



Housing development in Frome & Mendip: The current position

- **Housing Supply & delivery**
- 5-year supply Local Housing Need (LHN) 2019-2024
- Five-Year Supply Requirement 3171
- Total Deliverable dwellings December 2019: 2408
- Equates to 3.80 Years Supply
- Surplus/shortfall over five-year supply target –763
- We cannot demonstrate a five-year supply





- Because Mendip does not have a five-year housing land supply the National Planning Policy Framework takes precedent against any local plan. Therefore, under this framework planning permission
- "should be granted unless there are adverse effects that would significantly and demonstrably outweigh the benefits of any application."



Why is
it important ?

- Councils have less "control" over where new homes are built. May have to recommend approval of applications for sites they have not chosen.

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- The Local Housing Need Requirement Mendip figure of 3171 for 5-year supply 2019-2024 is **609** dwellings per annum
 - Delivery for Frome period 2019-2024 **793**
 - December 2019 on course to deliver in Frome **683**
 - So in theory Frome only need to build **110** to meet our requirement for the period 2019-2024

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- If you take this figure as a minimum (which Mendip may do) and add 32% this still only needs Frome to build **250** more homes over the next five years than currently in the pipeline
 - **250** homes is the figure for the **next five years for Frome**

Southfield Farm 451 Under construction 25 Christchurch St W. 10 Full PP (technical start)

Saxonvale 300 Application Approved Eastgate Building 10 Under Construction

Sandys Hill Lane 250 Application Approved The Retreat 4 Application Pending

Caxton Road 157 Under construction

Land East of The Mount (David Wilson) 130 Application under consideration

Land South of Keyford Field (David Wilson) 125

Land at Keyford Field (Wainhomes) 70

Land at Vallis Road 64 Full PP

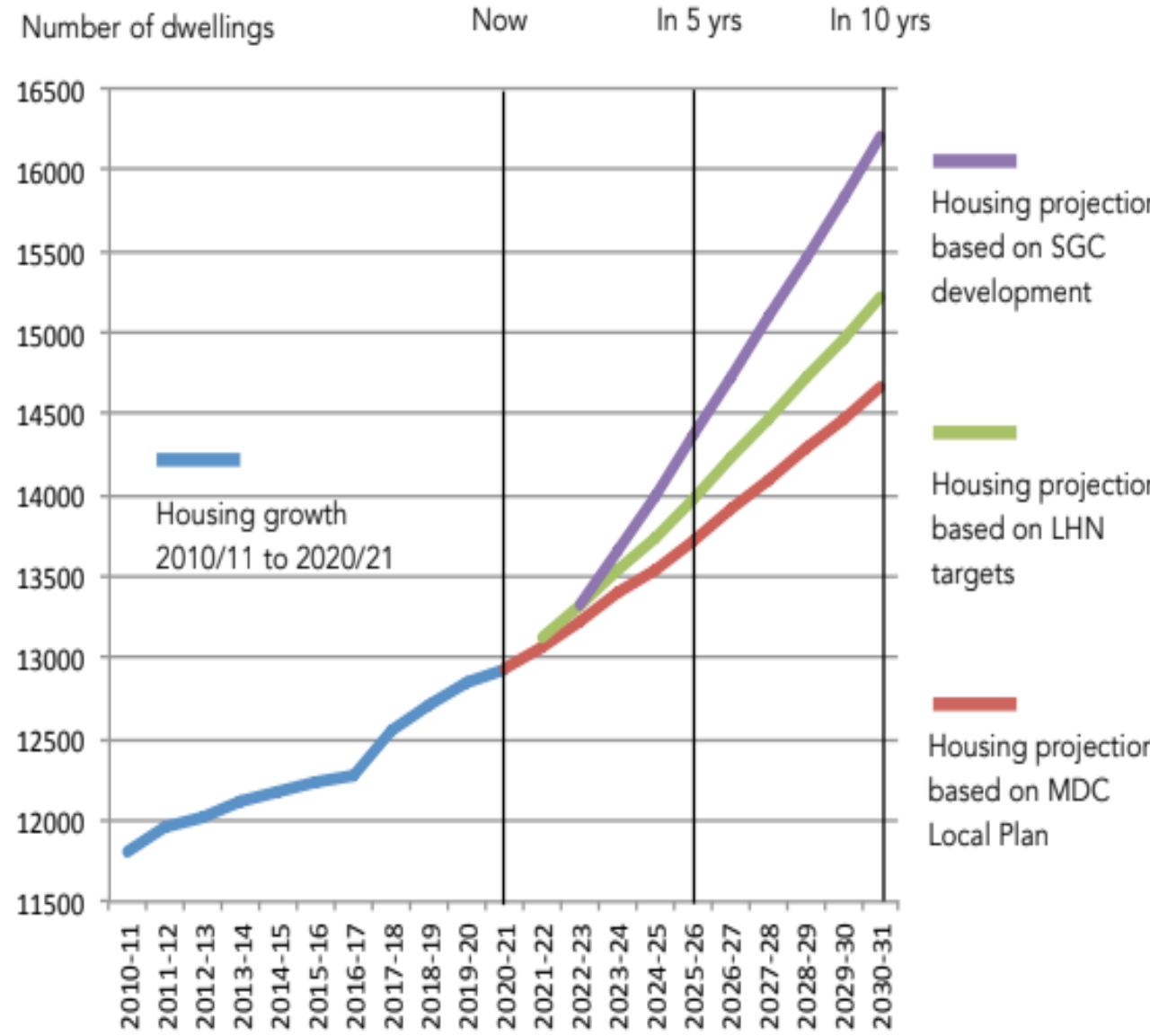
Land at Cherry Grove (Aster) 24 Application under consideration

Land at Cherry Grove (Stonewater) 21 Application under consideration

Little Keyford Lane 20 Plan Allocation (FR7) Allocation for self-build


Beechwood Avenue 10 Full PP (technical start)

Frome - housing projections





Affordable Housing

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- Any development over 10 dwellings will need to provide up to 30% affordable housing.
 - The Council aims to deliver 80% of all new affordable housing in Mendip as Social Rented housing and the remaining 20% as intermediate housing such as Shared Ownership
 - Over the local plan period 2006-2029 intended delivery 2,500
 - Mendip delivery 1313 @31st March 2020
 - Frome delivery 402 @ 31st March 2020

- **Housing Need for Frome as of 14th February 2020**

- Only silver and gold are the most in need and likely to be housed:

- | No beds | Silver | Gold | Total |
|---------|--------|------|-------|
| • 1 | 92 | 3 | 96 |
| • 2 | 79 | 9 | 88 |
| • 3 | 53 | 7 | 60 |
| • 4 | 9 | 4 | 13 |
| • 5 | 1 | 1 | 2 |

- **Questions?**

- 1) What are the types of homes people need?

- 2) The unhidden demand for homes?

- 3) If we need to develop around Frome where?

- 4) Should we be promoting new villages outside of Frome? Will this satisfy any demand in population growth?

- 5) Is there a point where any development in Frome is unsustainable?