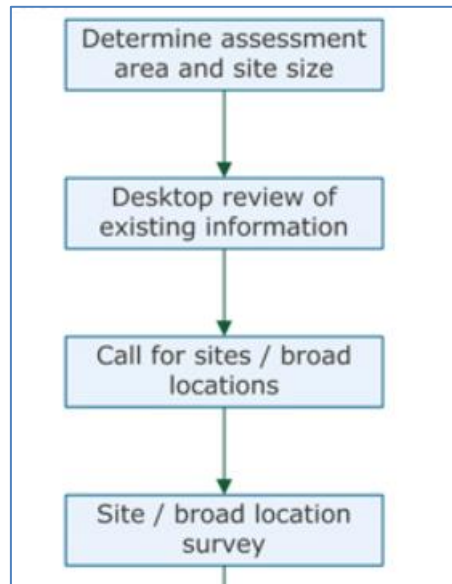
Figure 1: Housing and Employment Land Availability Assessment Process



2.2 This section of the report sets out how the assessment has been undertaken in accordance with the PPG methodology.

Stage 1: Identification of sites and broad locations

Figure 2: Stage 1 site/broad location identification



2.3 The purpose of stage 1 is to identify as many sites as possible for housing and economic development use across the District to provide an audit of available land. Once these have been identified, the aim is to gather information about each site to inform the assessment of its development potential (stage 2).

Determining the Geographical Area for Assessment

2.4 The PPG states that the area selected for the assessment should be the housing market area (HMA) and functional economic market area (FEMA). The Housing Market Areas and Functional Economic Market Areas in Somerset (ORS, September 2015)⁷ identifies that the HMA and FEMA for South Somerset is the administrative boundary, therefore the data to inform this assessment has been taken from across the whole of the district.

2.5 Whilst the district boundary has been agreed as the ‘best fit’, under the Duty -to-Co-operate it is still important for South Somerset District Council to work with adjoining local authorities on cross border strategic planning issues through the plan making process. In particular West Dorset Weymouth and Portland District Council where the Dorset boarder adjoins the eastern edge of Yeovil.

⁷ http://www.southsomerset.gov.uk/media/797657/2015_09_29_somerset_hma_and_fema_final_report.pdf

Determining the Site size for Assessment

2.6 The PPG advises that assessments should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds. The Council has used the PPG advised thresholds.

Call for sites / broad locations

2.7 A 'Call for Sites' was launched in November 2015 and ran until the end of January 2016. The exercise requested the submission of sites that could be considered suitable for housing or economic development uses including:

- Housing
- Affordable housing only
- Plots for self-build
- Care Home/Older Persons Housing
- Offices, research & development, light industrial (B1)
- General industrial (B2) / warehousing(B8)
- Site for Gypsy and travellers or travelling Showpeople
- Other economic development uses

2.8 On 17th and 18th November 2015 those involved in the 2012-2013 SHLAA were individually contacted either by email or letter as were members of the local developers/ agent's forum. The call for sites was advertised in the local press⁸ and on the Council's own web site with a link from the homepage⁹. Those involved in neighbourhood planning in the district were made aware of the process¹⁰. The intention to carry out the assessment was set out in the Councils approved Local Development Scheme 2015-2018.

2.9 Sites included in the 2012-13 SHLAA were carried forward where relevant. Table 1 provides an explanation and comparison of site data sources and numbers between the 2012-2013 exercise and the current assessment. All sites have been mapped and

⁸ Western Gazette on 19/11/15, Chard & Ilminster News 19/11/15 and Blackmore Vale Magazine 20/11/15

⁹ <https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/early-review-of-local-plan-2006-2028/project-management--monitoring/south-somerset-housing-and-employment-land-availability-assessment/>

¹⁰ At the time of writing this document none of the Parishes engaged in neighbourhood planning in South Somerset intend to allocate land for development.

referenced on “Layers” according to their source. Some of layers used for the old SHLAAs are no longer used and this is explained in Table 1.

Identifying Sites

2.10 In addition to the “call for sites”, a proactive approach has been used to identify as wide a range of sites as possible. The following sources have been used to identify sites for housing and economic development:

- Existing Local Plan allocations;
- Sites considered in existing development briefs;
- Unimplemented planning permissions;
- Sites under construction;
- Lapsed planning permissions;
- Planning applications that have been refused or withdrawn;
- Land in the District Council’s ownership;
- Surplus public sector land;
- Vacant and derelict land and buildings; and
- Previously considered sites.

2.11 The majority of sites used to inform this assessment come from four South Somerset District Council managed data bases:

- The **HELAA database** which records sites that do not have planning permission for residential or economic development and have been identified through the ‘call for sites’ or through a desk top assessment;
- The **Housing Monitoring database** which records all planning permissions for housing development and tracks their progress;
- The **Employment Monitoring database** which records the progress of planning permissions for economic development, and;
- The **Uniform database** which records all planning applications and their progress towards a decision including those subject to a S.106 agreement or a planning appeal.

2.12 Discussions were held with other teams within the Council, such as Development Management, Economic Development, Land and Property Services and Area Development to use their local knowledge to highlight any additional sites not otherwise identified.

- 2.13 In total the call for sites and desk top exercise identified 309 sites. 140 are new sites, identified through the revised methodology – these have not been considered in the previous SHLAA (2012-13). Whilst surplus public sector land including SSDC land has been considered, no surplus land is identified in addition to that already identified. The Council's land has already been transferred and developed by our Registered Provider partners and the remaining land is used for purposes such as a Country Park, recreation areas or car parks or is protected by Section 106 agreements. The land protected by these legal agreements is protected in perpetuity and therefore cannot be used for anything else.
- 2.14 Each of the 309 sites on the HELAA database have been given a unique reference number which includes an area identifier (N, S, E or W) and four letter parish code e.g. YEOV and a site reference the first two digits representing the layer e.g. 00 for call for sites and the following two digits representing the site number. The sites have also been plotted on maps/layers and can be found in Appendix 1.
- 2.15 Whilst the call for sites sought to identify potential Gypsy, Traveller and Travelling Showpeople sites no sites were put forward.

Desktop review of existing information

- 2.16 Initial site constraint information has been drawn together for each site from the Council's GIS system and recorded in a Microsoft Access database. Designations and constraints recorded are:
- Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - RAMSAR
 - Area of Outstanding Natural Beauty
 - Historic Park and Garden
 - Flood Zone 3
 - Ancient Woodland
 - Archaeological Site of National Importance
 - Derelict Land
 - Car Park
 - Gas Pipe Consultation Zone
 - Area of High Archaeological Potential
 - Allotment
 - Airfield Safeguarding Area

- Mineral Safeguarding Area
- Conservation Area
- TPO Trees
- BMV Agricultural Land
- Adjoining or within the Curtilage of a listed building
- Landscape study
- County Geological Site
- Contaminated Land

2.17 Other relevant planning constraints are recorded such as the presence of Rights of Way (ROW). The availability on site of utilities such as water electricity, gas and broadband were recorded, where known. As was the proximity to services such as public transport, shops, schools and GP services. The planning history of each site was examined. Whilst the whole planning history of a site has not been recorded recent planning applications or pre-application discussions relevant to the delivery of housing or economic development have been noted. This information has been used to determine the development potential, suitability and achievability of each site.

Site / Broad location survey

2.18 As well as undertaking a desk top assessment, sites were visited by members of the Spatial Policy Team officers during March, April and May 2016 to identify surrounding land uses, boundary treatments, access details and general environmental factors. There were recorded on a form and the findings were then fed into the data base. This information has also been used to determine the development potential, suitability and achievability of each site.

2.19 The completed site assessment forms for every site on the database can be found in Appendix 2. Assessment forms were completed in accordance with the methodology set out in this document. An example of a blank site assessment form can be seen below:

Figure 3 Site Assessment Form

South Somerset Housing and Employment Land Availability Assessment - Site Assessment Form

1. GENERAL SHLAA year

Site Ref No Entered ID Additional details e.g. BMV ALC grade, Landscape Appraisal category, any other constraints

Parish Settlement

Site Name

Street Address Postcode

Easting Northing

Contact details

Total Site Area (ha) Current Use

Brownfield/Greenfield Bad neighbour?

2. SITE CATEGORISATION

Within dev area/settlement Edge of settlement Edge of business park No

Countryside DOG No Allocation

Boundary Treatment

Surrounding land uses

3. DESIGNATIONS AND CONSTRAINTS

Site Topography

Category 1:		<input type="checkbox"/> SPA	<input type="checkbox"/> Historic Park and Garden
<input type="checkbox"/> SAC	<input type="checkbox"/> Flood Zone 3	<input type="checkbox"/> RAMSAR	<input type="checkbox"/> Ancient Woodland
<input type="checkbox"/> SSSI	<input type="checkbox"/> Archaeological site of National Importance	<input type="checkbox"/> AONB	<input type="checkbox"/> Conservation Area
Category 2:		<input type="checkbox"/> Derelict Land	<input type="checkbox"/> TPO trees
<input type="checkbox"/> Car park	<input type="checkbox"/> BMV Agricultural Land	<input type="checkbox"/> Gas pipe consultation zone	<input type="checkbox"/> Adjoining LB / within curtilage of LB
<input type="checkbox"/> Area of High Archaeological Potential	<input type="checkbox"/> Landscape study	<input type="checkbox"/> Allotment	<input type="checkbox"/> County Geological Site
<input type="checkbox"/> Airfield Safeguarding Area	<input type="checkbox"/> Potentially Contaminated Land	<input type="checkbox"/> Mineral Safeguarding Area	<input type="checkbox"/>

4. PLANNING HISTORY

Site has Planning Permission? Planning Application Number

Planning application site details

5. OWNERSHIP

Ownership

Proposed Use

Housing Employment Mixed Use Gypsy / Traveller

Ownership details e.g. unresolved multiple owners, ransom strips, tenancies or restrictive covenants

6. UTILITIES

Water Sewerage Gas

Electricity Broadband

7. INFRASTRUCTURE AND PROXIMITY TO SERVICES

Access details

Existing pedestrian access/footpaths to site

Within 400m of bus stop

Frequency of bus service

Bus service information

Within 800m of railway station

Within 800m walking distance of:

Convenience Shop GP

Primary School

Within 30 minutes public transport to:

Hospital Secondary School

Areas of Employment

8. DELIVERABILITY / DEVELOPABILITY/ VIABILITY

Is this site suitable? Is this site available?

Developable Area Housing (ha) Estimated Yield @ 30 dph

Landowner Yield - Housing Panel Yield (final)

Site Area ED (ha)

Landowner ED (sqm) Panel ED (sq m)

Is the site deliverable?

Commence 0-5 years Completions 0-5 years

Is the site developable?

Commence 6-10 years Completions 6-10 years

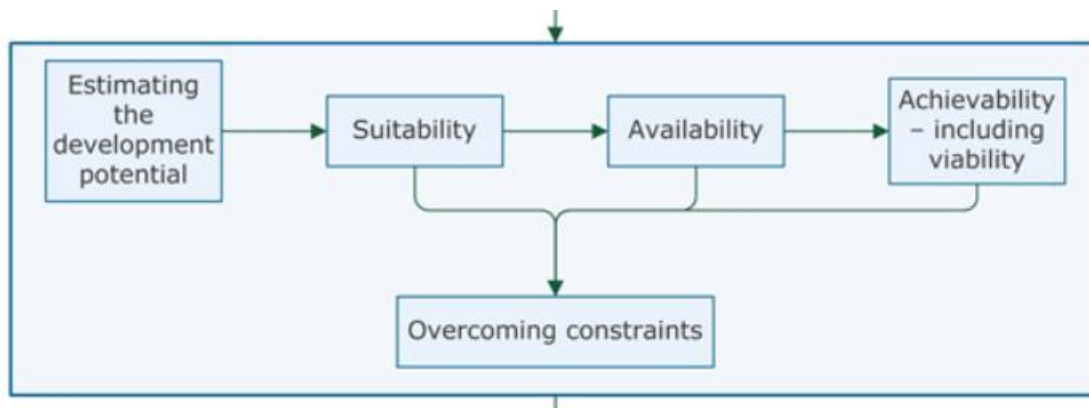
Commence 11 years plus Completions 11+ years

Is this site achievable?

