ASSESSMENT OF DELIVERY OF HOUSING SITES AS AT SEPTEMBER 2017

For:

Edward Winter
Senior Planning Policy Officer
Bath & North East Somerset Council

Prepared by:

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29th September 2017



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- 1 Draft Trajectory
- 2 Analysis
- 3 Revised Trajectory



Residential Development Consulting

Private and Confidential

For the attention of:
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Our Ref: TJC 29th September 2017

Dear Sir(s),

ASSESSMENT OF DELIVERY OF HOUSING SITES AS AT SEPTEMBER 2017

1.0 EXPERIENCE AND QUALIFICATIONS

- 1.1 I am John Timothy Robert Cann, a Senior Director with BNP Paribas Real Estate ('BNPPRE'), one of the UK's leading real estate consultancies with seven regional offices in addition to its London offices.
- 1.2 I have responsibility Regionally for BNP Paribas Real Estate's Development Consultancy Business that specialises in residential development agency, appraisal, valuation and consultancy. I am based in Bristol.
- I qualified as an associate with the Royal Institution of Chartered Surveyors in 1987 and became a fellow of the Institution in 2000 practising in the South West Region of the UK while based in Bristol where I still live close by. I have been qualified as a surveyor and involved in the appraisal of residential development land for 26 years. I was until February 2005 the National Director responsible for Chesterton's residential development and consultancy team covering the UK. I am a registered valuer with the RICS.



- 1.4 I have extensive experience in the residential sector undertaking valuation, advisory and agency roles, and in terms of valuation both in connection with dispute resolution and development funding or decision making.
- 1.5 I have accepted appointments as Joint Receiver under the Law of Property Act 1925 on portfolios of residential properties and sites. I have given expert opinion in the County, High Court and at the Land Tribunal on residential valuation and development land dispute resolution matters, providing independent determinations, and appeared at Public Local Inquiries as a witness.
- 1.6 I am currently involved in exercising development land options within the UK and have recently sold and am acquiring large residential development sites via exercising development land option agreements within the South West and specifically the Greater Bristol Region.
- 1.7 BNPPRE's residential land and new homes business is a national enterprise and I am responsible for its regional business including the team based in Bristol covering the South West. I spend the majority of my working time in our Bristol office and live a short distance south of Bristol.
- 1.8 I currently act for both land owners and national house builders in addition to public sector bodies and believe my experience provides a balanced insight into the residential development market.
- 1.9 I believe I am well placed to provide an assessment of the deliverability over the next five years from April 2017 to March 2022 of the key sites relied upon by the Council.
- 2.0 BNP Paribas Real-estate has recently acquired the national practise of Strutt & Parker who have a network of residential sales and rural practise offices throughout the country.

2.0 INSTRUCTIONS

- 2.1 I am instructed by Edward Winter, Senior Planning Policy Officer at Bath & North East Somerset Council to review the assumptions made by the Council's Planning Officers of the Housing Delivery Estimates for the period April 2017 to March 2022.
- 2.2 I am specifically asked drawing upon my experience in this sector to review the existing major sites of the Core Strategy and Placemaking Plan in the Bath and North East Somerset (B&NES) area to determine the supply aspect in order to assist in a determination by the Council as to whether or not the housing supply policies of the Council's Core Strategy and Placemaking Plan remain up-to-date.
- 2.3 I have also been asked to give an overview on changes to the new homes and development land markets as key influences to the consideration of the Council's supply forecasts, comment upon the suitability of the trajectory model to include delivery assumptions and the estimates for the remaining period from 2023 2029.



- In undertaking my assessment, and as a starting point, I have considered information relating to housing supply provided by the Council in their draft housing trajectory provided to me and included at **Appendix 1** of my report. A copy incorporating my suggested changes in trajectory as a consequence of my review of the major housing sites included in the next five years is at **Appendix 2**.
- 2.5 I requested and have communicated with relevant Case Officers and Council Housing Officers to discuss the current planning status and expected delivery timetable, and made enquiries of the landowners, promoters or house builders where I have deemed it necessary (but in particular with the major sites listed at Appendix 2). I have as well drawn upon my own knowledge and experience, including information held by BNP Paribas Real Estate, in forming my opinions on likely housing supply.

3.0 THE BATH AND NORTH EAST SOMERSET NEW HOMES MARKET/RESIDENTIAL LAND MARKET

- 3.1 While the fundamentals of the UK housing market have remained relatively constant with low interest rates, low unemployment and the continued support of 'Help to Buy', wages have begun to stagnate and there has been increasing evidence that price growth has slowed and sales volumes have waned and stabilised below their level prior to the stamp duty changes previously in April 2016. It was generally considered that the recent White Paper helpfully didn't 'rock the boat' given evident market fragility while still in a recovery stage.
- 3.2 The new build volume housing market is expected to rely, for at least the medium term, upon low interest rates and Government largesse in 'Help to Buy' mainly supporting first time buyers. 'Help to Buy' underpins the volume housing sites given they make up some 45% of private market transactions at present. Mortgage data now shows first time buyers making up half of the market compared to a third in 2010. The recent announcement of the Government's further commitment to 'Help to Buy' will no doubt help to sustain the sales volumes particularly with the recent suggestion that interest rate rises may occur in the short term.
- 3.3 The fragility in the housing land market was demonstrated in the speed with which the national house builders withdrew when the Brexit vote outcome was known. Their stance was in seeking to avoid any large scale commitment to current land purchases and further house building should there be adverse house buyer confidence. As we now know confidence was not lost, house sales proceeded and after three months the residential land market began to recover.
- 3.4 Notwithstanding the above, there is a real fear that with increased political uncertainty and economic stagnation there could be a swift and sharp decline in trading as household purchaser confidence erodes.



- 3.5 The house builder's experience of the recent recession shapes their current behaviours. In addition to avoiding tying up their capital they are becoming more efficient in their drive for return on capital for shareholders/stakeholders. Their cash flow management is as much on a return on capital basis rather than driving volume as they have an eye for institutional relations.
- 3.6 The national house builders are undertaking greater due diligence when acquiring land, increasingly drawing upon delivery through strategic land where better margins can be achieved, and seeking in all land acquisitions deferred purchase terms. They are concerned with standards of quality falling with added volume as the skills gap in the industry builds.
- 3.7 In effect the house builders are still in recovery phase putting money where it performs best. Incremental if small increases in volume are perceived to become increasingly less profitable. We are not in a 'boom' phase where the focus is on volume. House builders are generally in a 'good place' meeting demand levels from the private buyers and unlikely to take risk on significant unplanned growth in the current market.
- In response to the caution on capital tie-up and a trend of revisiting scheme viability support has increased from the HCA and LEP funding with the objective of unlocking particularly the expensive infrastructure led volume housing schemes. Increasing disputes on land value between vendors and purchaser developers leading to delivery delays is a sign of the pressure on land values from modern day obligations for Section 106 led contributions, affordable housing and large scale enabling infrastructure.
- 3.9 Past history demonstrates that the housing market follows cycles and we are currently in the recovery stage after the deepest housing recession experienced post war. It is more than likely that there will be further market movement. In the long term the make-up of those cycles are akin to 'boom' and 'bust' and their timing uncertain. It is more than likely that there will be varying levels of take up of new housing in each stage of any cycle, as has always been the case. This study is for a period until 2029 and is therefore likely given past experiences to incur at least one if not two market cycles.
- 3.10 The demand for new homes and attraction of sites within the vicinity of Bath and its outlying areas are governed by the proximity of the employment areas of the wider Bristol and Bath Conurbation and the attraction of Bath as a desirable City location to live and retire with its own associated strong services employment. While Bath has a strong and successful residential sales market (even in recession) the wider areas of Keynsham, Whitchurch, Somer Valley and the surrounding rural areas are also robust sales locations and currently evidence good market activity and outlook.
- 3.11 Much of the larger allocations involve regeneration of brown field sites and there will be added pressure on deliverability given the need to resolve viability and the need for co-operation between landowners. We have taken this into account when determining timing of delivery.



