

<b>Italics - check whether superseded</b>	<b>HELAA Reference (if applicable)</b>	<b>Planning Application Number</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-31</b>	<b>31-36</b>	<b>Total Housing Delivery (Net) 2021-2036</b>	<b>Description / Rationale</b>	<b>Phosphates Status</b>
Land to the rear of the Dolphin Hotel, High Street, Wincanton		19/03331/FUL		4						4	Extant planning permission. Approved 09/04/20. Expires 09/04/23. (4) Site visit 2021 - under construction	Outside of the catchment area
Land South of Bayford Hill, Wincanton		13/03318/OUT 17/03816/REM		15	15	4				34	Outline allowed on appeal 27/01/15. Expired 27/01/18. Reserved Matters Approved 16/09/19. Expires 16/09/21. Commenced work on site. This was confirmed via email and photographs from agent September 2021.	Outside of the catchment area
Land and Garages Off Mill Street, Wincanton		18/00942/FUL		1	2					3	Extant planning permission. Approved 24/10/19. Expires 24/10/22. Site visit 2021 - not started	Outside of the catchment area
11 Balsam Fields, Wincanton		19/01462/FUL		1						1	Extant planning permission. Approved 13/11/19. Expires 13/11/22. Site visit 2021 - not started	Outside of the catchment area
Stoke Farm, Stoney Stoke, Wincanton		20/02185/PAMB			5					5	Extant planning permission. Approved 21/09/20. To be completed by 21/09/23 (5) Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
Land adj. 12 Balsam Close, Wincanton		20/00543/FUL	1							1	Extant planning permission. Approved 09/09/20. Expires 09/09/23. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required
Land adj Verrington Hospital, Dancing Lane		18/03414/REM								0	Planning permission pending consideration (39)	Within catchment area – hold-up solution awaited
Land opposite Dial House, The Batch, Wincanton		20/01431/FUL								0	Planning permission pending consideration (1)	Within catchment area – hold-up solution awaited
Land South of New Barns Farm, Lawrence Hill, Wincanton	E/WINC0003/ and E/WINC0023	19/02245/OUT						80		80	Outline application for about 80 dwellings and 9000sqm of commercial floorspace on part of HELAA site. Pending Consideration. Forms part of Local P Lan Review Preferred Options, 2019 Policies WN1 and WNZ.	Outside of the catchment area
Land South of New Barns Farm, Lawrence Hill, Wincanton	E/WINC0003/ and E/WINC0023							140		140	Site is suitable, available and developable for 220 dwellings. Forms part of Local Plan Review Preferred Options, June 2019, Policy WN1 for about 220 dwellings. Remaining Capacity reduced to reflect planning application 19/02245/OUT above.	Outside of the catchment area
<b>WINCANTON SUB-TOTAL</b>			<b>19</b>	<b>59</b>	<b>44</b>	<b>4</b>	<b>0</b>	<b>227</b>	<b>0</b>	<b>353</b>		
					<b>126</b>							
<b>Site Name</b>	<b>HELAA Reference (if applicable)</b>	<b>Planning Application Number</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-31</b>	<b>31-36</b>	<b>Total Housing Delivery (Net) 2021-2036</b>	<b>Description / Rationale</b>	<b>Phosphates Status</b>
<b>ANSFORD AND CASTLE CARY</b>												
Wayside Farm, Station Road, Ansford, Castle Cary	E/ANSF0011	14/05623/OUT 18/02986/REM	50	66						116	Extant planning permission for Reserved Matters approved 15/2/19 - for the erection of 125 dwellings (outline 14/05623/OUT). 100% affordable scheme - Stonewater. 9 completed in 2020/21. Development Programme provided by Registered Provider and is reflected in trajectory. Completion anticipated by 2022/23.	Within catchment area – no phosphate mitigation required
Land at Part of Torbay Road, Castle Cary	E/ANSF0008/	15/02347/OUT						165		165	Extant planning permission. Approved 21/06/16. Forms Part of Local Plan Review Preferred Options document, June 2019, Policy AC3. Reserved Matters application 19/01871/REM pending consideration (165) Reserved Matters application will be caught by phosphates, so not in years 1-5	Within catchment area – hold-up solution awaited
Land at Station Road, Castle Cary		16/01912/REM	14							14	Extant planning permission for 75 dwellings. Approved 21/10/16. (15/02388/OUT & 14/02906/OUT). 36 complete, 14 under construction and 25 not started. Abri advise that the remaining 25 units will not be delivered and are being superseded by a pending planning application for 37 dwellings (21/00061/OUT)	Within catchment area – no phosphate mitigation required

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Hillcrest School, Ansford, Castle Cary		01/0662/FUL								0	Extant planning permission. Approved 23/04/01. Commenced - technical start Site visit 2021 - no change. Long term non-delivery so recorded as 0 in trajectory.	Within catchment area – no phosphate mitigation required
Hillcrest School, Castle Cary		02/02107/FUL								0	Extant planning permission. Approved 13/02/03. Commenced. Demolition complete Site visit 2021 - not started. Although planning permission implemented long term non-delivery so recorded as 0 in trajectory.	Within catchment area – no phosphate mitigation required