Panel Comments

Stage 2: Site /broad location assessment

Figure 4: Stage 2



2.20 Stage 2 seeks to establish the development potential, suitability, availability and achievability of each site. This has been undertaken through desk top exercises, site visits and through discussions with a developer panel.

Developer Panel

2.21 Stage 2 of the process has been carried out with the aid of a Panel consisting of representatives from the development industry (local and national), local agents and Registered Providers. The Panel's role was to primarily assess the achievability / viability of sites in the context of current and predicted future market conditions taking into account the current use value and constraints identified through the site assessment and their own local knowledge and to confirm the initial assessment of suitability.

2.22 Having received maps and site assessment forms in advance of their meeting the Panel met for the whole day on 9th June 2016. An additional meeting was held on the 28th July to obtain the views of a commercial agent who was unable to attend on the 9th June. This was deemed necessary to greater understand the commercial view of sites across the District.

2.23 Settlements were taken by Area and in alphabetical order. An initial overview of the market was established and then any site specific issues were discussed, including any known constraints to delivery. Where the panel made specific comments these have been recorded in the "Panel Comments" section of the site assessment form. Comments made during the 2013 SHLAA process have been retained in order to provide additional context.

2.24 Where a Panel member had an interest in a site being considered this interest was declared during the meeting.

2.25 A full list of Panel Members is set out in Appendix 3

Estimating development potential – developable area

2.26 The developable area is based upon the following assumptions:

Housing:

- Sites of less than 0.4 ha in size: 100% of the site as the developable area;
- Sites of 0.4 ha – 2 ha: 80% of the site area as the developable area;
- Site over 2 ha: 60% of the site area as the developable area.

Employment:

- An average plot ratio of 0.4 has been used for employment uses. This figure is recognised convention used in Employment Land Reviews across the country. This means that on a site of 1 ha, 40% of the site is the developable area.

Estimating development potential - yield

2.27 The potential yield for each housing site is based upon 30 dwellings per hectare (dph). This was used for the 2012-2013 SHLAA and broadly reflects the average net density across the district of 28 dph¹¹. Whilst this basic assumption is applied to sites and is reflected in the “estimated yield @ 30dph” section of the site assessment form, in some instances the Panel felt that a site could accommodate more or less growth, this explains why the figure in the “Panel Yield” section of the site assessment form may not always match the estimated yield

2.28 In other instances only part of a site is considered suitable. In such cases the “developable area” and consequently the “estimated yield” has been adjusted accordingly.

2.29 For economic development/employment land requirements translate into floorspace using plot ratios. A national figure of 1 hectare equals 4,000 sq m of floorspace has been used unless a local plot ratio indicates otherwise.

2.30 Any local ratio supersedes the national one. Calculations are presented in the site assessment forms in Appendix 2.

2.31 Where the developer has identified the amount of floorspace, this supersedes floorspace figure generated by both national and local plot ratio calculations if appear logical.

¹¹ Paragraph 10.23, South Somerset Local Plan (2006-2028), March 2015 – supported by research undertaken in 2011 of existing built development across the district.

2.32 The Developer Panel view supersedes both the floorspace figure generated by national and local plot ratio calculations and landowner figures.

Mixed use:

2.33 Where a landowner/developer has indicated on their 'call for sites form' that the land is available for a mix of uses but do not state the proposed yield, they have been contacted to seek confirmation and their response is reflected in the site assessment form. Where there was no response a 50:50 split between housing and economic development has been applied.

2.34 To clarify, in all cases the Panel Yield for housing and economic development represents the final figure. It should be noted that the yields are only theoretical and in a 'real life' planning application scenario the number of dwellings on a site could well be different.

2.35 The assessment criteria for determining whether a sites is to be considered suitable, available and achievable are summarised below:

Assessing the suitability of sites for development

2.36 The previous SHLAA process assessed the suitability of sites without consideration of any planning policy constraints regarding the location of development. However, the PPG advises that the assessment of the suitability of sites or broad locations for development should be guided by "the development plan, emerging plan policy and national policy;"¹² Taking this into account an assessment of the suitability of sites was undertaken on the following basis:

- As a starting point sites have been considered to be suitable where they adjoin the development area of the settlement as identified in the Local Plan or are located on the edge of an existing Policy SS2 Rural settlement. Site constraints were then assessed.
- Sites falling within or partly within any one of 4 international designations have been determined to be not suitable. These are sites falling within RAMSAR, Sites of Special Scientific Interest (SSSI), Scheduled Ancient Monument (AM) and Special Protection Areas (SPA). Site located within wholly within an Historic Park and Garden, wholly within Ancient Woodland or wholly within Flood Zone 3.

¹² <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-stage-2-sitebroad-location-assessment/> Paragraph: 019 Reference ID: 3-019-20140306

- In addition seven further constraints have been identified which could critically affect the suitability and viability of a site. Any one or possibly two of these criteria could probably be mitigated for, providing a site is of sufficient size to off-set the costs of mitigation, but it was considered that 3 or more “hits” against these criteria would render a site unsuitable. These are not national designations but are significant considerations which would be taken into account if a planning application were to be made and would thus affect the suitability of a site and where the costs of mitigation for 3 or more of these would be likely to render a site unviable. It is possible that a single constraint could affect the suitability or viability of a site and these matters have been identified by the Panel. The seven constraints are:
 - Proposal for over 200 dwellings within of partially within an AONB; and
 - The site is located Partially within Flood Zone 3.
- The site cannot be accessed in an environmentally sensitive way due to the need for very substantial hedge or natural stone wall removal, engineering works to adjust levels etc
- The site is identified in a peripheral landscape assessment as having a low capacity to accommodate built development.
- Unacceptable environmental (including pollution) / amenity impacts to potential occupiers neighbours could occur due to bad neighbour uses
- Unacceptable impact on the historic environment informed by the Council’s Conservation Team.

2.37 The Conservation Team was consulted on the suitability of sites adjoining listed buildings and the Economic Development Manager on those identified for employment uses only; their respective comments have been recorded in the “Additional details” section of the site assessment form.

2.38 Sites for new economic development that are not in the identified directions of growth in the Market Towns or Yeovil SUEs have normally been considered suitable through the HELAA process where they are adjacent to the development area or adjoin part of an existing employment site.

2.39 The approach to assessing suitability was endorsed by the Panel. In a few instances the initial assessment of suitability was re-considered and amendments were made. Where this was the case it has been noted on the site assessment form.

2.40 In order to gain a local perspective, representatives from Town and Parish Councils were invited to attend a number of Information Sessions where the HELAA process was explained and there was an opportunity to discuss the sites with Council's officers and highlight either additional sites for inclusion in the HELAA process or to identify local issues. The sessions took place as follows:

- **Area South:** 6.00pm -8.00pm, 13th September 2016, Council Chamber, Brympton Way, Yeovil
- **Area East:** 6.00pm-8.00pm, 14th September 2016, Council Offices, Churchfield, Wincanton
- **Area West:** 6.00pm – 8.00pm, 20th September 2016, Guildhall Chard
- **Area North:** 6.00pm – 8.00pm, 21st September 2016, Conference Room, Edgar Hall, Somerton

Deliverability and Developability

2.41 Paragraph 47 of the NPPF requires Local Authorities to “identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements... and a supply of specific developable sites or broad locations for growth”.

2.42 The footnotes to Paragraph 47 of the NPPF explain what deliverable and developable mean in the context of that paragraph:

Deliverable: *To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. (Footnote 11)*

Developable: *To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. (Footnote 12).*

Assessing the availability of the sites for development

2.43 Assessing the availability of a site helps to determine whether or not it can be determined as deliverable in the context of the Paragraph 47 of the NPPF most

important factor in determining the availability of a site is that the landowner is willing to see it developed.

2.44 In assessing the availability of sites for development the council has examined land ownership constraints that may be associated with bringing forward sites. This is based on:

- information from the call for sites forms, with an assumption being that if the landowner agent says the site is available and has not identified any ransom issues, covenants or tenancies that may render the site unavailable, then there is a reasonable probability that there are no ownership issues to prevent the site being developed;
- examining whether a site is in active use and how likely it is for that use to cease and the site to be redeveloped;
- knowledge of whether a site is owned by a developer, has had known developer interest, or was advertised for sale;
- the delivery record of developers / landowners for bringing sites forward;
- whether the planning background of a site shows a history of unimplemented permissions; and
- Where sites were identified through the desk top exercise e.g. lapsed planning permissions; register of public sector land or underused land; where possible land owners have been contacted or the local knowledge of the Panel or Development Management officers has been used to inform the assessment. In the majority of instances these sites have not been deemed deliverable (years 0-5) and therefore would not be included in the 5 year supply of housing land.

2.45 Any specific known constraints to delivery identified by the Panel have been recorded

Assessing achievability – including viability

2.46 Paragraph 173 of the NPPF is clear that sustainable development requires careful attention to viability and that the sites should not be subject to a scale of obligations that would make them unviable. In addition a development should provide a competitive return to a willing landowner and willing developer to enable the development to be deliverable.

2.47 The PPG advises that a site is considered to be achievable for development where there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time. This is essentially a judgement

about the economic viability of a site, and the capacity of the developer to complete, and let or sell the development, over a certain period.

2.48 In assessing whether each site is achievable account has been taken of adjacent uses, in addition, regard has been had to:

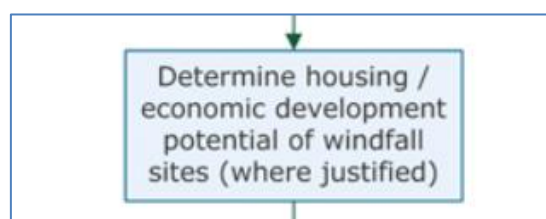
- the known intentions of a developer/landowner relating to bringing a site forward
- input from the Panel
- obvious costs that would impact on a scheme's viability (for example a site that had previously been used for landfill will need to be remediated)
- whether a site is in a regeneration area or has support from the Economic Development Manager

2.49 The commencement date for sites reflects what the respondents have said on their call for sites form. In some instances the Panel has concluded that an alternative commencement date would be more realistic. Where this is the case it has been amended and recorded in the Panel Comments box of the assessment form.

2.50 Whilst many of the sites are recorded as commencing in 0-5 years in reality economic and market factors as well as the Local Plan Strategy will have an impact on exactly when a site might come forward. In order for a site to be identified as deliverable within the next five-year housing land supply (2017) account will be taken of the circumstances pertaining to that site at that time.

Stage 3: Windfall assessment

Figure 5: Stage 3 Windfall Assessment



- 2.51 Five –Year housing Land Supply paper, July 2016¹³ identifies that the Council has consistently advocated that a proportion of its housing delivery occurs through windfall sites. The geographical extent and rural nature of the district, along with the range of settlement types and size, lend itself to small scale sites coming forward with no prior warning. This is particularly true in the smallest settlements in the district where minor infill plots and single home applications are common place. Similarly, Government’s relaxation of permitted development rights and change of use has resulted in additional windfalls.
- 2.52 The Council has reviewed its position on windfalls by analysing the track record of delivery since 2012/2013. More specifically, a detailed examination of the volume of windfalls vis a vis the last two years’ five-year housing land supply reports (i.e. covering the period 2014-2015, and 2015-2016) has been carried out.
- 2.53 The latest analysis concludes that the rate of windfalls has been an average of 22 dwellings per annum.
- 2.54 On the back of this analysis, the Council has adopted what it feels is a conservative approach to avoid overreliance on windfalls contributing to supply. The windfall allowance, which will be included in future five-year housing land supply positions is 11 dwellings per annum for Year 1 and Year 2 in order to prevent any double-counting of sites which are already in the system. The allowance is then increased to the average figure of 20 dwellings per annum for Year 3, Year 4, and Year 5.
- 2.55 This uplift aligns with the average and also accounts for the greater take up of permitted development opportunities and the continued scale of permission granted to opportunity sites that emerge without prior knowledge.