4.0 MY ASSESSMENT OF THE COUNCIL'S HOUSING SUPPLY

- 4.1 I have concentrated my review on the key or larger sites, and when arriving at my conclusions I have first discussed the scheme and their delivery timetable with the developer, investor or housebuilder.
- I have prepared my own assessment of the likely delivery timetable and take up rates of the large site allocations in B&NES based upon today's market strength and my opinion of the likely planning timetables/site specific constraints reflected in an individual sites market appeal and its stage of delivery be it before or after a start on site. I have reflected the natural progression of the larger sites as they establish themselves to accommodate higher sales rates from existing outlets or additional outlets where there is a spread of unit types appealing to a wide market.
- 4.2 I have been asked to comment upon the suitability of the Council's assumptions in terms of the timelines generally adopted when inputting their trajectory and while site type and their individual circumstances will lead to variations, I believe the general assumptions do represent the more likely timeline.

Timeline						
Preparation	on of applic	cation to su	ubmission	validation	6 months	
Outline					6 months	12 months
Detailed D	Design & Re	eserved Ma	atters		12 months	24 months
Pre Start p	rep				4 months	28 months
Enabling v	vorks				8 months	36 Months
First Hous	ing Comple	etions			6 months	42 months

- 4.3 I am of the opinion that the larger volume housing sites offering a mix of housing types are capable of delivering circa 50 speculative private market units on average per annum where a single outlet is operating, with the addition of any affordable housing dwellings separately contracted to an RP.
- 4.4 My findings on the larger sites are summarised at **Appendix 2** and cover the 5-year period April 2017 to March 2022. In reviewing the Council's Trajectory I understand that the findings of my report are to be used by the Council to provide an independent audit of the Council's current housing land supply estimates to compare against their current minimum requirement as notified to me at 4,319 units to include a 5% buffer.
- 4.5 My recommended changes to the Council's initial draft review are included in the revised trajectory placed at **Appendix 3** with recommended changes included in red font.



4.6 Summary of My Findings at Appendix 3

April to March	17/18	18/19	19/20	20/21	21/22	5 years
Total Completions	1,254	1,193	1,462	1,352	1,027	6,288

- 4.7 I have judged that the updated forecast for 1,254 completions in 2017/18 is robust, not least as development is either already complete or in progress. Current and proposed five year delivery rates at an average of some 1,250 units per annum are in excess of historic levels of between circa 450 and 850 units per annum. This change is in the main due to the commencement of the larger volume housing sites which now make up an average of some 65% of the current and expected delivery over the next five years.
- 4.8 This estimate compares to B&NES earlier review at 5,944 for the 5 year period, and this year's 2017/18 forecast of 1,119 units. I would determine that the principle difference in these estimates is the added progress made this year by the house builders over and above the earlier estimates. For the 5 year forecast it is the evidence of improved sales rates from the larger sites in the main.
- 4.9 Our review has extended to the projected figures in Year 6. I would determine that the difference in these estimates is a result of the alterations to the 5 year period and adjustment to numbers as a consequence. The majority of housing numbers that fall within Year 6 are contributed by larger schemes that are well progress through the construction stage or indeed are at the final stages of scheme completion. I have judged that the updated forecast in relation to Year 6 is robust. Our assessment of these figures is included at **Appendix 2**.
- 4.10 There is reduced delivery risk in the trajectory as the greater majority of the volume is later phases of established schemes, or the sites are already in their early phases of site preparation and construction rather than in land assembly or the early planning processes. In addition, the larger site allocations give a good spread of sites with mixed unit types to appeal to a wider market. Affordable housing delivery has averaged some 175 units per annum over the past 3 years and this is now increasing and proportionately with the improved delivery rates.

5.0 CONCLUSIONS

- I have concluded that the Council should update their Housing Delivery Estimates for the period April 2017 to March 2022 by the revised delivery rates set out in my **Appendix 3**.
- 5.2 The Council has a 5 year supply requirement including a 5% buffer of 4,319 new homes, and our assessment suggests that there will likely be more than adequate delivery of 6,288 new homes.



5.3 The current and expected market conditions, and historic appeal of the B&NES area for house purchasers offers comfort to longer term projections, albeit there are likely to be peaks higher than shown and troughs at lower levels potentially as recessions and 'booms' occur.

