

ID/7 Question 4.1 Are there reasonable prospects of the planned scale of housing within Bath being delivered as planned?

1. Yes. There is clear evidence that after a period of relatively low completion rates, delivery of new housing in Bath is accelerating despite the unfavourable national economic climate. Examples include:
 - Rapid progress on both market and affordable housing on Western Riverside;
 - 74 new apartments in Southgate now on the market;
 - Construction nearing completion or underway on several small but cumulatively significant developments around the city (Lansdown/Granville Road; St George's Place; Byways etc);
 - Others listed in the SHLAA update note of November 2011 (**CD4/H16**)
2. There is good reason to think that significant delivery will continue to be achievable. For example:
3. MoD major land disposal programme (October 2011) includes all 3 Bath sites, offering scope for over 1000 homes (subject to planning);
4. Imminent new proposals from Sainsbury plc, expected to include over 200 residential units as part of the redevelopment of Bath Riverside East;
5. Responsibility for achieving planned levels now resting with B&NES' Major Projects Team who have a proven record of delivery (eg Combe Down Stone Mines Stabilisation project, Southgate)
6. The tenor of debate in Bath is evolving from the perceived climate of 'no change at any price'. There is now genuine consensus amongst community groups in the city and its immediate environs about the need to focus new development on brownfield sites (see for example Federation of Bath Residents' Associations **102/13**) so as to encourage economic growth while preventing sprawl and protecting the green setting which forms an essential component of the Outstanding Universal Value of the World Heritage Site. This consensus is manifesting itself in a new readiness to contemplate high-

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Additional Representation 4: Bath Spatial Area
Issue 2 Sub Matter: Bath Spatial Area**

density development on available sites within the city boundaries, provided the design is sensitive to its context. See also representations **224\3S, 224\4S and 224\6S.**