Land at Nurseries, Castle Cary		07/05328/REM							24	24	Extant planning permission. Approved 07/08/02. Commenced. (03/00100/OUT).  Large Site Survey 2021 - access into the Nurseries is via shared arrangements within the control of the owners of the BMI site adjacent. The BMI site (18/01602/FUL) is still at appeal. Essentially the nurseries is ransomed. Given the uncertainty around delivery put outside of years 1-5.	Within catchment area – no phosphate mitigation required
Land Adjacent Foxes Run, Bridgwater Buildings, Castle Cary		16/03447/FUL			17	10				27	Extant planning permission. Allowed on appeal 26/04/19. Expires 26/04/22 (27). Site visit 2021 - not started Correspondence from Abri September 2021 - 3 Social Rent properties and 24 Outright Sale. Working to discharge conditions with Markey construction with a view to material start on site by April 2022. Exploring options to deliver the 24 outright sale properties as Shared Ownership with grant – if successful could be delivered by early 2023.	Within catchment area – no phosphate mitigation required
Land at Wyke Road, Ansford		17/04180/OUT 19/00320/FUL	1							1	Extant planning permission. Approved 17/09/18. Expires 17/09/21. Application 19/00320/FUL supersedes. Approved 10/10/19. Expires 10/10/22. Conditions discharged.	Within catchment area – no phosphate mitigation required
The Priory, Priory Gate Court, Castle Cary		16/04434/FUL	1	4						5	Extant planning permission. Approved 25/04/17. Commenced. 13 in total. 8 complete. 1 under construction. 4 remaining to complete.  2021 - 2 completed.  4 Apartments and 4 bed house still outstanding.	Within catchment area – no phosphate mitigation required
Barn South of Clanville Cottages, Clanville, Castle Cary		18/00856/PAMB	1							1	Extant planning permission. Approved 24/05/18. Completion required by 24/05/2021.  Site visit 2021 - under construction	Within catchment area – no phosphate mitigation required
Barn Rear Of Wychwood Cottage, Ansford		18/03653/PAMB	1							1	Extant planning permission. Approved 29/01/19. Completion due by 29/01/22. Planning application 20/00569/FUL pending - intended to supersede current permission. Will be held up by phosphates but extant permission could still be implemented.  Site visit 2021 - not started	Within catchment area – no phosphate mitigation required
37 Hallett Road, Ansford, Castle Cary		18/01815/FUL	1							1	Extant planning permission. Approved 30/04/19. Expires 30/04/22.  Site visit 2021 - not started. No pre-commencement conditions.	Within catchment area – no phosphate mitigation required
Land OS 2111 West Of Little Sark, Tank Lane, Castle Cary		19/00598/FUL	2	2						4	Extant planning permission. Approved 12/06/19. Expires 12/06/22. Site visit 2021 - not started. Conditions discharged.	Within catchment area – no phosphate mitigation required
Land adjacent Beechwood, The Park, Castle Cary		19/02038/FUL		1						1	Extant planning permission. Approved 19/12/19. Expires 09/12/22.  Site visit 2021 - not started. Pre-commencement conditions not discharged.	Within catchment area – no phosphate mitigation required
Somervale, Station Road, Ansford, Castle Cary		19/01673/OUT						1		1	Extant planning permission. Approved 07/10/19. Expires 07/10/22. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – hold-up solution awaited
High Lea, Cockhill, Elm Lane, Castle Cary		19/01545/OUT						1		1	Extant planning permission. Approved 03/09/19. Expires 13/09/22. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – hold-up solution awaited
Constitutional Club, Station Road, Castle Cary		20/01913/FUL								0	Permission 17/03795/REM. Approved 15/02/18. Expired 15/02/21. 10 dwellings. Planning application 20/01913/FUL pending (validated 27/07/20) for 9 dwellings.	Within catchment area – hold-up solution awaited
Land North of Ansford Hill, Ansford	E/ANSF/0012/	19/01840/OUT							200	200	Planning application refused 15/06/20 (200). HELAA Site is considered suitable, available and developable for 140 dwellings. Part of Local Plan Review Option CACAA. Not taken forward in Local Plan Review Preferred Options, June 2019.  Refused - Appeal submitted. - 200 dwellings.	Within catchment area – hold-up solution awaited

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<i>The Red House, 4 Cumnock Road, Ansford</i>		18/01519/FUL								0	Planning permission pending consideration (4)	Within catchment area – held-up solution awaited	
<i>Former BMI Site, Cumnock Road, Ansford, Castle Cary</i>	E/CACA/1101	18/01602/FUL						81		81	Planning application 18/01602/FUL (81) refused 29/08/19 on strategy and design grounds. HELAA site E/CACA/1101 - considered to be suitable, available and developable for up to 31 dwellings. Brownfield site. Identified as a priority for development in the Neighbourhood Plan.  Submitted May 2018 for 81 dwellings- Refused. Appeal submitted and dismissed but challenged and being re-run in winter 2021.		