Yours Faithfully

Tim Cann MBA Dip (Est. Man) FRICS

RICS Registered Valuer

Residential Development Consulting

BNP Paribas Real Estate



APPENDIX 1

Bath									Total Delive	,	5YS	11/12 284	12/13 329	186	187	249	301	348	415	575	821	732	440	316	263	262	137	27/28 28/2 347	288	30/31	Plan period Pos 6480	ost-plan -28
Site	Planning ref		Date permitte		ty First units proj	jected Expiry	Allocation	e-app or pendi Last checl	Cumulative Delive	,		284	613	799	986	1235	1536	1884	2299	2874	3695	4427	4867	5183	5446	5708	5845	6192 6	5480			
Completions and permisions at BWR	(most recent		permitte	•																												
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest)	06/04013/EFUL	Completed	N/A	N/A	N/A	N/A	SB8	N/A	WES1	299	0	59	147	93																	299	0
BWR: B17 (Crest)	12/05387/ERES		N/A	N/A	N/A	N/A	SB8	N/A	WES1	55					55																55	0
BWR: B1 & B2 (Crest) BWR: B6, B12 (Crest)	12/05590/ERES 13/04574/ERES		N/A N/A	N/A N/A	N/A N/A	N/A N/A	SB8 SB8	N/A N/A	WES1 WES1	26 38	0				6	24 26	6														26	0
BWR: B11, B13,B15a, B15b (Crest)	13/03929/ERES		N/A	N/A	N/A	N/A	SB8	N/A	WES1	259	0				Ü	113	146														38 259	0
BWR:B5 (Crest)	14/02005/ERES	U/C	N/A	N/A	N/A	N/A	SB8	N/A	WES1	45	45							45													45	0
BWR:B16 (Crest)	14/02005/ERES		N/A	N/A	N/A	N/A	SB8	N/A	WES1	52									52												52	0
BWR: B40 (Crest) BWR OPA.1 'red & pink land' (National Grid /Crest)		RM, validated OUT, permitted			24 months (May Projections base		SB8 SB8	Jun-17 Jun-17	WES1 WES1	45 724										100	100	100	100	100	100	100	24				45	0
BWR OPA.1 waste site 'purple land' (B&NES)		OUT, permitted			Projections base		SB8	Jun-17	WES1	150										100	100	100	100	100	100	100	24	75	75		150	0
BWR OPA.1 car showrooms 'green land' (Renrod, Stones Coa	ach 06/01733/EOU	OUT, permitted	d 23/12/2010)	Projections base	ed on a N/A	SB8	Jun-17	WES1	100	0																	50	50		100	0
Completions on other large sites									_																							
Holcombe Green, Upper Weston (Aff) Smile Stores, St Georges Place	08/04139/FUL 05/01596/FUL	Completed	N/A N/A	N/A N/A	N/A N/A	N/A N/A		N/A N/A	WEST2 N/A	16 12		16 12																			16 12	0
Marjorie Whimster House (Aff)	09/00124/FUL	Completed	N/A	N/A	N/A	N/A		N/A	TWT3	29	0	29																			29	0
Day Crescent, Twerton (Aff)	09/00939/FUL	Completed	N/A	N/A	N/A	N/A		N/A	N/A	56	0	56																			56	0
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A	N/A	N/A		N/A	WEST5	34	0	34	40																		34	0
Southlands, Upper Weston (Aff) Weirside Court, Lower Bristol Road	09/04259/FUL 11/03245/FUL	Completed	N/A N/A	N/A N/A	N/A N/A	N/A N/A		N/A N/A	WEST5 N/A	40 14	0		14																		40	0
88 Coronation Avenue	08/01334/FUL	Completed	N/A	N/A	N/A	N/A		N/A	N/A	11	0		11																		11	0
Former Garage, Piccadily Place	09/04931/FUL	Completed	N/A	N/A	N/A	N/A		N/A	WAL4	11	0		11																		11	0
130-32 Wells Road	12/01150/FUL	Completed	N/A	N/A	N/A	N/A N/A		N/A	N/A	14	0			14																	14	0
Byways, Bathwick Street Lime Grove School	07/03670/FUL 12/00980/FUL	Completed Completed	N/A N/A	N/A N/A	N/A N/A	N/A N/A		N/A N/A	ABB9 Wid18	11 13	0			11 13																	11	0
Rockery Tea Gardens, North Road	08/03370/FUL	Completed	N/A	N/A	N/A	N/A		N/A	N/A	11	0			1	10																11	0
15 St Georges Place	12/00116/FUL	Completed	N/A	N/A	N/A	N/A		N/A	N/A	11	0				11																11	0
Lawrence House, Lower Bristol Road	14/01539/ODC	OU Completed	N/A N/A	N/A N/A	N/A N/A	N/A N/A		N/A	N/A N/A	21	0				21																21	0
2 Longacre (17 Gross, 2 Net) 5 - 13 Somerset Place (Future Heritage)	13/03034/FUL 07/03640/FUL	Completed	N/A N/A	N/A N/A	N/A	N/A N/A		N/A N/A	LANS3	28	0				6	13	9														2	0
Southbourne Gardens (Spitfire)	07/01598/FUL	Completed	N/A	N/A	N/A	N/A		N/A	WAL1	10	0				Ü	10	3														10	0
Newark House, Cheltenham St (Greensky)	12/01058/FUL	Completed	N/A	N/A	N/A	N/A		Jun-17	WID5	14	0						14														14	0
43 Upper Oldfield Park (Landmark Developments)	07/02461/FUL	Completed	N/A	N/A	N/A	N/A		Jun-17	WID22	14							14														14	0
90 Frome Road (Crossman) Planning permissions on other large sites	15/01662/RES	Completed	N/A	N/A	N/A	N/A		Jun-17	ODN1A	14	0						14														14	0
5 - 13 Somerset Place (Future Heritage)	13/03073/FUL	U/C		N/A		U/C		Nov-16	LANS3	6	4						2	4													6	0
Former Lambridge Harvester (Mcarthy & Stone)	15/00292/FUL		22/09/2015		24 months (Sep			Jun-17	LAM4	50	50							24	26												50	0
Hope House, Lansdown Road (Acorn)	15/04715/FUL		19/09/2016		24 months (Sep			Jun-17	LANS2	54	54								24	30											54	0
Hope House, Lansdown Road (Acorn) Roseberry Place (Deeley Freed)	15/04430/FUL 16/03114/ERES		10/03/2016 30/11/2016		24 months (Mai 18 months (Mai		SB10	Jun-17 Jun-17	LANS2 WEST4&5	4 171	4 171								40	48	48	35									4	0
Bath Press (Aberdeen Asset Management/Collado Collins)		Full, permitted					SB9	Jun-17	WES2	244									24	48	48	48	48	28							1/1 244	0
MoD Ensleigh - Granville Rd (Kersfield)	13/00734/FUL		N/A		N/A	N/A		Jun-17	LANS5A	40	27						13	27													40	0
MoD Ensleigh - Core Area (Linden)	14/01853/EFUL		N/A		N/A	N/A		Jun-17	LANS5A	92	83						9	37			46										92	0
MoD Ensleigh - Core Area (Bloor)	14/01853/EFUL 14/01853/EFUL		N/A		N/A	N/A Apr-18		Jun-17 Jun-17	LANS5A LANS5A	90 72	62 72						28	23 36	26	39											90	0
MoD Ensleigh - Core Area CCRC (Hanover) Royal High (IM Properties /Linden)		RM, permitted	19/06/2017	7	24 months (Jun			Jun-17 Jun-17	LANSSA LANSSA	94	94							30	30	36	48	10									72 94	0
MoD Warminster Road (Firmstone)	14/02272/EFUL				24 months (Mai			Jun-17	BWK1	204	204							48	48	48	48	12									204	0
MoD Foxhill/Mulberry Park (Curo)	15/02465/RES	RM, permitted	I, U(01/10/2015	5	18 months (Oct	2017) N/A		Jun-17	CDN3	195								20	48	48	48	31									195	0
MoD Foxhill/Mulberry Park (Bellway)	15/02465/RES	RM, permitted	I, UC 01/10/2015		18 months (Oct			Jun-17	CDN3	81								20	48	13	42	40	40	40	40	40	40	40	40	20	81	0
MoD Foxhill/Mulberry Park (remainder of outline) (Curo) Foxhill regeneration (Curo)		OUT, permitted OUT, permitted			36 months (Jul 2	Oct-18		Jun-17	CDN3	424 158											12 36	48	48 48	48 26	48	48	48	48	48 2	28	424 158	0
BWR Hinton Garage (Pegasus Life)		Full, permitted				2019) 20-Jun-20	SB8	Jun-17	KING10	68										36	32										68	0
South Quays (Newark Works) (Deeley Freed)	16/04818/EREG	03 OUT, permitted	d 10/05/2017	7	36 months (Ma	y-20)	SB5	Jun-17	WID11	69	69										40	29									69	0
Allocations without permission	N/A	Allocated			26 manths / ·	20)	CD17	lina 47	ODNS	40	40										22	0										
R/O 89-123 Englishcombe Lane (BANES) Burlington Street (Clifton Dicocese)	N/A N/A	Allocated Allocated			36 months (Jun- 36 months (Jun-		SB17 SB16	Jun-17 Jun-17	ODN3 LAN1	40 15	40 15										32 15	8									40 15	0
Hartwells Garage	N/A	Allocated			36 months (Jun-		SB15	14/01630/PREJun-17	NEW1	80											36	44									80	0
Cattlemarket & Corn Market (BANES)	N/A	Allocated			36 months (Jun-	-20)	SB1	Jun-17	ABB6	25											25										25	0
Manvers Street (BANES, Royal Mail) Avon Street Car/Coach Parks (BANES)	N/A N/A	Allocated Allocated					SB3 SB4	Jun-17 14/04195/EREJun-17	ABB3,4&5 ABB1	60 70	0											70						60			60	0
Riverside Court (Cranmore)	N/A N/A	Allocated		Prior appro	val C 36 months (Jun-	-20)	SB5	15/00011/PAINov-16	WID10	70	70										40	30									70 70	0
South Bank (Travis Perkins, Platinum)	N/A	Allocated			36 months (Jun-		SB6	17/00001/PAIJan-17	WID 8&9	100	0																	50	50		100	0
Sydenham Park (British Land & Sainsburys)				No			SB7	Nov-16	KING6	0	0																				0	0
Land at Royal United Hospital (RUH Trust)	SHLAA			- " - "			SB18	Nov-16	NEW2	50												25	25								50	0
BWR Windsor Bridge Road (Westmark) BWR Onega Centre	N/A 17/01204/FUL	Allocated Full, validated	Validated 1		s indicates not availal 30 months (Oct		SB8 SB8	Jun-17 Jun-17	KING15 KING11	112 36	56 36									20	16	56	56								112	0
BWR Comfortable Place	N/A	Allocated	. anadted 1	,, 202/	36 months (Jun-		SB8	Jun-17	KING11 KING12	60										2.0	36	24									36 60	0
Unidentified sites																																
Completions on small sites										487		78	106	62	96	78	67		50	F.0	50	F0									487	0
Committed small sites, April 2017: 291 Small site windfall (5YS)										291 114								58 23	58 23	59 22	58 23	58 23									291 114	0
Small site windfall (post-5YS)										567	0												81	81	81	81	81	81	81		114 567	0
Large site windfall																		0	0	0	0	0	0	0	0	0	0	0	0			
Permitted HMOs (Council tax exempt)										-66				-8	-20	-15	-23											,=	4.5		-66	0
Allowance for further HMO changes Land removed from the Green Belt										-198								-17	-16	-17	-16	-17	-16	-17	-16	-17	-16	-17	-16		-198	0
Land at Odd Down (Bloor)								16/04262/SCFNov-16	E14	300	100										50	50	50	50	50	50					300	0
																																-