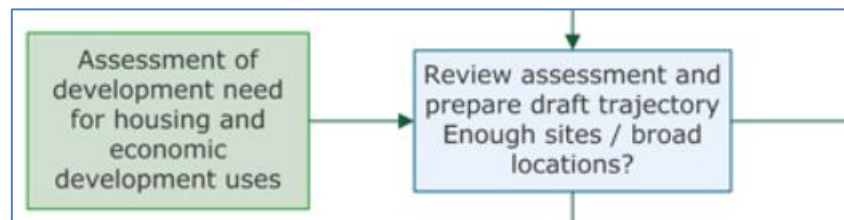
¹³ https://www.southsomerset.gov.uk/media/850167/ssdc_five-year_housing_land_supply_paper_july_2016_issue_for_website.pdf

2.56 The consequence is that 82 dwellings will be added to the five-year housing land supply position each year. Based upon previous five-year housing land supply position reports, this would represent approximately 4% of the Council’s overall five-year supply. The Council believes this is an extremely conservative approach to windfall given the nature of development proposals in South Somerset.

2.57 The Council will continue to monitor the delivery rates of windfalls sites and will update, where necessary, the contribution they make to the overall supply position – to avoid under/over reliance.

Stage 4: Assessment Review

Figure 6: Stage 4 Assessment Review



2.58 The evidence set out in this assessment presents a snap shot in time and will be updated. Planning applications for housing and economic development uses are continually monitored by the Council and are received and approved or refused permission on an on-going basis. This report and the supporting data base will be reviewed on a regular basis.

Link with Five-year Housing land supply

2.59 The Council last published their five-year housing land supply in July 2016 and the position at as 31st March 2017 will be published next year. The Local Development Scheme 2015-2018 identifies that this will be re-calculated on an annual basis¹⁴. In accordance with the paragraph 47 of the NPPF applications with planning permission will be considered firm commitments. HELAA sites identified in this report will be added to first 5 years of the land supply where the Council is confident that they will to come forward. Other sites are likely to be put in later years. When the HELAA is reviewed some sites may move from being identified as deliverable to developable or vice-versa. This could happen if new or revised information becomes available e.g. a site may become deliverable due to the submission of a planning application or move

¹⁴

https://www.southsomerset.gov.uk/media/773688/south_somerset_district_council_local_development_scheme_2015_-_2018_publication_version_for_web.pdf

from deliverable to developable because it is no longer considered to be viable or the landowner no longer wishes to develop the land.

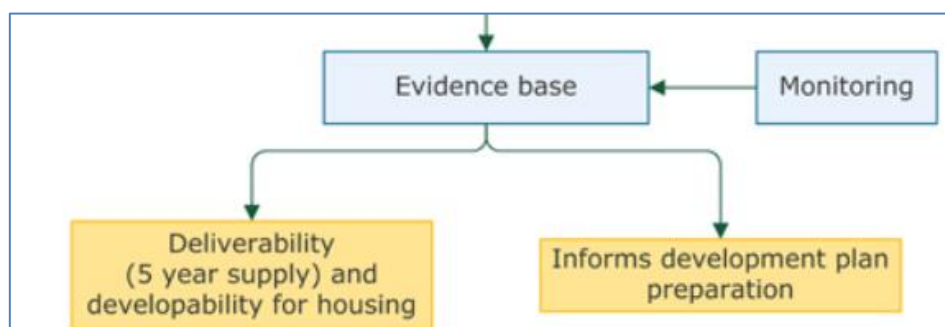
- 2.60 Not only will the HELAA be used to inform the Council's five-year housing land supply of housing land it will also help to inform the plan making process as the Local Plan review progresses.

Employment Land Review

- 2.61 This Assessment provides an audit of land for potential future economic development purposes. The intention is to use this site information to inform the emerging Employment Land Review (ELR).
- 2.62 An ELR will be completed to inform the Early Review of the Local Plan. The ELR will assess the amount and type of land and floorspace required to support future economic development uses in South Somerset's Functional Economic Market Area over the plan period. It will also identify those locations where additional land and floorspace will be required.
- 2.63 The ELR will analyse the existing supply of land through an appraisal of Local Plan employment allocations, an assessment of sites on existing trading estates and business parks and an evaluation of unimplemented planning permissions across the district.
- 2.64 Following the supply/demand analysis, the ELR will give an indication of likely gaps in the current supply by location, and it is at this stage that the sites coming forward through this HELAA study will be considered to see if they are suitable to fill any gaps in future provision.
- 2.65 The Council is committed to understand the need for employment land and floorspace and assisting in the delivery of a sufficient supply to support the business community.

Stage 5: Final evidence base

Figure 7: Stage 5 Final Evidence Base



2.66 The data that has been gathered as part of this assessment will be used to inform the next five-year housing land supply report and the Early Review of the Local Plan.

2.67 Table 1 identifies the data sources for the 309 sites included on the HELAA database it also provides a comparison with the 2013-2013 version of the database.

2.68 Sections 3 and 4 set out the outcomes of this assessment in detail. Table 2 provides an at a glance summary of sites across the whole district.

Table 1: Data Sources and Records

Layer	Number of records on database 2012-13	Number of records on database 2015-16	Explanation
00 – Call for sites	260	239	126 new sites were submitted through the call for sites and 116 of the 2012/13 sites were re-submitted/re-confirmed. A number of records were removed from the database as they now have planning permission and are recorded on the housing monitoring database. A follow up email or letter was sent to those that did not confirm that they wished their site to be carried forward from 2012-13 and do not now have planning permission. Employment allocations without planning permission are also on layer 00.
01 – Land identified as part of County wide search for affordable housing in 2008	0	40	This layer was not included in 2012-13. However those where planning permission has not been granted have been included this time for completeness.

Layer	Number of records on database 2012-13	Number of records on database 2015-16	Explanation
02 – Employment Land Review	6	0	Sites from this layer will be considered though the additional ELR work.
03 – Housing allocations	0	1	Layer not included in 2012-13 Allocations that do not have planning permission are included on this layer where they have not been submitted as part of the call for sites. HG/CACA/2 is included under Layer 8 as a planning application has been submitted but refused.
04 – Sites under construction	0	0	Layer not included in 2012-13. This data is recorded through the Housing Monitoring database.
05 – Under used land in existing settlements - garden plots	99	11	The majority of the sites on this layer in 2012-13 were found to be not suitable, available or viable. Only those sites that were identified as suitable, available and viable have been carried forward and one new site was added through the call for sites.
06 - NLUD	0	0	This layer is no longer used and was dropped in 2012-13.
07 – Valuation Office	0	0	This layer is no longer used and was dropped in 2012-13.
08 – Planning Refusals	5	4	2012-13 sites were removed from the data base one was too small and one was found to be unsuitable in 2012-13. The remaining 3 sites now have planning permission on for residential use and will be on the Housing Monitoring data base. Four new sites have been added through a desk top exercise to identify sites where the officers have recommended approval but were overturned at committee.
09 – Previously considered for inclusion in 2006 Local Plan	0	0	This layer is no longer used and was dropped in 2012-13 as the data was no longer up to date.
10 – Empty property register	0	0	This layer no longer used and was dropped in 2012-13 because it considers existing properties and does not increase the net supply of housing.
11 – Lapsed PP's	0	6	No lapsed planning permissions for housing / economic development were included in the 2012-13 SHLAA but 6 have been identified through a desk top exercise.
12 – Register of Public Sector Land	5	4	Sites have been carried forward for re-assessment except one at Queen Camel which is now in private ownership for residential use.

Layer	Number of records on database 2012-13	Number of records on database 2015-16	Explanation
13 – Yeovil Vision Sites	5	4	Foundry House have now been built out and 4 sites remain.
14 – External requests	0	0	This layer no longer used, it was dropped in 2012-13 as it forms part of call for sites layer.
15 – Extant permissions	349	0	Extant permissions are already recorded on the Housing Monitoring database and are no longer replicated on the HELAA database (lapsed permissions were retained where they fell within the site threshold and included under Layer 11).
Total	729	309	

2.69 Appendix 4 includes a status check list for all sites grouped by the categories in the Table 2.

Table 2: District Wide Summary of Sites

Status	Housing Sites	Employment Sites	Mixed Use Sites	Gypsy, Traveller and Showpeople sites	Total
Suitable, available and achievable	130	23	28	0	181
Suitable, not available and not achievable	39	1	2	0	42
Suitable, available and not achievable	4	2	1	0	7
Not suitable, available, not achievable	65	3	6	0	74
Not suitable, not available and not achievable	3	2	0	0	5
Total	241	31	37	0	309

Source: HELAA Database

3. Housing Land – Findings and Analysis

3.1 This section of the assessment draws together the findings from the data gathered from the HELAA database.

3.2 Local Plan Policy SS1 sets out the settlement hierarchy for the district. Settlements are defined as follows:

Strategically Significant Town: Yeovil

Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton

Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton

Rural Centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton and Stoke sub Hamdon

Rural Settlements: Considered as part of the countryside subject to the exceptions identified as part of Policy SS2

3.3 Table 3 shows the number of suitable available and achievable housing sites on the HELAA database by settlement type and includes the number of sites, developable area, the number of dwellings¹⁵ and the overall percentage of the number of dwellings.

Table 3: Suitable, Available and Achievable Housing Sites by Settlement Type

Settlement	Number of sites	Developable area (ha)	Number of dwellings	Percentage of overall number of dwellings
Yeovil	17	143.28	3,702	43%
Primary Market Towns	22	82.19	1,754	20%
Local Market Towns	12	18.56	592	7%
Rural Centres	18	22.39	682	8%
Rural Settlements	61	69.81	1,888	22%
Total	130	336.23	8,618	100%

Source: HELAA Database

¹⁵ This is the figure in the “Panel Yield (final)” box of the site assessment form which represents the final yield for the site.

- 3.4 Table 3 is interesting as it shows that the potential number of dwellings from suitable, available and achievable sites is spread across the district broadly in line with the settlement hierarchy identified in the adopted Local Plan.
- 3.5 Table 4 shows that there is a potential yield of a further 2,833 dwellings and 193,896 sq m of economic development floorspace from suitable available and achievable mixed use sites.

Table 4: Suitable, Available and Achievable Mixed Use Sites by Settlement Type

Settlement	Number of sites	Developable area housing (ha)	Number of dwellings	Developable area economic development (ha)	Economic development floorspace (sq m)
Yeovil	11	74.47	2,077	19.88	74,854
Primary Market Towns	5	15.08	361	17.51	67,412
Local Market Towns	3	2.85	86	2.92	11,210
Rural Centres	2	2.00	59	0.24	2,340
Rural Settlements	7	8.4	250	9.63	38,080
Total	28	102.8	2,833	50.18	193,896

Source: HELAA Database

- 3.6 The details of the individual suitable available and achievable sites for housing and mixed use can be seen the Appendices.
- 3.7 Table 5 summarizes the overall findings in terms of deliverable and developable housing sites identified on the HELAA database. Appendix 5 includes more detail of the individual sites. As already explained not all the sites identified as being deliverable will necessarily be included within in the future five year housing land supply report as for some circumstances may change and the inclusion of all the identified sites, for example in a particular Rural Settlement, may not be acceptable in terms of the Local Plan Strategy. However, for plan making this analysis shows that there is a significant supply of housing land across the whole district. When the housing and mixed used units identified on the HELAA database are combined this amounts to a potential for 11,451¹⁶ dwellings

¹⁶ 8,618 + 2,833 = 11,451

Table 5: Summary of Table of Deliverable and Developable Housing Sites

Settlement	Number of dwellings	Completions 0-5 years (Deliverable)	Completions 6-10 years (Developable)	Completions 11+ years (Developable)
Yeovil	3702	644	681	2,377
Primary Market Towns	1,754	1,072	458	224
Local Market Towns	592	433	159	0
Rural Centres	682	645	32	5
Rural Settlements	1,888	1,503	235	150
Total	8,618	4,297	1,565	2,756

Source: HELAA Database

Gypsies, Travellers and Travelling Showpeople

- 3.8 The HELAA has not identified any potential sites for Gypsies, Travellers or Travelling Showpeople. The Early Review of the Local Plan will consider what options are available to the Council in terms of the approach to site provision.