<i>Land between Lower Ansford and Station Road</i>	E/ANSF/0007							20		20	Site is suitable, available and developable for 20 dwellings. Local Plan Review Issues and Options, Option CACA3. Forms part of Local Plan Review Preferred Options document, June 2019, Policy AC2 for about 20 dwellings.		
<i>Land off Maggs Lane</i>	E/ANSF/0009									0	Site is suitable, available and developable for 6 dwellings.		
<i>Land at Higher Ansford</i>	E/ANSF/0010								0	0	Site is suitable, available and developable for 115 dwellings. Part of Local Plan Review Issues and Options, Option CACA2. HELAA 6-10 years. Not carried forward in Preferred Options, 2019.		
<i>Land adjacent Laylocks</i>	E/ANSF/0500									0	Site is suitable, available and developable for 5 dwellings.		
<b>ANSFORD AND CASTLE CARY SUB-TOTAL</b>			65	72	24	10	0	268	224	663			
			171										
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<b>LANGPORT AND HUISH EPISCOPI</b>													
<i>Land North of Whatley, Langport</i>		13/01766/FUL						1		1	Extant planning permission. Approved 27/06/13. Commenced 2016.  Site visit 2021- 1 complete. Given slow delivery remaining unit put beyond years 1-5.	Within catchment area – no phosphate mitigation required	
<i>Lou Lous, North Street, Langport</i>		14/05362/FUL						4		4	Extant planning permission. Approved 17/09/15. Expires 17/09/18. Development Management service confirm that work has commenced.	Within catchment area – no phosphate mitigation required	
<i>Land To The Rear Of Badger Cottage, Newtown Road, Langport</i>		17/04048/FUL								0	Unsurely over delivery so not in years 1-5. Extant planning permission granted 17/08/18. Expires 17/08/21 Under construction; 8 Complete. Large Sites Survey response 2020 - Advised that It is probable that a revised application will be submitted on this site so no future projection of numbers is possible. Delivery of remaining 7 units uncertain so recorded as 0 until further information available.	Within catchment area – no phosphate mitigation required	
<i>The Cottage, Picts Hill, Langport</i>		18/01075/FUL		1						1	Extant planning permission. Approved 30/07/19. Expires 30/07/22. (2) Commenced 2021- 1 complete, 1 not started.	Within catchment area – no phosphate mitigation required	
<i>The Old Coach House, Cheapside, Langport</i>		18/03575/FUL		1						1	Extant planning permission. Approved 30/07/19. Expires 30/07/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required	
<i>Hill Farm, Wood Drove, Huish Episcopi</i>		18/03927/PAMB		1						1	Extant planning permission. Approved 28/06/19. Completion due by 28/06/22. Site visit 2021 - not started.	Within catchment area – no phosphate mitigation required	
<i>Land OS 0720, Wood Drove, Huish Episcopi</i>		21/00429/PAMB		1						1	Extant permission. Approved 17/05/21. Completion due by 17/05/24. Not started.	Within catchment area – no phosphate mitigation required	
<i>The Old Malt House, Bow Street, Langport</i>		19/00469/COU		1						1	Extant planning permission. Approved 17/04/19. Expires 17/04/22.  Site visit 2021 - not started. No pre-commencement conditions applied to the decision notice.	Within catchment area – no phosphate mitigation required	
<i>Whatley House, Whatley Lane, Langport</i>		19/02489/FUL	1							1	Extant planning permission. Approved 22/11/19. Expires 22/11/22. Site visit 2021 - under construction.	Within catchment area – no phosphate mitigation required	
<i>The Gardens, Frog Lane, Langport</i>		20/00131/OUT						1		1	Extant planning permission. Approved 17/04/20. Expires 17/04/23. Reserved Matters application will be caught by phosphates, so not in years 1-5.	Within catchment area – held-up solution awaited	
<i>Land OS 2156, Newtown Road, Langport</i>		13/00314/OUT 16/00417/REM 20/00738/COL				18	18			36	Reserved Matters for 36 dwellings approved 10/04/2017. Certificate of lawfulness that 36 dwellings have commenced.	Within catchment area – no phosphate mitigation required	