Keynsham	Planning ref (most	Status	Date permitted		ojected Expiry	Allocation	Pre-app or	Date last	Total Delivery Cumulative Delivery HELAA G/P	Total 2,130	5YS	11/12 25 25	12/13 33 58	13/14 50 108	14/15 94 202	15/16 156 358	302 660	17/18 337 997	18/19 137 1134	19/20 279 1413	20/21 277 1690	21/22 194 1884	22/23 109 1993	23/24 82 2075	24/25 11 2086	25/26 11 2097	26/27 11 2,108	11	8/29 29 11 2130
	recent)			(months)			pending	checked																					
mpletions and permisions at SW Keynsham																													
th West Keynsham K2b (Taylor Wimpey)	09/04351/FUL	U/C	N/A	N/A	N/A			Jun-17	K2b	285	38			36	62	66	83	38											
th West Keynsham K2a (Barratt)	14/00049/FUL	U/C	N/A	N/A	N/A			Jun-17	K2a	197	129					4	64	48	48	33									
h West Keynsham K2a (David Wilson)	14/00049/FUL	U/C	N/A	N/A	N/A			Jun-17	K2a	69	26					2	41	26											
pletions and permisions at Somerdale																													
nerdale: Phase 1 (Taylor Wimpey)	13/01780/EOUT	Completed	N/A	N/A	N/A	KE2a		Jun-17	K1	157	0				25	48	84												
merdale: Phase 1a (Taylor Wimpey)	14/05811/EFUL	U/C	N/A	N/A	N/A	KE2a		Jun-17	K1	30	24						6	24											
merdale: Phase 2 (Taylor Wimpey)	15/01661/ERES	RM, permitted, UC		2015 18 months (Ju		KE2a		Jul-17	K1	208	208							36	48	48	48	28							
merdale: Phase 3 (Taylor Wimpey)	17/02586/ERES	RM, validated	Validated 19/06/	2017 24 months (Ju		KE2a		Jul-17	K1	201	132									36	48	48	48	21					
merdale: Block A (St Monicas)	15/04706/EFUL	UC			N/A	KE2a		Jul-17	K1	106	106							106											
merdale: Block B (St Monicas)	15/04706/EFUL	UC			N/A	KE2a		Jul-17	K1	45	45							45											
mpletions on other large sites																													
irholm Manor (130 Wellsway)	06/04086/FUL	Completed	N/A	N/A	N/A			N/A	N/A	12		12																	
nple Infant School	09/01097/REG03	Completed	N/A	N/A	N/A			N/A	к8	10			10																
Grange Hotel	09/04009/FUL	Completed	N/A	N/A	N/A			N/A	K10	13			13																
mple Junior School	09/01095/REG03	Completed	N/A	N/A	N/A			N/A	K6	11				11															
ar of 94-96 Temple Street	13/03243/FUL	Completed	N/A	N/A	N/A			N/A	К7	12						12													
ad of 2-20 High Street	11/04325/FUL	Completed	N/A	N/A	N/A			N/A	К9	14						14													
rmissions on other large sites										_																			
erside (B&NES)	16/05646/ODCOU	Prior approval, app	orov 16/02/2017	18 months (A	ug 2018] 16/02/2022	KE2b		Jun-17	K4	98	98								28	48	22								
identified sites																													
ompletions on small sites										67		13	10	3	7	10	24												
ommitted small sites, April 2017: 68										68	68							14	13	14	13	14							
nall site windfall (5YS)										77	0																		
nall site windfall (post-5YS)										77													11	11	11	11	11	11	11
rge site windfall		•																											
nd removed from the Green Belt		0																											
V Keynsham KE4 (Persimmon) V Keynsham KE4 (Bloor)	15/04290/FUL 16/02077/FUL	Validated Permitted	Validated 01/10/ 18/08/2017	2015 check in July - 24 months (A		KE4 KE4		Aug-17	K17a K17b	100	100 100									28 22	48 48	24 30							
				24 months (A	ug 2019)		45 (00050 (01)	Aug-17		100	150									50	48 50	50	50	50					
st of Keynsham KE3a (Mactaggert & Mickel)	16/00850/OUT	Delegate to permi	t, st ?			KE3a	16/00850/OUT	- Feb-17	K27a	250	150									50	50	50	50	50					
											DOOMS																		
2											ROOMS																		
omerdale block B	15/04706/EFUL	Permitted									90																		