4. Economic Development Land – Findings and Analysis

- 4.1 Table 6 below identifies that a total of 23 sites have been identified as suitable, available and achievable for economic development uses district wide. Of these sites, 11 have been identified in Yeovil, 6 in the Primary Market Towns (3 in Wincanton and 3 in Ilminster) and 6 in Rural Settlements (1 in Ilton, 3 in Lopen and 2 in North Cadbury). No sites were identified as suitable, available and achievable for economic development uses in Local Market Towns or Rural Centres.
- 4.2 All of the sites identified are all located within or adjoining existing business parks/trading estates.
- 4.3 The sites have the potential to deliver circa 71 hectares of land and 260,200 sq metres of floorspace.

Table 6: Suitable, Available and Achievable Economic Development Only Sites by Settlement Type

Settlement	Number of sites	Developable Area (ha)	Floorspace (sq m)
Yeovil	11	42.15	165,547
Primary Market Towns	6	19.89	65,531
Local Market Towns	0	0	0
Rural Centres	0	0	0
Rural Settlements	6	8.62	29,103
Total	23	70.66	260,181

Source: HELAA Database

- 4.4 A total of 28 mixed use sites have also been considered. These sites are different sites to those identified for economic development uses only as those sites have only been categorised for one type of use.

Table 7: Suitable, Available and Achievable Employment arising from Mixed Use Sites by Settlement Type

Settlement	Number of sites	Developable Economic Development Area (ha)	Floorspace (sq m)
Yeovil	11	19.88	74,854
Primary Market Towns	5	17.51	67,412
Local Market Towns	3	2.92	11,210
Rural Centres	2	0.24	2,340
Rural Settlements	7	9.63	38,080
Total	28	50.18	193,896

Source: HELAA Database

- 4.5 Table 7 identifies that of the 28 sites that have been identified as suitable, available and achievable for mixed use schemes district wide, 11 have been identified in Yeovil, 5 in the Primary Market Towns (3 in Chard, 1 in Crewkerne and 1 in Wincanton) 3 in Local Market Towns (1 in Castle Cary, 1 in Somerton and 1 in Langport), 2 in Rural Centres (1 in Milborne Port and 1 in Martock) and 7 in Rural Settlements (1 in Templecombe, 3 in Queen Camel, 1 in Stoke Trister, 1 in Sparkford and 1 in Lopen).
- 4.6 The sites have the potential to deliver circa 50 hectares of land and 193,900 sq metres of floorspace for economic development.
- 4.7 Taken as a whole, the 51 sites (employment use only and mixed use) have the potential to deliver circa. 121 hectares of land and 454,100 sq metres of floorspace for economic development uses.
- 4.8 Looking spatially, the majority of sites are in Yeovil and there is a healthy supply of sites in the Rural Settlements, although these are district-wide and are in a variety of locations from adjoining established business parks to quite isolated locations. There are a lack of sites identified in the Local Market Towns and Rural Centres.
- 4.9 An Economic Development Monitoring Report was completed in December 2016. It sets out data on the amount of land and floorspace delivered in the district between 1st April 2006 and 31st March 2016. It also outlines the approved future supply of land and floorspace by analysing sites under construction and sites which have planning permission but are not yet started.
- 4.10 The economic development monitoring data will be considered alongside the HELAA findings when the Employment Land Review is being undertaken to allow an assessment of the current and future supply of sites. This coupled with information on business demand will give the Council an understanding of future land requirements any whether there are gaps in the supply which need to be addressed to achieve the targets set out in the Local Plan.
- 4.11 In light of the spatial distribution of the identified sites, it is worth noting the headlines coming forward in the monitoring report. The report identifies that since 2006; South Somerset has delivered 49 hectares of net additional land and generated 200,000 square metres of net additional floorspace. The policy target set out in the Local Plan for employment land is 149.51 hectares of land. The total net land completion figure for 2006-2016 therefore represents 33% of the Local Plan's overall target.
- 4.12 The vast majority of the net additional land has occurred outside the main settlements as defined in the Local Plan. These are referred to as Rural Settlements in this report but are defined as "Rest of the District" in the Local Plan Policy SS3. 34 hectares of net additional land has been delivered in these Rural Settlements and 96,000 sq metres of floorspace. This equates to 70% of land delivered and 48% of total floorspace delivered.
- 4.13 Little net additional land delivery has occurred in the main settlements as defined in the Local Plan. Delivery in the Local Market Towns and Rural Centres has been especially low. Taken together, all of the 14 settlements identified in the Local Plan have delivered 14.7 hectares of net additional employment land.

- 4.14 In terms of the approved future supply of land and floorspace, at 31st March 2016, there were 74 permissions for economic development, where the development site was under construction. These proposals are set to yield 12 hectares of net additional land and 11,000 sq metres of floorspace. As with the completion figures, the Rural Settlements are expected to deliver the majority of the short-term future supply of net additional land and floorspace.
- 4.15 Long term supply is identified through planning approvals where the development is “not yet started”. There were 113 sites as at 31st March 2016 which equated to 35 hectares of net additional land and 79,000 sq metres of net additional floorspace. Some sizable Local Plan allocations in Yeovil are included in this longer term potential, including the Bunford Park site, Lufton Business Park (Phase III) and land at Seafire Park on the Lynx Trading Estate.
- 4.16 The land and floorspace illustrated as “*not yet started*” is expected to be delivered over the plan period, but there is a degree of uncertainty over delivery as circumstances change - applications can lapse, can be superseded, and therefore never get built. The degree of uncertainty is greater than that associated with sites “*under construction*” because in that scenario investment decisions have already been made.
- 4.17 It is important to note that whilst the delivery of net additional land and floorspace may be below perhaps what was expected in South Somerset as laid out in the policy of the local plan, the jobs generated in South Somerset has increased over the period 2006-2016.
- 4.18 The Economic Development Monitoring Report questions some long held assumptions, for example, it suggests that there may be a need to move away from the focus on the delivery of new employment land as the relationship between net additional land and net additional floorspace is not directly proportional.
- 4.19 A few basic observations can be made at this stage when looking at the land and floorspace monitoring data against the HELAA sites and the adopted Local Plan policy targets:
- There is likely to be a sufficient supply of land for economic development uses in Yeovil.
 - Sites in Rural Settlements will continue to be promoted despite the Local Plan having no target/focus for growth in these locations.
 - There are a lack of sites coming forward in the Market Towns and Rural Centres.
- 4.20 These sites will be considered further through the Employment Land Review which will form part of the evidence base for the Early Review of the Local Plan.

5. Conclusion

5.1 This report has identified 309 sites providing the potential for 11,451 deliverable or developable dwellings and 120.84 ha of land for economic development including on mixed use sites. A summary of the key findings is set out below;

Summary of Key Findings

- A total of 309 sites have been identified and assessed.
- 181 sites have been identified as suitable available and achievable.
- 130 housing sites with the potential to provide 8,618 dwellings have been identified as suitable, available and achievable.
- 28 mixed use sites with the potential to provide 2,833 dwellings and 193,896 sq m of floorspace for economic development have been identified as suitable, available and achievable.
- 23 sites for economic development only with the potential to provide 260,181sq m of floorspace have been identified as suitable, available and achievable.
- The assessment identifies sites with the potential to deliver a total of 4,297 dwellings (0-5 years).
- The assessment identifies sites with the potential to deliver a total of 4,321 dwellings (6-10 and 11 plus years).

5.2 Table 8 sets out the Core Outputs the NPPG expects from a HELAA and demonstrates how these have been or will be met:

Table 8: Core Outputs

Core Output	Comment
A list of all sites or broad locations considered, cross-referenced to their locations on maps;	Completed – see appendices
An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;	Completed – see appendices
Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;	Completed – see appendices

<p>The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;</p>	<p>Completed – see appendices</p>
<p>An indicative trajectory of anticipated development and consideration of associated risks.</p>	<p>To be included in the next five – year housing land supply report.</p>
<p>The assessment should also be made publicly available in an accessible form</p>	<p>The HELAA will be placed on the Councils web site: www.southsomerset.gov.uk</p>

6. Next Steps

- 6.1 This report will form part of the Council's evidence base. It provides a strong base from which to inform the next iteration of the five-year housing land supply and along with the Strategic Housing Market Assessment (JG Consulting, October 2016)¹⁷ and the Employment Land Review it will inform the Early Review of the Local Plan in terms of ensuring that there is a sufficient supply of land available to meet the district's future housing and employment needs.
- 6.2 Sites will remain on the HELAA database unless they gain planning permission. In the future the database will be up-dated and sites will be added either through a call for sites, a formal request or through a desk top exercise. Given that circumstances are continually subject to change it is entirely possible that a site that is not available now may become so in the future or vice-versa or a site that is currently not achievable may become so.
- 6.3 Additional work to be undertaken includes:
- Update of five-year housing land supply report summer 2017.
 - Completion of the ELR - work has already commenced with the publication of the Economic Development Monitoring Report (December 2016). The ELR process will be completed with a review of the existing Local Plan employment allocations and by carrying out an audit of business parks and trading estates. The outcomes of this work together with the finding of this HELAA will inform the Early Review of the Local Plan and may have an impact for land requirements.

¹⁷ https://www.southsomerset.gov.uk/media/862544/somerset_final_shma_oct2016_revised.pdf

7. Appendices

Appendix 1: Maps

See separate document.

Appendix 2: Completed Site Assessment Forms

See separate document.

Appendix 3: Panel

Attendees on 9th June 2016:

- Judith Gannon, Abbey Manor
- John Bishop, Charles Bishop Ltd
- Jonathan Thornton, Knightstone Housing Association (attending in the morning only)
- Robert Taylor, Persimmon Homes South West Ltd
- Richard Mead, Summerfield Developments (SW) Ltd
- Simon Tannahill, Strongvox Homes Ltd (attended in the morning only)
- Steve Briggs, Savills
- Matt Frost, Boon Brown
- David Norris; South Somerset District Council
- Paul Wheatley; South Somerset District Council
- Keith Lane; South Somerset District Council
- Jo Manely; South Somerset District Council
- Jo Wilkins; South Somerset District Council

Apologies received from:

- Steve Edmonds, Edmonds Commercial

Meeting held on 28th July 2016 with Steve Edmonds, Edmonds Commercial to discuss economic development sites: Officers from South Somerset District Council met with Steve Edmonds to discuss the sites identified for employment and mixed uses.