Part	Somer Valley									Total Delivery		5YS 1157	11/12 90	12/13 146	13/14 262	14/15 249	15/16 233	16/17 163	17/18 287	18/19 283	19/20 300	20/21 124	21/22 96	22/23 73	23/24	24/25 25	25/26 25	26/27 73	27/28 73	28/29 59	29/30	30/31 Plan peri 260	
Part	te		Status	Date permitte					Date last HE				90	236	498	747	980	1143	1430	1713	2013	2137	2233	2306	2347	2372	2397	2470	2543	2602			
See the section of th	arge Sites Built or with Planning Permission (MSN8	V&R)																															0
Part	hilcompton Road II, Aff (Oval Estates)	00/00316/FUL	Completed	N/A	N/A	N/A			N/A N/	/A	2	0	2																				2
Marie No. Mari	and to rear of 52 High Street, Aff (Guinness)	09/0448/FUL	Completed	N/A	N/A					ISN 1	22	0	22																			2	22
Mathematic Mat	m Tree Avenue, Aff (Curo)	10/03397/FUL	Completed	N/A						ISN 7	27	0		27																		2	27
14 15 15 15 15 15 15 15	autletts Close (David Wilson)	10/04015/FUL	Completed							ISN 19	112	0		13	53	46																11	12
Mary	owerhurst, Wells Road (Elan Homes)	12/01454/FUL	Completed	N/A	N/A	N/A			N/A MS	ISN 5	11	0			11																	1	11
Mathematical Math	ormer Alcan Factory (Linden/Barratt)	11/01772/FUL	Completed	N/A						ISN 10	169	0			93	71	5															16	59
Section of the sect	m Tree Inn (Curo)	13/01914/FUL	Completed	N/A	N/A	N/A			N/A MS	ISN 17	14	0				14																1	14
The section of the se	nr Radco Furniture Warehouse (Curo)	13/04515/FUL	Completed	N/A	N/A	N/A			N/A Ra	ad 4	13	0					13															1	13
Part	Peter's Park (Oval Estates)	11/00121/FUL	Completed	N/A	N/A	N/A			N/A MS	ISN 16	14	0					14															1	14
Section of the plane of the pla	ryant Avenue (Curo)	13/01944/FUL	Completed	N/A						ISN 8	10	0					10															1	10
Selection of the proper of the	nobsbury Lane (Persimmon)	14/04499/RES	Completed	N/A	N/A	N/A			N/A Ra	ad 27	53	0					32	21														5	53
Section of the content of the conten	adstock Railway Land Phase 1 (Linden)	13/03786/EFUL	Completed	N/A	N/A	N/A			N/A Ra	ad 1	70	0				18	52															7	70
Mary contribute Mary contr	adstock Railway Land Phase 2 (Linden)	15/01965/RES	U/C	N/A						ad 1	72	46						26	46													7	72
The proper late of the proper la	adstock Railway Land Phase 3 (Linden)	16/01016/RES	RM, permitted	23/09/2016	18 months (Apr 201	18) Sep-19				ad 1	48	48								48												4	48
**************************************	and at Fosseway South (Barratt)	14/04032/RES	U/C	N/A	N/A	N/A			Jun-17 MS	ISN 31a	165	121						44	41	40	40											16	65
Many Self-Winter Many Self-W	longer Lane (Taylor Wimpey)	14/05697/RES	U/C	N/A	N/A	N/A			Jun-17 MS	ISN 28	135	133						2	45	45	43											13	
Part	ld Pit Yard, Clandown (Universal)	14/02889/OUT	OUT, permitted						Jun-17 Ra	ad 15	44	44								10	34												44
Part	azel Terrace (Flower & Hayes)	04/00096/FUL	UC (technical star	rt) N/A	N/A	N/A			Jun-17 MS	ISN 10i	27	27							13	14												,	27
The sease of the s	Peters Factory, Phase II (Oval Estates)	16/04714/RES		,			SSV11		Jun-17 MS	ISN 14	81	81								28	48	5											81
Section Sect	arthing & Short, The Island		Prior approval, pe						Aug-17			10							10														_
Section Reference Sect	/heelers Road	16/05424/RES	RM, validated	validated 09/1					Jun-17 MS	ISN 14a	35	35								35													35
Section Sect	eliverable SHLAA sites (MSN&R)																																0
Selectic (Galenders) (Galender) (Gardin) (Ground Wilson) (Gardin) (Galender) (Gardin) (Galender) (Gardin) (Galender) (Ga	/elton Bibby & Barron (MNR Real Estate)	16/02607/OUT	OUT, refused		48 months (Jun 202	11) 5	SSV4		Jun-17 MS	ISN.9	100	36											36	48	16							10	00
Separate Complete Separate Complete Separate Complete Separate Complete Separate Complete Separate	adstock County Infants (B&NES)				30 months (Dec 201	19)	SSV17 1	15/03232/PREAPI	Jun-17 Ra	ad 9	10	10									10												10
Heater (Barrett) (120 bullt pre 2013) 07/60174/RES Completed N/A	impletions and permissions large sites (P&PSJ)																																
Selectar (19) (19) (19) (19) (19) (19) (19) (19)	/ellow Lane, Peasdown (David Wilson)	08/03263/FUL	Completed	N/A	N/A	N/A			N/A Pe	ea 1	95	0	6	47	42																	q	95
10/0800/RES 10/0800/RES 10/0800/RES 10/0800/RES Completed N/A	olestar (Barratt) (120 built pre 2011)	07/00174/RES	Completed	N/A	,					au 1	41	0	13	28																			41
Deletar (2) (1) (1) (10 vis) 1/0) (378,)/RES Completed N/A	olestar (1a) (Bovis)	11/00800/RES	Completed							au 2	39	0	21	18																		3	39
1/03177/ERF 0m leted 1/03187/ERF 0m leted N/A N/	olestar (1b) (Bovis)	11/03783/RES	Completed							au 2	38	0			38																	3	38
1/3 1/3	olestar (2a) (Bovis)	13/03177/ERES	Completed	N/A		,				au 2	82	0				60	22																82
Facing F	olestar (2b) (Bovis)	14/03142/FUL	U/C	N/A	,	,			,	au 2	86	35					43	8	35													8	86
reenlands Road, Peasedown (Curo) 12/05477/OUT 06/06/2014 18 months (March 2019), assuming RES permitted th 16/03829/RES - Pt Sep 1 Pea 7a aluton Builders Merchants 12/02181/FUL Completed N/A	olestar Phase 3 (Bovis)	15/00293/FUL	Full, permitted	02/04/2015					Jun-17 Pa	au 2	205	180						25	22	25	50	50	33									20	
12/05477/OUT 06/06/2014 18 months (March 2019), assuming RES permitted th 16/03829/RES-PICSep-17 Pea 7a 89 89	CRC (C3 element) (Purnell Property Partnership)	07/02424/EOUT					1	16/04889/out ref	Jun-17 Pa	au 2	130	0																48	48	34		13	
leal House, Paulton 09/0173/FUL Completed N/A	reenlands Road, Peasedown (Curo)	12/05477/OUT		06/06/2014	18 months (March)	2019), assuming RES	permitted th 1	16/03829/RES - P	Sep-17 Pe	ea 7a	89	89									48	41											89
leal House, Paulton 09/01173/FUL Completed N/A	aulton Builders Merchants	12/02181/FUL	Completed	N/A						au 3	11	0			2	0	0	9															11
auton House, Old Mills 13/05026/ODCCU Prior approval, permit 13/04/2014 18 months (sept 2016) 13/01/2019 Aug-17 58 58 58 58 58 58 58 58 58 58 58 58 58				11,711	,				,,,,			0			3	0																	10
pringhill House 13/05454/FUL Completed N/A N/A N/A N/A N/A N/A Pau 16 11 0 11 11 11 11 11 11 11 11 11 11 11 1					,	,			IV/A		58	58							48	10												,	.0
indentified sites 151 0 26 13 20 40 24 28										au 16		0					11																11
In projections on small sites 151 0 26 13 20 40 24 28 In milited small sites, April 2017: 143 137 137 27 28 27 28 27 139 131 0 0 0 0 0 0 0 139 139 139 139 139 139 139 139 139 139	~	.,		N/A	N/A	N/A			N/A																							,	.1
omitted small sites, April 2017: 143 137 137 137 139 139 139 139 13											151	0	26	13	20	40	24	28															
nall site windfall (5YS) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0												137							27	28	27	28	27										
mall site windfall (post-5YS) 25 25 25 25 25 25 25 25 25 25 25 25 25																				0	0		0										
											175	0							-	-		-	_	25	25	25	25	25	25	25			
	" '																		0	0	0	0	0							0			
											3								U	U	U	U	U	U	U	U	U	U	U	U			

									Total 5	YS 11/	/12 12/13	13/14	14/15	15/16 16/1	17 17/1	8 18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	2030/3	1 Plan period		
Rural								Total Doliv	very 1310 <i>5</i>		64 42				58 14			99	54	44	44	44	44	44	44	44	•		Plan perioa 1310		Ian O
Kurai							C.	ımulative Deliv			64 106					, 140 3 753				1046					1266				1310		
Site	Planning ref (mos	t reStatus	Date permitted	First units projected	Expiry	Allocatio Pre-app or			-		04 100	143	ZZ,	390 40	01.	3 /33	043	340	1002	1040	1030	1134	1176	1222	1200	1310			13817	138.	1/
				(months from date		pending	checked		•																						
Completions on large sites																															
Goldney House, Temple Cloud, Aff (within HDB)	10/01554/FUL	Completed	N/A	N/A	N/A		N/A	N/a	20	0	20																		20		C
Sleep Lane, Whitchurch (Barratt)	11/02193/FUL	Completed	N/A	N/A	N/A		N/A	WCH1	47	0		4	25	18															47		0
Wick Road, Bishop Sutton (Barratt)	12/05279/FUL	Completed	N/A	N/A	N/A		N/A	BIS2	41	0			15	26															41		0
Cappards Road, Bishop Sutton (Charles Church)	14/00544/RES	Completed	N/A	N/A	N/A		N/A	BIS3	35	0				35															35		0
Former Co-op, High Littleton (Curo)	13/04514/FUL	Completed	N/A	N/A	N/A		N/A	HTN8	9	0				9															9		0
Pipehouse Nursery, Freshford (Belgravia Dev)	14/01495/FUL	Completed	N/A	N/A	N/A		N/A	FRE2	10	0				3	7														10		0
Permissions on large sites																															
Brookside Drive, Farmborough (Lovell)	13/04194/RES	U/C			N/A		Jun-17	FAR1	38	0				16 2	22														38		0
The Poplars, Bath Road, Farmborough (B&SW Dev)	14/02426/FUL (AF	PPE U/C			N/A		Jun-17	FAR7	12	8					4	8													12		0
Burdens, Bath Road Farmborough (Boystown Ltd)	15/04713/RES	RM, permitted	20/01/2016	18 months (Jul 2017)	20/01/2019		Jun-17	FAR4	14	14					1-	4													14		0
Maynard Terrace, Clutton (Curo)	14/05692/RES	RM, permitted	22/07/2016	18 months (Jan 2018)	Jul-19		Jun-17	CLU3	36	36					1	6 20													36		0
The Wharf, Clutton (TBC)	12/00293/FUL	Full, permitted	02/04/2015	24 months (April 2017)	Apr-18		Jun-17	CLU1	15	15					1	5													15		0
Freshford Mill, Freshford (EnvironComs)	14/05048/FUL	U/C	02/04/2015	24 months (April 2017) - I	ho U/C		Jun-17	FRE1	21	21				7	-7	7 14													21		0
Old Timber Yard, Bathampton	16/04805/RES	U/C	02/12/2016	18 months (June 2018)	N/A		Jun-17	BHM1	15	15						15													15		0
Temple Inn Lane, Temple Cloud (Barratt)	15/04215/RES	U/C	16/02/2016	18 months (Aug 2017)	N/A		Jun-17	TC4A	70	70					3:	3 37													70		0
Allocated sites																															
Wheeler & Co, Timsbury (Flower & Hayes)				36 months (from date las	t	SR14 09/02468/F	U Jun-17	TIM1	25	25								25											25		0
East of St Mary's School, Timsbury				36 months (from date las	t	SR15	Jun-17	TIM5	20	20								20											20		0
Pinkers Farm, East Harptree	16/04249/FUL	Full, permitted	14/06/2017	24 months (Jun 2019)	14/06/2020	SR5	Jun-17	EH1	8	8							8												8		0
Water Street, East Harptree	14/05836/FUL	Subject to 106, full	Validated 23/12/201	14, 24 months (Jun 2019)	?	SR6	Jun-17	EH2	8	8							8												8		0
Leacroft House, West Harptree	16/03181/RES	RM, permitted	10/01/2017	24 months (Oct 2019)	Jan-20	SR2	Jun-17	WH1	16	16							16												16		0
The Orchard, Compton Martin	17/00075/FUL	Full, validated	Validated 26/01/201	17, 30 months (Jul 2019)		SR17	Nov-16	сомз	10	10							10												10		0
Unidentified sites																															
Completions on small sites									262	0	44 42	35	42	57	42														262		0
Committed small sites, April 2017: 270									270 2	70					5-	4 54	54	54	54										270		0
Small site windfall (5YS)									0	0						0 0	0	0	0										0		0
Small site windfall (post-5YS)									308	0										44	44	44	44	44	44	44			308		0
Large site windfall																0 0	0	0	0	0	0	0	0	0	0	0					
																													_		

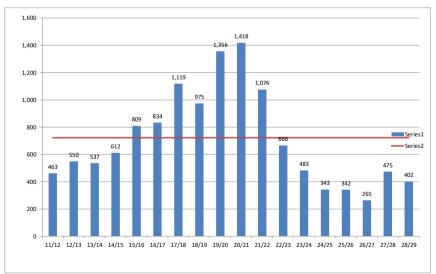
										Total	5YS 1	11/12 1	2/13 13	/14 14/	15 15/	16 16/1	7 17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31 P	Plan period	Post-plan
Whitchurch								Total	Delivery	203	203	0	0	0	0	0	0 0	0	106	97	0	0	0	0	0	0	0	0			203	0
							c	ımulative	Delivery			0	0	0	0	0	0 0	0	106	203	203	203	203	203	203	203	203	203				
Site	Planning ref Status	Date	First units	Expiry	Allocation	Pre-app or	Date last	HELAA	G/P																							
	(most	permitted	projected			pending (if	checked																									
	recent)		(months			relevant)																										
Horseworld (Bellway)	16/04615/FUI Full, permit	tec 13/06/20	17 24 months	13/06/202	20 RA5		Jun-17	WCH2		97	97								50	47											97	0
Horseworld (Whitecroft)	16/03743/FUI Full, permit	tec 14/06/20	17 24 months	14/06/202	0?RA5		Jun-17	WCH2A		6	6								6												6	0
Paddocks (Barratt)	16/02055/FUI Full, permit	tec 13/04/20	20 24 months	13/04/202	20 RA5		Jun-17	WCH 3		100	100								50	50											100	0

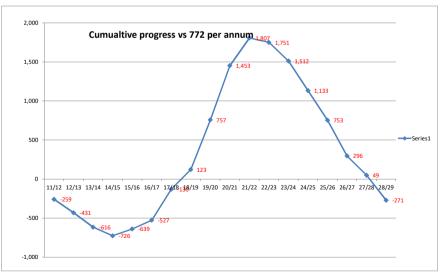
B&NES Housing Trajecto		5 Year h	ousing su	pply per	iod from	17/18													
	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Bath	6,508	284	329	186	187	249	301	348	415	575	821	732	440	316	263	262	137	347	288
Keynsham	2,130	25	33	50	94	156	302	337	137	279	277	194	109	82	11	11	11	11	11
Somer Valley	2,602	90	146	262	249	233	163	287	283	300	124	96	73	41	25	25	73	73	59
Rural Areas	1,310	64	42	39	82	171	68	147	140	96	99	54	44	44	44	44	44	44	44
SE Bristol (Whitchurch)	203	0	0	0	0	0	0	0	0	106	97	0	0	0	0	0	0	0	0
Total Delivery	12,725	463	550	537	612	809	834	1,119	975	1,356	1,418	1,076	666	483	343	342	265	475	402
Cumulative Delivery		463	1,013	1,550	2,162	2,971	3,805	4,924	5,899	7,255	8,673	9,749	10,415	10,898	11,241	11,583	11,848	12,323	12,725
5 Year Supply From 2014-19										5,944									

Т	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Unadjusted Annulaised Requirement 1	13,000	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722
Cumulative Requirement		722	1,444	2,166	2,888	3,610	4,332	5,054	5,776	6,498	7,220	7,942	8,664	9,386	10,108	10,830	11,552	12,274	12,996
Progress vs Cumulative Req at year end	1	-259	-431	-616	-726	-639	-527	-130	123	757	1,453	1,807	1,751	1,512	1,133	753	296	49	-271

Deliverable Supply in 5 year blocks																			
11/12 - 15/16	2,971	463	550	537	612	809													
12/13 - 16/17	3,342		550	537	612	809	834												
13/14 - 17/18	3,911	_		537	612	809	834	1,119											
14/15 - 18/19	4,349				612	809	834	1,119	975										
15/16 - 19/20	5,093					809	834	1,119	975	1,356									
16/17 - 20/21	5,702						834	1,119	975	1,356	1,418								
17/18 - 21/22	5,944							1,119	975	1,356	1,418	1,076							
18/19 - 22/23	5,491								975	1,356	1,418	1,076	666						
19/20 - 23/24	4,999									1,356	1,418	1,076	666	483					
20/21 - 24/25	3,986										1,418	1,076	666	483	343				
21/22 - 25/26	2,910											1,076	666	483	343	342			
22/23 - 26/27	2,099												666	483	343	342	265		
23/24 - 27/28	1,908													483	343	342	265	475	
24/25 - 28/29	1,827														343	342	265	475	402

	Built by	Target by		-, -,				Actual	Surplus or
	start date	end date	(100%)	120%	Buffer for	Delivery	Buffer	%Buffer	deficit re
					20% or 5%				required
11/12 - 15/16	0	3,610	3,610	4,332	722	2,971	-639	-18%	-1,361
12/13 - 16/17	463	4,332	3,869	4,643	774	3,342	-527	-14%	-1,301
13/14 - 17/18	1,013	5,054	4,041	4,849	808	3,911	-130	-3%	-938
14/15 - 18/19	1,550	5,776	4,226	5,071	845	4,349	123	3%	-722
15/16 - 19/20	2,162	6,498	4,336	5,203	867	5,093	757	17%	-110
16/17 - 20/21	2,971	7,220	4,249	5,099	850	5,702	1,453	34%	603
17/18 - 21/22	3,805	7,942	4,137	4,964	827	5,944	1,807	44%	980





5 Year housing land supply against total planned provision 13,000 (17/18 - 21/22)

Α	Total Planned Provision	2011-29	13,000		722 per annum
В	Built over years 1-6	11/12 - 16/1	3,805		594 per annum
С	Plan requirement for years 1-11 (5 years hence)	11/12 - 21/22	7,942		722 per annum x 11 years
D	5 year Supply Requirement (100%)	17/18 - 21/22	4,137		C -B
Ε	5 year Supply Requirement (with 5% buffer)	17/18 - 21/22	4,344		D x 5%
F	5 year Supply Requirement (with 20% buffer)	17/18 - 21/22	4,964		D x 20%
G	Deliverable Supply (#)	17/18 - 21/22	5,944		
Н	Deliverable Supply buffer (%)	17/18 - 21/22	44%		
I	Deliverable Supply (#) over 100% requirement	17/18 - 21/22	1,807		G - D
J	Deliverable Supply (#) over 105% requirement	17/18 - 21/22	1,600		G - E
K	Deliverable Supply (#) over 120% requirement	17/18 - 21/22	980]	G - F
	Alternative calculation method		722pa	1	
	5 year requirement (722x5)		3,610		
	5 year requirement + backlog		4,137	therefore 1 year's supply equals:	Deliverable supply into 5 year requirement in years
	5 year requirement + backlog + 5% buffer		4,344		
	5 year requirement + backlog + 20% buffer		4,964		5.99
	Deliverable supply		5,944		

Deliano	Starting point assumption
Delivery assumptions	(months)*
Outline validation to first completions	42
Outline determination to first completions	36
Reserved matters validation to first completions	24
Reserved matters determination to first completions	18
Full validation to first completions	30
Full application determination to first completions	24
Prior approval validation to first completions	24
Prior approval approval to first completions	18
Delivery per year	50
No planning application submitted on an allocated site: assume time for full validation plus 6 months	36

*Starting point assumption (months) means the number of months anticipated between the date of the relevant validation or determination, to the first month of delivery. 0 units are anticipated the first month of delivery, followed by 4 units per outlet per month (i.e. 48 per year) thereafter, unless previous delivery rates on the site, indicate an alternative rate is more appropriate.