Appendix 4: Site status check lists

Suitable, available and achievable/deliverable/developable sites

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/ABTE/0001/10	Rural Settlement	Abbas & Templecombe	Temple Lane, Templecombe	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ABTE/0004/	Rural Settlement	Abbas & Templecombe	Land Off Bowden Road,	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ABTE/0007/	Rural Settlement	Abbas & Templecombe	West Street, Templecombe	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ABTE/0013/	Rural Settlement	Abbas & Templecombe	Manor Farm, Coombe Hill	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ANSF/0001/	Ansford/Castle Cary	Ansford	Castle Cary	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ANSF/0007/	Ansford/Castle Cary	Ansford	Castle Cary	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ANSF/0008/	Ansford/Castle Cary	Ansford	O.S. 1276, Land north west of Ansford, Castle Cary,	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
E/ANSF/0009/	Ansford/Castle Cary	Ansford	Maggs Lane, Ansford	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ANSF/0010/	Ansford/Castle Cary	Ansford	Land at Ansford Farm, Cumnock Road, Castle Cary	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ANSF/0011/	Ansford/Castle Cary	Ansford	Station Road, Castle Cary	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/ANSF/0500/	Ansford/Castle Cary	Ansford	Lower Ansford	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/BADA/0003/	Rural Settlement	Barton St David	Mill Road, Barton St David	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/BADA/0004/	Rural Settlement	Barton St David	Main Street	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/BADA/0006/	Rural Settlement	Barton St David	Church Street, Barton St David	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/BADA/0008/	Rural Settlement	Barton St David	Barton St David	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/BADA/0009/	Rural Settlement	Barton St David	Mill Road, Barton St David	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/BADA/0010/ E/BRUT/0002/	Rural Settlement Bruton	Barton St David Bruton	Barton St David Bruton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/BRUT/0006/	Bruton	Bruton	Frome Road, Bruton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
E/CACA/0806/	Ansford/Castle Cary	Castle Cary	Castle Cary	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/CHHO/0001/	Rural Settlement	Charlton Horethorne	Violet Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/CHMA/0001/	Rural Settlement	Charlton Mackrell	PEDDLES LANE	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/CHMA/0002/	Rural Settlement	Charlton Mackrell	Charlton Adam	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/CHMA/0003/	Rural Settlement	Charlton Mackrell	Charlton Adam	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/CHMA/0004/	Rural Settlement	Charlton Mackrell	Charlton Mackrell	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/CUCK/0001/	Rural Settlement	Cucklington	Babwell Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/HENS/0001/	Rural Settlement	Henstridge	STALBRIDGE ROAD	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/HENS/0002/	Rural Settlement	Henstridge	STALBRIDGE ROAD	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/HENS/0003/	Rural Settlement	Henstridge	STALBRIDGE ROAD	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
E/KEMA/0001/10	Rural Settlement	Keinton Mandeville	MANOR PARK	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/KEMA/0007/	Rural Settlement	Keinton Mandeville	Queen Street, Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/KEMA/0008/	Rural Settlement	Keinton Mandeville	QUEEN STREET	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/KEMA/0009/	Rural Settlement	Keinton Mandeville	South of Castle Street, Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/KEMA/0013/	Rural Settlement	Keinton Mandeville	Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/LOVI/0001/	Rural Settlement	Lovington	1 Brue View	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/LOVI/0002/	Rural Settlement	Lovington	Lovington Road, Lovington	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
E/MAMA/0001/	Rural Settlement	Marston Magna	Marston Magna	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MAMA/0002/	Rural	Marston	Marston Magna	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE

Site Ref No	Settlement	Magna	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/MAMA/0003/	Rural Settlement	Marston Magna		TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MIPO/0003/	Milborne Port	Milborne Port	Goldings Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MIPO/0005/	Milborne Port	Milborne Port	London Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MIPO/0014/	Milborne Port	Milborne Port	Wheathill Lane, Milborne Port	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MIPO/0015/	Milborne Port	Milborne Port	Court Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MIPO/0017/	Milborne Port	Milborne Port	Milborne Port	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MIPO/0800/	Milborne Port	Milborne Port	Milborne Port	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MUDF/0001/10	Yeovil	Mudford Urban ward	Stone Lane, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MUDF/0002/	Yeovil	Mudford urban Ward	Primrose Lane	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
E/MUDF/0003/	Yeovil	Mudford Urban ward	Primrose Lane	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/MUDF/0004/	Yeovil	Mudford Urban ward	Mudford Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/NOCA/0001/	Rural Settlement	North Cadbury	Ridgeway Lane, North Cadbury	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/NOCA/0002/	Rural Settlement	North Cadbury		FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/NOCA/0003/	Rural Settlement	North Cadbury	Land to the west of Cadbury Business Park, Galhampton Road, North Cadbury	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/QUCA/0001/A	Rural Settlement	Queen Camel	West Camel Road	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/QUCA/0001/B	Rural Settlement	Queen Camel	West Camel Road	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/QUCA/0001/C	Rural Settlement	Queen Camel	West Camel Road	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/SPAR/0001/	Rural Settlement	Sparkford	High Street	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/SPAR/0004/	Rural Settlement	Sparkford	Sparkford	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/SPAR/0005/	Rural Settlement	Sparkford		FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/STTR/0001/10	Rural Settlement	Stoke Trister	Devenish Lane, Bayford	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/STTR/0002/	Wincanton	Stoke Trister	Adjoining Penn View	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/WINC/0002/	Wincanton	Wincanton	West Hill	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
E/WINC/0003/	Wincanton	Wincanton	Lawrence Hill	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0004/	Wincanton	Wincanton	Lawrence Hill	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0007/	Wincanton	Wincanton	Southgate Road, Wincanton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0018/	Wincanton	Wincanton	Long Close	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0019/	Wincanton	Wincanton	Wincanton	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0020/	Wincanton	Wincanton	Crocker Way, Wincanton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0022/	Wincanton	Wincanton	South of North Downs	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
E/WINC/0023/	Wincanton	Wincanton	Lawrence Hill	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/BARR/0003/	Rural Settlement	Barrington	Shelway Lane, Barrington	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/CURI/0003/	Rural Settlement	Curry Rivel	DYERS ROAD	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/HUEP/0002/	Langport/Huish Episcopi	Huish Episcopi	South of A372 and North of Tanyard Lane, Husih Episcopi	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/ILTO/1101/	Rural Settlement	Ilton	Old Way, Ilton	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/LOPE/0001/	Rural Settlement	Lopen	Land at Mill Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/LOPE/0002/	Rural Settlement	Lopen	Lopen Business Park	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/LOPE/0003/	Rural Settlement	Lopen	Mill Lane, Lopen	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/LOPE/0004/	Rural Settlement	Lopen	Lopen head, South Petherton	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/LOPE/0005/	Rural Settlement	Lopen	Lopen	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/LOPE/0008/	Rural Settlement	Lopen		TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/MART/0002/10	Martock/Bower Hinton	Martock	Bower Hinton, Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/MART/0005/	Martock/Bower Hinton	Martock	Hurst	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/MART/0007/	Martock/Bower Hinton	Martock	East Street, Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE

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N/MART/0010/B	Martock/Bower Hinton	Martock	Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/MART/0013/	Martock/Bower Hinton	Martock	Water Street, Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/MART/0032/	Martock/Bower Hinton	Martock	Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SHBE/0001/	Rural Settlement	Shepton Beauchamp	N & E of Piece Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SHBE/0002/	Rural Settlement	Shepton Beauchamp	Lambrook Road, Shepton Beauchamp	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOME/0002/	Somerton	Somerton	ACRE LANE	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0005/	Somerton	Somerton	Cartway Lane, Somerton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOME/0006/	Somerton	Somerton	Bancombe Road Trading Estate	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0007/	Somerton	Somerton	Bancombe Road Somerton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0008/	Somerton	Somerton	Bancombe Road Somerton	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0800/	Somerton	Somerton	Somerton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0001/10	South Petherton	South Petherton	Whitehall South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0008/	South Petherton	South Petherton	Hams Field, Hamsfield Lane, South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0012/	South Petherton	South Petherton	Land Rear of 51 Silver Street, South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0013/	South Petherton	South Petherton	West Street South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/STHA/0002/	Stoke sub Hamdon	Stoke sub Hamdon	West Street, Stoke Sub Hamdon	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/STHA/0003/	Stoke sub Hamdon	Stoke sub Hamdon Parish ward	East Stoke, Stoke Sub Hamdon	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/TINT/0004/	Rural Settlement	Tintinhull	HEAD STREET	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/BRYM/0001/C	Yeovil	Brympton	Thorne Lane	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/BRYM/0002/	Yeovil	Brympton		TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE

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S/BRYM/0004/	Yeovil	Brympton	Lufton 2000	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/BRYM/0005/	Yeovil	Brympton	Bundford lane	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
S/BRYM/0006/	Yeovil	Brympton		TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/BRYM/0007/	Yeovil	Brympton	Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/BRYM/0008/	Yeovil	Brympton	Houndstone Business Park, Yeovil	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/BRYM/0009/	Yeovil	Brympton	Land off George Smith Way	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/BRYM/0011/	Yeovil	Yeovil	Houndstone Business Park	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/BRYM/0501/	Yeovil	Brympton	Boundary Road, Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
S/BRYM/1101/	Yeovil	Brympton	Yeovil	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	FALSE
S/BRYM/1102/	Yeovil	Brympton	Yeovil	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	FALSE
S/EACO/0003/	Yeovil	East Coker	Gunville Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
S/EACO/0004/10	Yeovil	East Coker	West Coker Road, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/EACO/0007/	Yeovil	East Coker Parish ward	Yeovil Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/EACO/0008/	Rural Settlement	East Coker Parish ward	Main Street	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/EACO/0020/	Yeovil	East Coker Parish ward	Plackett Lane, East Coker	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
S/EACO/0021/	Rural Settlement	East Coker	Broadacres, East Coker	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/EACO/0022/	Yeovil	East Coker	Dorchester Road, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/EACO/0024/	Yeovil	East Coker Parish ward	Pavyotts Lane, Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/EACO/0025/	Rural Settlement	East Coker Parish ward	East Coker, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/EACO/0027/	Rural Settlement	East Coker	East Coker	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/ODCO/0004/	Rural Settlement	Odcombe	Adjoining Lakeside/Chapel Hill	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/ODCO/1101/	Rural Settlement	Odcombe	Street Lane, Higher Odcombe, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE

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S/WECO/0004/	Rural Settlement	West Coker	East Street, West Coker	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/WECO/0009/	Yeovil	West Coker Parish ward	West Coker	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/WECO/0011/	Yeovil	West Coker Parish ward	West Coker	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/WECO/0014/	Rural Settlement	West Coker	A30 West Coker Road, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/WECO/0015/	Yeovil	West Coker	Yeovil	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/WECO/0016/	Yeovil	West Coker	Bunford Lane, Yeovil	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/WECO/0018/	Yeovil	West Coker	Yeovil Trade Park	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/WECO/0019/	Yeovil	West Coker	Yeovil Trade Park	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/YEOV/0003/	Yeovil	Yeovil	West Hendford	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/YEOV/1300/	Yeovil	Yeovil	Former Box Factory, South Street, Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
S/YEOV/1302/	Yeovil	Yeovil	Market Street, Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/YEOV/1303/	Yeovil	Yeovil	Petters Way, Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/YEWI/0001/	Yeovil	Yeovil Without	Brimsmore	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/YEWI/0003/	Yeovil	Yeovil Without	Tintinhull Road, Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/YEWI/0004/	Yeovil	Yeovil Without	Mudford Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/YEWI/0006/	Yeovil	Yeovil Without	Marsh Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/YEWI/0007/	Yeovil	Yeovil Without	Combe Street Lane, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
S/YEWI/0008/	Yeovil	Yeovil Without	Stone Lane, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/YEWI/0500/	Yeovil	Yeovil Without	Mudford Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/ASHI/0001/	Rural Settlement	Ashill	Ashill, Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/BROA/0004/	Rural Settlement	Broadway	The Pound, Broadway Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE

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W/BROA/0006/	Rural Settlement	Broadway	Broadway, Ilmisnter	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/BROA/0007/	Rural Settlement	Broadway	Broadway Road, Broadway	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0002/	Chard	Chard	Avishayes Road	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0005/	Chard	Chard	Avishayes Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0011/	Chard	Chard	Touches Lane, Chard	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0012/	Chard	Chard	Chard Key site, Chard	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0013/	Chard	Chard	Chard Key Site, Chard	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0014/	Chard	Chard	South of A30 Crewkerne Road, Chard	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
W/CHAR/0015/	Chard	Chard	Chard	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0017/	Chard	Chard	Chard	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CHAR/0019/	Chard	Chard	Chard	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CONI/0001/	Rural Settlement	Combe St Nicholas	Combe St Nicholas	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
W/CREW/0003/	Crewkerne	Crewkerne	Lang Road	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CREW/0006/	Crewkerne	Crewkerne	Curriott Hill, Crewkerne	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CREW/0012/	Crewkerne	Crewkerne	East Street	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CREW/0015/	Crewkerne	Crewkerne	Broadshard Road, Crewkerne	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CREW/0024/	Crewkerne	Crewkerne	Charlton Close, Crewkerne	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/CREW/0026/	Crewkerne	Crewkerne	Crewkerne	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/DONY/0100/	Rural Settlement	Donyatt	Donyatt	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
W/DONY/0101/	Rural Settlement	Donyatt	Donyatt	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
W/DONY/0102/	Rural Settlement	Donyatt	Donyatt Hill, Donyatt	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
W/HAPL/0001/	Rural Settlement	Haselbury Plucknett	Land adjacent Clay Castle Road and North Perrott Road, Haselbury Plucknett	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
W/HORT/0100/	Rural Settlement	Horton	Horton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
W/ILMI/0002/	Ilminster	Ilminster	The Beacon, Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/ILMI/0019/	Ilminster	Ilminster	Station Road, Ilminster	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/ILMI/0020/	Ilminster	Ilminster	Hort Bridge, Ilminster	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/ILMI/0021/	Ilminster	Ilminster	Ilminster	FALSE	TRUE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/ILMI/0102/	Ilminster	Ilminster	Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
W/ILMI/0301/	Ilminster	Ilminster	Land off Canal Way, Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/MERR/0006/	Rural Settlement	Merriott	Shiremoor Hill, Merriott	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/MERR/0011/	Crewkerne	Merriott	Middle Hill Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/MERR/0012/	Crewkerne	Merriott	Middle Drive, Crewkerne	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/MERR/0014/	Rural Settlement	Merriot	Land at Church Street, Merriot	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/MERR/0015/	Rural Settlement	Merriot	Broadway Farm, Merriot	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/MIST/1200/	Rural Settlement	Misterton	Station Road, Misterton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
W/TAFO/0101/	Rural Settlement	Tatworth and Forton	Forton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE

Suitable, not available and not achievable/deliverable/developable sites

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/CACA/0504/	Ansford/Castle Cary	Castle Cary	Land north of Clothier Meadows	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
E/ILCH/0100/	Ilchester	Ilchester	Great Orchard, Ilchester	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
E/ILCH/0101/	Ilchester	Ilchester	Illustrious Crescent, Ilchester	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
E/ILCH/0102/	Ilchester	Ilchester	Somerton Road, Ilchester	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
E/WINC/0522/	Wincanton	Wincanton	Wincanton	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/ASHO/0100/	Rural Settlement	Ash	Martock Lane, Ash	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/CUMA/0101/	Rural Settlement	Curry Mallet	Higher Street, Curry Mallet	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/CUMA/0102/	Rural Settlement	Curry Mallet	Curry Mallet	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/CUMA/0103/	Rural Settlement	Curry Mallet	Curry Mallet	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/CUMA/0104/	Rural Settlement	Curry Mallet	Lower Street, Curry Mallet	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/CUMA/0105/	Rural Settlement	Curry Mallet	Curry Mallet	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/CURI/0100/	Rural Settlement	Curry Rivel	Curry Rivel	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/HIHA/0100/	Rural Settlement	High Ham	High Ham	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/HUEP/0100/	Langport/Huish Episcopi	Huish Episcopi	Sourfield	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/MART/0101/	Martock/Bower Hinton	Martock	Martock	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/MART/0102/	Martock/Bower Hinton	Martock	Hills Lane	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/MART/0500/	Martock/Bower Hinton	Martock	The Abattoir, North Street	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
N/NOHA/0502/	Rural Settlement	Norton sub Hamdon	HIGHER STREET	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/SEMA/0100/	Rural Settlement	Seavington St Mary		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/SOME/0100/	Somerton	Somerton		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/SOME/0500/	Somerton	Somerton	PARSONAGE HILL	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0100/	Stoke Sub Hamdon	Stoke Sub Hamdon		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0101/	Stoke Sub Hamdon	Stoke Sub Hamdon	Stoke sub Hamdon	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0102/	Stoke Sub Hamdon	Stoke Sub Hamdon		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0103/	Stoke Sub Hamdon	Stoke Sub Hamdon		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0104/	Stoke Sub Hamdon	Stoke Sub Hamdon	Castle Street	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0105/	Stoke Sub Hamdon	Stoke Sub Hamdon		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
N/STHA/0107/	Stoke Sub Hamdon	Stoke Sub Hamdon		TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/WECO/0100/	Rural Settlement	West Coker	Burrells	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/WECO/0102/	Rural Settlement	West Coker	Dibbles Lane,	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/YEOV/0103/	Yeovil	Yeovil	Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/YEOV/0104/	Yeovil	Yeovil	Grass Royal	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/YEOV/0105/	Yeovil	Yeovil	Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/YEOV/0109/	Yeovil	Yeovil	Oxford Road, Yeovil	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
S/YEOV/1304/	Yeovil	Yeovil	Yeovil	FALSE	FALSE	TRUE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
W/CHAR/0018/	Chard	Chard	Beeching Close, Chard	FALSE	FALSE	TRUE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
W/CHAR/0101/	Chard	Chard	Chard	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
W/CHAR/0102/	Chard	Chard	Chard	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
W/CREW/0025 /	Crewkerne	Crewkerne	Blacknell Lane	FALSE	TRUE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
W/CREW/0100 /	Crewkerne	Crewkerne	Crewkerne	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
W/CREW/0504 /	Crewkerne	Crewkerne	Butts Quarry Lane	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE
W/HORT/0500/	Rural Settlement	Horton	Pound Road	TRUE	FALSE	FALSE	FALSE	Yes	No	No	FALSE	FALSE	FALSE

Suitable, available and not achievable/deliverable/developable sites

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/CACA/1101/	Ansford/Castle Cary	Castle Cary	Lower Ansford, Castle Cary	TRUE	FALSE	FALSE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE
E/WINC/0013/	Wincanton	Wincanton	Lawrence Hill, Wincanton	FALSE	TRUE	FALSE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE
N/MART/0024/	Martock/Bower Hinton	Martock	Bower Hinton, Martock	FALSE	FALSE	TRUE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE
N/MART/0034/	Martock/Bower Hinton	Martock	Ringwell Hill, Martock	FALSE	TRUE	FALSE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE
W/ILMI/0004/	Ilminster	Ilminster	Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE
W/ILMI/0005/	Ilminster	Ilminster	Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE
W/ILMI/0009/B	Ilminster	Ilminster	Townsent, Ilminster	TRUE	FALSE	FALSE	FALSE	Yes	Yes	No	FALSE	FALSE	FALSE

Not suitable, not available, not achievable/deliverable/developable sites

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/ABTE/0010/	Rural Settlement	Abbas & Templecombe	Abbas Combe, Templecombe	TRUE	FALSE	FALSE	FALSE	No	No	No	FALSE	FALSE	FALSE
E/ABTE/1200/	Rural Settlement	Abbas & Templecombe	Lily Lane	FALSE	TRUE	FALSE	FALSE	No	No	No	FALSE	FALSE	FALSE
E/SPAR/1200/	Rural Settlement	Sparkford	Brains Lane, Sparkford	FALSE	TRUE	FALSE	FALSE	No	No	No	FALSE	FALSE	FALSE
S/YEOV/0100/	Yeovil	Yeovil CP	Yeovil	TRUE	FALSE	FALSE	FALSE	No	No	No	FALSE	FALSE	FALSE
W/TAFO/0102/	Rural Settlement	Tatworth and Forton	Forton	TRUE	FALSE	FALSE	FALSE	No	No	No	FALSE	FALSE	FALSE

Not suitable, available, not achievable/deliverable/developable sites

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/BADA/0002/	Rural Settlement	Barton St David	Mill Road	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/BADA/0007/	Rural Settlement	Barton St David	Mill Road, Barton St David	TRUE	FALSE	FALSE	FALSE	No	Yes	No	TRUE	FALSE	FALSE
E/BADA/0011/	Rural Settlement	Barton St David	Barton St David	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/BRUT/0007/	Bruton	Bruton	Cuckoo Hill, Bruton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	TRUE	FALSE	FALSE
E/CHMA/0001/10	Rural Settlement	Charlton Mackrell	Rag Lane, Cary Fitzpaine	FALSE	FALSE	TRUE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/COPA/0003/	Rural Settlement	Compton Pauncefoot	Compton Nursery	TRUE	FALSE	FALSE	FALSE	No	Yes	No	TRUE	FALSE	FALSE
E/COPA/0004/	Rural Settlement	Compton Pauncefoot	Sunset Lodge, Compton Nursery	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/HOLT/0002/	Rural Settlement	Holton	Higher Holton, Wincanton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/ILCH/0001/10	Ilchester	Ilchester	Costello Fields, Ilchester	FALSE	FALSE	TRUE	FALSE	No	Yes	No	TRUE	FALSE	FALSE
E/ILCH/0002/10A	Ilchester	Ilchester	Pill Bridge Lane	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/KEMA/0001/	Rural Settlement	Keinton Mandeville	Common Lane, Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/KEMA/0010/	Rural Settlement	Keinton Mandeville	Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/KEMA/0011/	Rural Settlement	Keinton Mandeville	Land to the west of Cottons Lane, Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
E/KEMA/0012/	Rural Settlement	Keinton Mandeville	Land to the east of Cottons House, Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/KEMA/0014/	Rural Settlement	Keinton Mandeville	keinton Mandeville	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/KEMA/0015/	Rural Settlement	Keinton Mandeville	Keinton Mandeville	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/KEMA/0016/	Rural Settlement	Keinton Mandeville	Land OS 3374 Part Chistles Lane	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/MAPE/0002/	Rural Settlement	Maperton	Maperton Dairy Farm	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/MIPO/0016/	Milborne Port	Milborne Port	North of Wheathill Lane, Milborne Port	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/MIPO/0018/	Milborne Port	Milborne Port		TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/MUDF/0006/	Rural Settlement	Mudford	Mudford	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/MUDF/0011/	Rural Settlement	Mudford	Land off Mudford Hill, Mudford	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/MUDF/0012/	Rural Settlement	Mudford	Mudford Hill, yeovil	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/SOCA/0003/	Rural Settlement	South Cadbury	Compton Road	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/SPAR/0003/	Rural Settlement	Sparkford	Cherry Pie Lane	TRUE	FALSE	FALSE	FALSE	No	Yes	NO	FALSE	FALSE	FALSE
E/WINC/0024/	Wincanton	Wincanton	Wincanton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/WINC/0025/	Wincanton	Wincanton	Wincanton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
E/WINC/0026/	Wincanton	Wincanton	Wincanton	FALSE	FALSE	TRUE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/BARR/0002/	Wincanton	Barrington	Gibbs Lane, Barrington	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/BARR/0005/	Rural Settlement	Barrington	Bakers Lane, Barrington	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
N/CHDO/0001/	Rural Settlement	Chilthorne Domer	Land South of Tintinhull Road, Chilthorne Domer, Yeovil	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/HUEP/0009/	Langport/Huish Episcopi	Huish Episcopi	Langport	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/HUEP/0801/	Langport/Huish Episcopi	Huish Episcopi	Langport	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/LANG/0001/	Langport/Huish Episcopi	Langport	Land North of Whatley, Langport	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/LANG/0002/	Langport/Huish Episcopi	Langport	Langport	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/LOPE/0006/	Rural Settlement	Lopen	Lopen	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/LOPE/0007/	Rural Settlement	Lopen	Lopen	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0001/10	Martock/Bower Hinton	Martock	Sewage Works Lane, Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0003/10	Martock/Bower Hinton	Martock	Bower Hinton, Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0004/10	Martock/Bower Hinton	Martock	Gastons Lane, Bower Hinton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0023/	Martock/Bower Hinton	Martock	Bower Hinton, Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0025/	Martock/Bower Hinton	Martock	Off Foldhill Lane, Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0029/	Martock/Bower Hinton	Martock	Stapleton Road	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0030/	Martock/Bower Hinton	Martock	Rookery, North of Stone Road, Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
N/MART/0031/	Martock/Bo wer Hinton	Martock	Sunnylands, Stoke Road, Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/MART/0033/	Martock/Bo wer Hinton	Martock	Martock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	TRUE	FALSE	FALSE
N/SOME/0010/	Somerton	Somerton	Appledoor, Langport	FALSE	TRUE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/SOME/0011/	Somerton	Somerton	Watt's Quarry Road, Somerton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
N/SOPE/0006/A	South Petherton	South Petherton	Lightgate Lane	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/BRYM/0001/B	Rural Settlement	Brympton		FALSE	FALSE	TRUE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/EACO/0009/	Rural Settlement	East Coker Parish ward	Main Street	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/EACO/0010/	Rural Settlement	East Coker Parish ward	Coker Marsh	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/EACO/0011/	Rural Settlement	East Coker Parish ward	Holywell Road	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	TRUE	FALSE
S/EACO/0012/	Rural Settlement	East Coker Parish ward	Cullivers Grave Road	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	TRUE	FALSE
S/EACO/0013/	Rural Settlement	East Coker Parish ward	Sutton Bingham	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	TRUE
S/EACO/0026/	Rural Settlement	East Coker	Burton Lane, East Coker	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/ODCO/0005/	Rural Settlement	Odcombe	Odcombe	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0007/	Rural Settlement	West Coker Parish ward	West Coker	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0012/A	Rural Settlement	West Coker	West Coker	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0012/C	Rural Settlement	West Coker		TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0012/D	Rural Settlement	West Coker		TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0012/E	Rural Settlement	West Coker		TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable ?	Is this site available ?	Is this site achievable ?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
S/WECO/0012/F	Rural Settlement	West Coker	West Coker	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0012/G	Rural Settlement	West Coker	West Coker	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/WECO/0017/	Rural Settlement	West Coker	Land South of East Close, West Coker	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
S/YEWI/0005/	Yeovil	Yeovil Without	Yeovil	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/CREW/0009/	Crewkerne	Crewkerne	Yeovil Road	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/CREW/0022/	Crewkerne	Crewkerne	Broadshard Road	FALSE	FALSE	TRUE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/DOWA/1101/	Rural Settlement	Dowlish Wake	Moolham Lane, Dowlish Wake	FALSE	TRUE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/EACH/0001/	Rural Settlement	East Chinnock	Weston Street, East Chinnock	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/HORT/0002/	Rural Settlement	Horton	Puddlebridge, Horton	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/ILMI/0504/	Ilminster	Ilminster	Station Road	FALSE	FALSE	TRUE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/MERR/0010/	Rural Settlement	Merriott	Boozer Pit, Merriott	TRUE	FALSE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE
W/TAFO/1200/	Rural Settlement	Tatworth & Forton	Station Road, Chard Junction	FALSE	TRUE	FALSE	FALSE	No	Yes	No	FALSE	FALSE	FALSE