APPENDIX 2

16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
							-					
	4.5											

BWR:B5 (Crest)	14/02005/ERES	45	45				45										
BWR:B16 (Crest)	14/02005/ERES	52	52					52									
BWR: B40 (Crest)	17/02479/ERES	45	45						45								
BWR OPA.1 'red & pink land' (St. William /Crest)	06/01733/EOUT	724	200							100	100	100	100	100	100	100	24
Roseberry Place (Deeley Freed)	16/03114/ERES	171	171						171								
Bath Press (Aberdeen Asset Management/Collado Collins)	15/02162/EFUL	244	244					34	70	70	70						
MoD Ensleigh - Core Area (Linden)	14/01853/EFUL	92	67			25	39	28									
Royal High (IM Properties /Linden) Chill	17/00407/ERES	94	94					30	50	14							
MoD Ensleigh - Core Area (Bloor)	14/01853/EFUL	134	98			36	47	47	4								
Land at Odd Down (Bloor)		300	100						10	65	25	50	50	50	50		
SW Keynsham KE4 (Bloor)	16/02077/FUL	100	100						35	65							
MoD Ensleigh - Core Area CCRC (Hanover)	14/01853/EFUL	72	72				36	36									
MoD Warminster Road (Firmstone)	14/02272/EFUL	244	244				48	55	55	55	31						
MoD Foxhill/Mulberry Park (Curo)	15/02465/RES	195	187			8	70	102	0	0	15						
MoD Foxhill/Mulberry Park (remainder of outline) (Curo)	14/04354/EOUT	424	270						90	90	90	90	64				
Foxhill regeneration (Curo)	16/05219/EOUT	158	84							36	48	48	26				
Greenlands Road, Peasedown (Curo)	12/05477/OUT	89	89						48	41							
MoD Foxhill/Mulberry Park (Bellway)	15/02465/RES	81	81				30	38	13								
Horseworld (Bellway)	16/04615/FUL	97	97				10	45	42								
South West Keynsham K2b (Taylor Wimpey)	09/04351/FUL	285	38	62	66	83	38										
Somerdale: Phase 1a (Taylor Wimpey)	14/05811/EFUL	30	24			6	24										
Somerdale: Phase 2 (Taylor Wimpey)	15/01661/ERES	208	208				54	54	54	46							
Somerdale: Phase 3 (Taylor Wimpey)	17/02586/ERES	201	180						60	60	60	21					
Monger Lane (Taylor Wimpey)	14/05697/RES	135	131			4	27	50	54								
South West Keynsham K2a (Barratt)	14/00049/FUL	197	105		28	64	60	45	0								
Land at Fosseway South (Barratt)	14/04032/RES	165	118			47	50	42	26								
Temple Inn Lane, Temple Cloud (DW Homes)	15/04215/RES	70	70				44	26									
Paddocks (The Mead) (Barratt)	16/02055/FUL	100	100				17	46	37	0							
South West Keynsham K2a (David Wilson)	14/00049/FUL	74	31		2	41	31										
Somerdale: Block A (St Monicas)	15/04706/EFUL	106	106				106										
Somerdale: Block B (St Monicas)	15/04706/EFUL	30	30				30										
Riverside (B&NES)	16/05646/ODCOU	95	95					0	28	48	19						
SW Keynsham KE4 (Persimmon)	15/04290/FUL	100	100					30	70								
East of Keynsham KE3a (Mactaggert & Mickel)	16/00850/OUT	250	250						65	130	55						
Paulton Phase 3 (Bovis)	15/00293/FUL	205	180			25	22	25	50	50	33						