Appendix 5: Suitable, Available and Achievable Housing and Mixed Use Sites by Settlement Type, Commencement Period and Number of Completions

Housing Only Sites by Settlement Type, Commencement Period and Number of Completions

Yeovil										
Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/MUDF/0001/10	Mudford Urban ward	Yeovil	4.32	130	TRUE	120	FALSE	10	FALSE	
E/MUDF/0004/	Mudford Urban ward	Yeovil	3.38	169	TRUE	120	FALSE	30	FALSE	19
S/BRYM/0002/	Brympton	Yeovil	1.27	38	FALSE		TRUE	38	FALSE	
S/BRYM/0006/	Brympton	Yeovil	9.38	281	FALSE		FALSE		TRUE	281
S/BRYM/0007/	Brympton	Yeovil	15.66	450	FALSE		FALSE		TRUE	450
S/EACO/0003/	East Coker	Yeovil	14.83	445	FALSE	0	TRUE	150	FALSE	295
S/EACO/0004/10	East Coker	Yeovil	1.23	37	TRUE	37	FALSE		FALSE	
S/EACO/0007/	East Coker Parish ward	Yeovil	0.32	10	TRUE	10	FALSE		FALSE	
S/EACO/0020/	East Coker Parish ward	Yeovil	5.16	155	FALSE		TRUE	155	FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
S/EACO/0022/	East Coker	Yeovil	25.39	762	FALSE		FALSE		TRUE	762
SWECO/0009/	West Coker Parish ward	Yeovil	36.7	550	FALSE		FALSE		TRUE	550
SWECO/0011/	West Coker Parish ward	Yeovil	7.15	215	TRUE	120	FALSE	95	FALSE	
S/YEWI/0004/	Yeovil Without	Yeovil	2.04	20	FALSE		FALSE		TRUE	20
S/YEWI/0006/	Yeovil Without	Yeovil	5.1	100	TRUE	100	FALSE		FALSE	
S/YEWI/0007/	Yeovil Without	Yeovil	1.77	53	FALSE		TRUE	53	FALSE	
S/YEWI/0008/	Yeovil Without	Yeovil	9	270	TRUE	120	FALSE	150	FALSE	
S/YEWI/0500/	Yeovil Without	Yeovil	0.58	17	TRUE	17	FALSE		FALSE	
Total				3702		644		681		2377

Primary Market Towns

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/STTR/0002/	Stoke Trister	Wincanton	5.5	165	TRUE	120	FALSE	45	FALSE	
E/WINC/0002/	Wincanton	Wincanton	0.64	19	FALSE		TRUE	19	FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/WINC/0003/	Wincanton	Wincanton	4.73	142	TRUE	110	FALSE	32	FALSE	
E/WINC/0004/	Wincanton	Wincanton	7.6	152	TRUE	50	FALSE	102	FALSE	
E/WINC/0007/	Wincanton	Wincanton	1.64	49	TRUE	49	FALSE		FALSE	
E/WINC/0020/	Wincanton	Wincanton	1.2	36	TRUE	36	FALSE		FALSE	
W/CHAR/0005/	Chard	Chard	1.09	33	TRUE	33	FALSE		FALSE	
W/CHAR/0011/	Chard	Chard	0.6	24	TRUE	24	FALSE		FALSE	
W/CHAR/0012/	Chard	Chard	0.7	23	TRUE	23	FALSE		FALSE	
W/CHAR/0013/	Chard	Chard	4.29	150	TRUE	120	FALSE	30	FALSE	
W/CHAR/0015/	Chard	Chard	0.32	10	TRUE	10	FALSE		FALSE	
W/CHAR/0017/	Chard	Chard	4.99	200	TRUE	120	FALSE	80	FALSE	
W/CREW/0003/	Crewkerne	Crewkerne	0.67	20	TRUE	20	FALSE		FALSE	
W/CREW/0006/	Crewkerne	Crewkerne	2.62	78	TRUE	78	FALSE		FALSE	
W/CREW/0012/	Crewkerne	Crewkerne	2.06	62	TRUE	62	FALSE		FALSE	
W/CREW/0015/	Crewkerne	Crewkerne	20.41	10	TRUE	10	FALSE		FALSE	
W/CREW/0024/	Crewkerne	Crewkerne	0.4	12	TRUE	12	FALSE		FALSE	
W/ILMI/0002/	Ilminster	Ilminster	1.4	42	TRUE	42	FALSE		FALSE	
W/ILMI/0102/	Ilminster	Ilminster	1.46	44	FALSE		FALSE		TRUE	44
W/ILMI/0301/	Ilminster	Ilminster	18.8	450	TRUE	120	FALSE	150	FALSE	180
W/MERR/0011/	Merriott	Crewkerne	0.82	25	TRUE	25	FALSE		FALSE	
W/MERR/0012/	Merriott	Crewkerne	0.25	8	TRUE	8	FALSE		FALSE	
Total				1754		1072		458		224

Local Market Towns										
Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/ANSF/0001/	Ansford	Ansford/Castle Cary	1.74	75	TRUE	75	FALSE		FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/ANSF/0007/	Ansford	Ansford/Castle Cary	1.31	39	TRUE	39	FALSE		FALSE	
E/ANSF/0009/	Ansford	Ansford/Castle Cary	0.21	6	TRUE	6	FALSE		FALSE	
E/ANSF/0010/	Ansford	Ansford/Castle Cary	0.15	5	TRUE	5	FALSE		FALSE	
E/ANSF/0011/	Ansford	Ansford/Castle Cary	4.54	125	TRUE	120	FALSE	5	FALSE	
E/ANSF/0500/	Ansford	Ansford/Castle Cary	0.4	12	TRUE	12	FALSE		FALSE	
E/CACA/0806/	Castle Cary	Ansford/Castle Cary	0.8	27	TRUE	27	FALSE		FALSE	
N/SOME/0002/	Somerton	Somerton	2.68	80	FALSE	80	TRUE		FALSE	
N/SOME/0005/	Somerton	Somerton	1.4	59	TRUE	59	FALSE		FALSE	
N/SOME/0006/	Somerton	Somerton	1.94	58	FALSE		TRUE	58	FALSE	
N/SOME/0007/	Somerton	Somerton	3.19	96	FALSE		TRUE	96	FALSE	
N/SOME/0800/	Somerton	Somerton	0.2	10	TRUE	10	FALSE		FALSE	
Total				592		433		159		

Rural Centres

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/BRUT/0002/	Bruton	Bruton	1.92	68	TRUE	68	FALSE		FALSE	
E/BRUT/0006/	Bruton	Bruton	0.15	5	FALSE		FALSE		TRUE	
E/MIPO/0003/	Milborne Port	Milborne Port	2.28	68	TRUE	68	FALSE		FALSE	
E/MIPO/0005/	Milborne Port	Milborne Port	0.6	18	TRUE	18	FALSE		FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/MIPO/0014/	Milborne Port	Milborne Port	1.6	48	TRUE	48	FALSE		FALSE	
E/MIPO/0015/	Milborne Port	Milborne Port	1.01	30	TRUE	30	FALSE		FALSE	
E/MIPO/0017/	Milborne Port	Milborne Port	1.98	59	TRUE	59	FALSE		FALSE	
N/MART/0002/10	Martock	Martock/Bower Hinton	0.63	19	TRUE	19	FALSE		FALSE	
N/MART/0007/	Martock	Martock/Bower Hinton	0.3	9	TRUE	9	FALSE		FALSE	
N/MART/0010/B	Martock	Martock/Bower Hinton	1.08	32	FALSE		TRUE	32	FALSE	
N/MART/0013/	Martock	Martock/Bower Hinton	0.61	18	TRUE	18	FALSE		FALSE	
N/MART/0032/	Martock	Martock/Bower Hinton	1.92	58	TRUE	58	FALSE		FALSE	
N/SOPE/0001/10	South Petherton	South Petherton	0.38	11	TRUE	11	FALSE		FALSE	
N/SOPE/0008/	South Petherton	South Petherton	1.52	46	TRUE	46	FALSE		FALSE	
N/SOPE/0012/	South Petherton	South Petherton	1.68	50	TRUE	50	FALSE		FALSE	
N/SOPE/0013/	South Petherton	South Petherton	2.52	76	TRUE	76	FALSE		FALSE	
N/STHA/0002/	Stoke sub Hamdon	Stoke sub Hamdon	0.89	27	TRUE	27	FALSE		FALSE	
Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years

N/STHA/0003/	Stoke sub Hamdon Parish ward	Stoke sub Hamdon	1.32	40	TRUE	40	FALSE		FALSE	
Total				682		645		32		

Rural Settlements										
Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/ABTE/0004/	Abbas & Templecombe	Rural Settlement	7.88	236	TRUE	100	FALSE	125	FALSE	11
E/ABTE/0007/	Abbas & Templecombe	Rural Settlement	3.1	93	TRUE	93	FALSE		FALSE	
E/ABTE/0013/	Abbas & Templecombe	Rural Settlement	2.6	78	TRUE	78	FALSE		FALSE	
E/BADA/0003/	Barton St David	Rural Settlement	1.38	41	TRUE	41	FALSE		FALSE	
E/BADA/0004/	Barton St David	Rural Settlement	1.8	54	TRUE	54	FALSE		FALSE	
E/BADA/0006/	Barton St David	Rural Settlement	0.8	24	TRUE	24	FALSE		FALSE	
E/BADA/0008/	Barton St David	Rural Settlement	1.44	43	TRUE	43	FALSE		FALSE	
E/BADA/0009/	Barton St David	Rural Settlement	0.86	26	TRUE	26	FALSE		FALSE	
E/BADA/0010/	Barton St David	Rural Settlement	0.78	23	TRUE	23	FALSE		FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/CHHO/0001/	Charlton Horethorne	Rural Settlement	0.19	5	TRUE	5	FALSE		FALSE	
E/CHMA/0001/	Charlton Mackrell	Rural Settlement	0.53	16	TRUE	16	FALSE		FALSE	
E/CHMA/0002/	Charlton Mackrell	Rural Settlement	0.64	19	TRUE	19	FALSE		FALSE	
E/CHMA/0003/	Charlton Mackrell	Rural Settlement	1.46	44	TRUE	44	FALSE		FALSE	
E/CHMA/0004/	Charlton Mackrell	Rural Settlement	0.64	19	TRUE	19	FALSE		FALSE	
E/CUCK/0001/	Cucklington	Rural Settlement	0.27	8	TRUE	8	FALSE		FALSE	
E/HENS/0001/	Henstridge	Rural Settlement	1.39	42	TRUE	42	FALSE		FALSE	
E/HENS/0002/	Henstridge	Rural Settlement	0.77	23	TRUE	23	FALSE		FALSE	
E/HENS/0003/	Henstridge	Rural Settlement	0.49	15	FALSE		TRUE	15	FALSE	
E/KEMA/0001/10	Keinton Mandeville	Rural Settlement	1.14	34	TRUE	30	FALSE	4	FALSE	
E/KEMA/0007/	Keinton Mandeville	Rural Settlement	0.46	14	TRUE	14	FALSE		FALSE	
E/KEMA/0008/	Keinton Mandeville	Rural Settlement	1.44	43	TRUE	43	FALSE		FALSE	
E/KEMA/0009/	Keinton Mandeville	Rural Settlement	1.17	35	TRUE	35	FALSE		FALSE	
E/KEMA/0013/	Keinton Mandeville	Rural Settlement	1.28	38	TRUE	38	FALSE		FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/LOVI/0001/	Lovington	Rural Settlement	0.48	14	TRUE	14	FALSE		FALSE	
E/LOVI/0002/	Lovington	Rural Settlement	0.32	10	FALSE		TRUE	10	FALSE	
E/MAMA/0001/	Marston Magna	Rural Settlement	0.58	17	TRUE	17	FALSE		FALSE	
E/MAMA/0002/	Marston Magna	Rural Settlement	1.29	39	TRUE	39	FALSE		FALSE	
E/MAMA/0003/	Marston Magna	Rural Settlement	1.11	33	TRUE	33	FALSE		FALSE	
E/NOCA/0001/	North Cadbury	Rural Settlement	2.36	71	TRUE	71	FALSE		FALSE	
E/SPAR/0001/	Sparkford	Rural Settlement	1.49	21	TRUE	21	FALSE		FALSE	
E/SPAR/0004/	Sparkford	Rural Settlement	0.8	24	TRUE	24	FALSE		FALSE	
N/BARR/0003/	Barrington	Rural Settlement	1.26	38	FALSE		TRUE	19	FALSE	19
N/CURI/0003/	Curry Rivel	Rural Settlement	2.5	75	TRUE	30	FALSE	45	FALSE	
N/LOPE/0001/	Lopen	Rural Settlement	1.61	48	TRUE	48	FALSE		FALSE	
N/LOPE/0008/	Lopen	Rural Settlement	0.56	17	TRUE	17	FALSE		FALSE	
N/SHBE/0001/	Shepton Beauchamp	Rural Settlement	0.65	20	TRUE	20	FALSE		FALSE	
N/SHBE/0002/	Shepton Beauchamp	Rural Settlement	0.5	15	TRUE	15	FALSE		FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
N/TINT/0004/	Tintinhull	Rural Settlement	1.15	30	TRUE	30	FALSE		FALSE	
S/EACO/0008/	East Coker Parish ward	Rural Settlement	0.78	23	TRUE	23	FALSE		FALSE	
S/EACO/0021/	East Coker	Rural Settlement	0.54	14	TRUE	14	FALSE		FALSE	
S/EACO/0025/	East Coker Parish ward	Rural Settlement	0.32	10	TRUE	10	FALSE		FALSE	
S/EACO/0027/	East Coker	Rural Settlement	1.19	12	TRUE	12	FALSE		FALSE	
S/ODCO/0004/	Odcombe	Rural Settlement	1.52	40	FALSE		FALSE		TRUE	40
S/ODCO/1101/	Odcombe	Rural Settlement	0.56	7	FALSE		TRUE	7	FALSE	
SWECO/0004/	West Coker	Rural Settlement	1.48	44	TRUE	44	FALSE		FALSE	
SWECO/0014/	West Coker	Rural Settlement	0.52	9	TRUE	9	FALSE		FALSE	
W/ASHI/0001/	Ashill	Rural Settlement	1.32	40	TRUE	40	FALSE		FALSE	
W/BROA/0004/	Broadway	Rural Settlement	1.54	12	TRUE	12	FALSE		FALSE	
W/BROA/0006/	Broadway	Rural Settlement	0.48	14	TRUE	14	FALSE		FALSE	
W/BROA/0007/	Broadway	Rural Settlement	1.61	25	TRUE	25	FALSE		FALSE	

Site Ref No	Parish	Settlement	Developable Area	Yield	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
W/CONI/0001/	Combe St Nicholas	Rural Settlement	0.32	10	FALSE		TRUE	10	FALSE	
W/DONY/0100/	Donyatt	Rural Settlement	0.2	6	FALSE		FALSE		TRUE	6
W/DONY/0101/	Donyatt	Rural Settlement	0.48	7	FALSE		FALSE		TRUE	7
W/DONY/0102/	Donyatt	Rural Settlement	0.42	13	FALSE		FALSE		TRUE	13
W/HAPL/0001/	Haselbury Plucknett	Rural Settlement	0.25	8	TRUE	8	FALSE		FALSE	
W/HORT/0100/	Horton	Rural Settlement	0.37	11	FALSE		FALSE		TRUE	11
W/MERR/0006/	Merriott	Rural Settlement	2.91	30	TRUE	30	FALSE		FALSE	
W/MERR/0014/	Merriot	Rural Settlement	1.26	38	TRUE	38	FALSE		FALSE	
W/MERR/0015/	Merriot	Rural Settlement	0.37	11	TRUE	11	FALSE		FALSE	
W/MIST/1200/	Misterton	Rural Settlement	0.76	16	TRUE	16	FALSE		FALSE	
W/TAFO/0101/	Tatworth and Forton	Rural Settlement	1.44	43	FALSE		FALSE		TRUE	43
Total				1888		1503		235		150

Mixed use Sites

Yeovil												
Site Ref No	Parish	Settlement	Developable Area	Developable Area ED	Panel Yield	Panel Yield ED	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/MUDF/0002/	Mudford urban Ward	Yeovil	18.79	2.5	499	10,000	FALSE	136	TRUE	310	FALSE	53
E/MUDF/0003/	Mudford Urban ward	Yeovil	15.14	0	301	0	TRUE	84	FALSE	190	FALSE	27
S/BRYM/0001/C	Brympton	Yeovil	5.05	3.37	120	2,787	FALSE		FALSE		TRUE	120
S/BRYM/0004/	Brympton	Yeovil	2.35	4.98	71	17,000	TRUE	71	FALSE		FALSE	
S/BRYM/0501/	Brympton	Yeovil	2.14	2	10	20,000	FALSE		TRUE	10	FALSE	
S/EACO/0024/	East Coker Parish ward	Yeovil	25.79	2.58	800	10,320	TRUE	520	FALSE	280	FALSE	
S/YEOV/1300/	Yeovil	Yeovil	0.25	0.25	20	1,000	FALSE		TRUE	20	FALSE	
S/YEOV/1302/	Yeovil	Yeovil	0.42	1.05	120	4,200	FALSE		FALSE		TRUE	120
S/YEOV/1303/	Yeovil	Yeovil	0.3	0.3	9	1,200	FALSE		FALSE		TRUE	9
S/YEWI/0001/	Yeovil Without	Yeovil	0.56	1.39	17	5,560	TRUE	17	FALSE		FALSE	
S/YEWI/0003/	Yeovil Without	Yeovil	3.68	1.46	110	2,787	FALSE		FALSE		TRUE	110
Total					2077	74,854		828		810		439

Primary Market Towns												
Site Ref No	Parish	Settlement	Developable Area	Developable Area ED	Panel Yield	Panel Yield ED	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/WINC/0023/	Wincanton	Wincanton	2.65	4.38	80	14,892	TRUE	80	FALSE		FALSE	
W/CHAR/0002/	Chard	Chard	4.55	7.59	137	30,360	TRUE	120	FALSE	17	FALSE	
W/CHAR/0014/	Chard	Chard	0.88	1.1	26	4,400	FALSE		FALSE		TRUE	26
W/CHAR/0019/	Chard	Chard	0.28	0.7	8	2,800	TRUE	8	FALSE		FALSE	
W/CREW/0026/	Crewkerne	Crewkerne	6.72	3.74	110	14,960	TRUE	110	FALSE		FALSE	
Total					361	67,412		318		17		26

Local Market Towns												
Site Ref No	Parish	Settlement	Developable Area	Developable Area ED	Panel Yield	Panel Yield ED	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/ANSF/0008/	Ansford	Ansford/Castle Cary	2.03	0.85	61	3,400	FALSE	0	TRUE	30	FALSE	31
N/HUEP/0002/	Huish Episcopi	Langport/Huish Episcopi	0.52	1.315	16	5,260	TRUE	16	FALSE		FALSE	
N/SOME/0008/	Somerton	Somerton	0.3	0.75	9	2,550	FALSE		TRUE	9	FALSE	
Total					86	11,210		16		39		31

Rural Centres												
Site Ref No	Parish	Settlement	Developable Area	Developable Area ED	Panel Yield	Panel Yield ED	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years

E/MIPO/0800/	Milborne Port	Milborne Port	1.8	0.19	54	1,876	TRUE	54	FALSE		FALSE	
Site Ref No	Parish	Settlement	Developable Area	Developable Area ED	Panel Yield	Panel Yield ED	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11+ years	Completions 11+ years
N/MART/0005 /	Martock	Martock/Bower Hinton	0.2	0.05	5	464	TRUE	5	FALSE		FALSE	
Total					59	2,340		59				

Rural Settlements												
Site Ref No	Parish	Settlement	Developable Area	Developable Area ED	Panel Yield	Panel Yield ED	Commence within 0-5 years	Completions 0-5 years	Commence within 6-10 years	Completions 6-10 years	Commence 11 + years	Completions 11+ years
E/ABTE/0001/10	Abbas & Templecombe	Rural Settlement	1.71	2.85	51	11,400	TRUE	51	FALSE		FALSE	
E/QUCA/0001/A	Queen Camel	Rural Settlement	0.5	0.14	15	560	TRUE	15	FALSE		FALSE	
E/QUCA/0001/B	Queen Camel	Rural Settlement	0.58	0.16	17	640	TRUE	17	FALSE		FALSE	
E/QUCA/0001/C	Queen Camel	Rural Settlement	0.18	0.05	5	200	TRUE	5	FALSE		FALSE	
E/SPAR/0005/	Sparkford	Rural Settlement	1.24	0.23	37	2,260	TRUE	37	FALSE		FALSE	
E/STTR/0001/10	Stoke Trister	Rural Settlement	0.78	0.5	23	2,500	TRUE	23	FALSE		FALSE	
N/LOPE/0002/	Lopen	Rural Settlement	3.41	5.7	102	20,520	TRUE	102	FALSE		FALSE	
Total					250	38,080		250				