APPENDIX 3

Bath							Total I	Delivery	Total 5'	/S 11/:	.2 12/1 284	3 13/14 329 186	14/15 187	15/16 16/17 249 3	17/18 18/19 33 434 541	19/20	20/21 767	21/22 2	22/23 23/		25/26 215 21	26/27	27/28 323	28/29	29/30 30/31	Plan period Post-pl
Site	Planning ref (mo	st Status	Date permitted		Expiry Alle	ocation e-app or pendi Last c	Cumulative I		6592		284	613 799	986	1235 15	58 2002 2543	3 3201	3968	4697	5131	5435 5	650 586	6029	6352	6592		
Completions and permisions at BWR			••																							
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest)	06/04013/EFUL	Completed	N/A	N/A N/	A SB8	N/A	WES1		299	0	59	147 93														299
BWR: B17 (Crest)	12/05387/ERES	Completed	N/A	N/A N/	A SB8	N/A	WES1		55	0			55													55
BWR: B1 & B2 (Crest)	12/05590/ERES	Completed	N/A	N/A N/	A SB8	N/A	WES1		26	0				24	2											26
BWR: B6, B12 (Crest)	13/04574/ERES	Completed	N/A	N/A N/	A SB8	N/A	WES1		38	0			6	26	6											38
BWR: B11, B13,B15a, B15b (Crest)	13/03929/ERES	Completed	N/A	N/A N/		N/A	WES1		259	0				113 1	16											259
BWR:B5 (Crest)	14/02005/ERES	U/C	N/A	N/A N/		N/A	WES1		45	45					45											45
BWR:B16 (Crest)	14/02005/ERES		N/A	N/A N/		N/A	WES1		52	52					52	2										52
BWR: B40 (Crest)	17/02479/ERES	RM, validated		05 24 months (May 2019) N/		Jun-17	WES1		45	45						45										45
BWR OPA.1 'red & pink land' (St. William/Crest)		OUT, permitted		-		Jun-17	WES1		724	200							100	100	100	100	100 10	00 100				724
BWR OPA.1 waste site 'purple land' (B&NES)		OUT, permitted		Projections based on agrN/			WES1 WES1		150 100	0													75	75		150
BWR OPA.1 car showrooms 'green land'(Renrod, Stones Coach Completions on other large sites	nes, 06/01/33/2001	OOT, permitted	23/12/2010	Projections based on agrity	A SB8	Jun-17	WEST		100	U													50	50		100
Holcombe Green, Upper Weston (Aff)	08/04139/FUL	Completed	N/A	N/A N/	Δ	N/A	WEST2		16	0	16															45
Smile Stores, St Georges Place	05/01596/FUL	Completed	N/A	N/A N/		N/A	N/A		12	0	12					+ +										16
Marjorie Whimster House (Aff)	09/00124/FUL	Completed	N/A	N/A N/		N/A	TWT3		29	0	29															29
Day Crescent, Twerton (Aff)	09/00939/FUL	Completed	N/A	N/A N/	A	N/A	N/A		56	0	56															56
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A N/	A	N/A	WEST5		34	0	34															34
Southlands, Upper Weston (Aff)	09/04259/FUL	Completed	N/A	N/A N/	A	N/A	WEST5		40	0		40														40
Weirside Court, Lower Bristol Road	11/03245/FUL	Completed	N/A	N/A N/	A	N/A	N/A		14	0		14														14
88 Coronation Avenue	08/01334/FUL	Completed	N/A	N/A N/		N/A	N/A		11	0		11														11
Former Garage, Piccadily Place	09/04931/FUL	Completed	N/A	N/A N/		N/A	WAL4		11	0		11														11
130-32 Wells Road	12/01150/FUL	Completed	N/A	N/A N/		N/A	N/A		14	0		14														14
Byways, Bathwick Street	07/03670/FUL	Completed	N/A	N/A N/ N/A N/		N/A	ABB9		11	0		11														11
Lime Grove School Rockery Tea Gardens, North Road	12/00980/FUL 08/03370/FUL	Completed Completed	N/A	N/A N/		N/A N/A	Wid18 N/A		13 11	0		13	10													13
tockery Tea Gardens, North Road 15 St Georges Place	12/00116/FUL	Completed	N/A N/A	N/A N/		N/A N/A	N/A N/A		11	0		1	10													11 11
Lawrence House, Lower Bristol Road	14/01539/ODCO		N/A	N/A N/		N/A	N/A		21	0			21													11
2 Longacre (17 Gross, 2 Net)	13/03034/FUL	Completed	N/A	N/A N/		N/A	N/A		2	0			2													21
5 - 13 Somerset Place (Future Heritage)	07/03640/FUL	Completed	N/A	N/A N/	A	N/A	LANS3		28	0			6	13	9											20
Southbourne Gardens (Spitfire)	07/01598/FUL	Completed	N/A	N/A N/	A	N/A	WAL1		10	0				10												10
Newark House, Cheltenham St (Greensky)	12/01058/FUL	Completed	N/A	N/A N/	A	Jun-17	WID5		14	0					14											14
43 Upper Oldfield Park (Landmark Developments)	07/02461/FUL	Completed	N/A	N/A N/	A	Jun-17	WID22		14	0					14											14
90 Frome Road (Crossman)	15/01662/RES	Completed	N/A	N/A N/	A	Jun-17	ODN1A		14	0					14											14
Planning permissions on other large sites																										
5 - 13 Somerset Place (Future Heritage)		U/C		U/		Nov-16			6	4					2 4											6
Former Lambridge Harvester (Mcarthy & Stone)	15/00292/FUL	U/C				Jun-17	LAM4		50	50					24 26	1 00										50
Hope House, Lansdown Road (Acorn)	15/04715/FUL	U/C				Jun-17	LANS2		54	54					24	1 30										54
Hope House, Lansdown Road (Acorn)	15/04430/FUL					Jun-17	LANS2 WEST4&5		171	171					4	171										4
Roseberry Place (Deeley Freed) Bath Press (Aberdeen Asset Management/Collado Collins)	16/03114/ERES		30/11/2016 13/09/2016				WES14&5 WES2		171 244	244					24	1/1	70	70								171
MoD Ensleigh - Granville Rd (Kersfield)	15/02162/EFUL 13/00734/FUL	Full, permitted U/C	N/A	24 months (Sep 2018) Se N/A		Jun-17 Jun-17	LANS5A		40	27					13 27	, ,,	70	70								244
MoD Ensleigh - Core Area (Linden)	14/01853/EFUL		N/A	N/A N/		Jun-17			92	67					25 20 20											40
MoD Ensleigh - Core Area (Bloor)	14/01853/EFUL		N/A	N/A N/		Jun-17	LANS5A		134	98					39 28	7 4										92 134
MoD Ensleigh - Core Area CCRC (Hanover)	14/01853/EFUL	U/C	•	Ap		Jun-17	LANS5A		72	72					36 36	5										72
Royal High (IM Properties /Linden)	17/00407/ERES		19/06/2017	24 months (Jun 2019) Jur	1-20	Jun-17	LANS5A		94	94					30	50	14									94
MoD Warminster Road (Firmstone)	14/02272/EFUL	Full, permitted,	UC 30/03/2015	24 months (Mar 2017) N/	A	Jun-17	BWK1		244	244					48 55	5 55	55	31								244
MoD Foxhill/Mulberry Park (Curo)	15/02465/RES	RM, permitted,	UC 01/10/2015	18 months (Oct 2017) N/	A	Jun-17	CDN3		195	187					8 70 102	2 0	0	15								195
MoD Foxhill/Mulberry Park (Bellway)	15/02465/RES	RM, permitted,	UC 01/10/2015	18 months (Oct 2017) N/	A	Jun-17	CDN3		81	81					30 38	3 13										81
MoD Foxhill/Mulberry Park (remainder of outline) (Curo)	14/04354/EOUT	OUT, permitted	30/03/2015	Oc	t-18	Jun-17	CDN3		424	270						90	90	90	90	64						424
Foxhill regeneration (Curo)		OUT, permitted		36 months (Jul 2020)					158	84							36	48	48	26						158
BWR Hinton Garage (Pegasus Life)	16/06188/FUL	Full, permitted		24 months (Jun 2019) 20		Jun-17	KING10		68	68						36	32									68
South Quays (Newark Works) (Deeley Freed)	16/04818/EREG0	3 OUT, permitted	10/05/2017	36 months (May-20)	SB5	Jun-17	WID11		69	69							40	29								69
Allocations without permission	N/A	Allocated		36 months (lun 20)	SB17	7 1 47	ODNIS		40	40							22	0								
R/O 89-123 Englishcombe Lane (BANES) Surlington Street (Clifton Dicocese)	N/A N/A	Allocated Allocated		36 months (Jun-20) 36 months (Jun-20)	SB1		ODN3 LAN1		40 15	40 15							15	٥								40
Hartwells Garage	N/A N/A	Allocated		36 months (Jun-20)	SB15		NEW1		80	80							12	44								15
Hartweils Garage Cattlemarket & Corn Market (BANES)	N/A N/A	Allocated		36 months (Jun-20)	SB1		ABB6		25	25							25	444								80
Manvers Street (BANES, Royal Mail)	N/A	Allocated		20, 20, 20,	SB3		ABB3,4&5		60	0													60			25 60
Avon Street Car/Coach Parks (BANES)	N/A	Allocated			SB4		ABB1		70	70								70					ы			70
Riverside Court (Cranmore)	N/A	Allocated		36 months (Jun-20)	SB5				70	70							40	30								70
South Bank (Travis Perkins, Platinum)	N/A	Allocated		36 months (Jun-20)	SB6		WID 8&9		100	0													50	50		100
and at Royal United Hospital (RUH Trust)	SHLAA			•	SB18		NEW2		50	25								25	25				30	50		50
BWR Windsor Bridge Road (Westmark)	N/A	Allocated			SB8	Jun-17	KING15		112	56								56	56							112
BWR Onega Centre	17/01204/FUL	Full, validated	Validated 14/0	03 30 months (Oct-19)	SB8	Jun-17	KING11		36	36						20	16									36
	N/A	Allocated		36 months (Jun-20)	SB8	Jun-17	KING12		60	60							36	24								60
BWR Comfortable Place																										
Unidentified sites									487	0	78	106 62	96	78	57											487
Unidentified sites Completions on small sites																										
Unidentified sites Completions on small sites Committed small sites, April 2017: 291									291	291					58 58	59	58	58								291
Unidentified sites Completions on small sites Committed small sites, April 2017: 291 Small site windfall (5YS)									114	114					23 23	3 59 3 22	58 23	58 23								291 114
Unidentified sites Completions on small sites Committed small sites, April 2017: 291 Small site windfall (5YS) Small site windfall (post-5YS)															23 23	3 59 3 22	23	23	81			31 81		81		
Unidentified sites Completions on small sites Committed small sites, April 2017: 291 Small site windfall (5VS) Small site windfall (post-5VS) Large site windfall									114 567					4-	23 23	3 59 3 22 0 0	23	23	81 0	81 0		31 81 0 0		81 0		114
Unidentified sites Compiletions on small sites Committed small sites, April 2017: 291 Small site windfall (5YS) Small site windfall (post-5YS) Large site windfall Permitted HMOs (Council tax exempt)									114 567 -66			-8	-20	-15 -	0 0	3 59 3 22 0 0	23	0	0	0	0	0 0	0	0		114 567 -66
Unidentified sites Compiletions on small sites Committed small sites, April 2017: 291 Small site windfall (5YS) Small site windfall (post-5YS) Large site windfall Permitted HMOs (Council tax exempt) Allowance for further HMO changes									114 567			-8	-20	-15 -	23 23 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3 59 3 22 0 0 0	0 -16	0		0		0 0	0	81 0 -16		114
Inidentified sites committed small sites committed small sites, April 2017; 291 mall site windfall (FyS) mall site windfall (post-5YS) arge site windfall termitted HMOs (Council tax exempt)						16/04262/SCR Nov-16	E14	L	114 567 -66			-8	-20	-15 -	23 23 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3 59 3 22 0 0 0	0 -16	58 23 0 -17	0	-17	-16 -1	0 0	0	0		114 567 -66

Keynsham	Planning ref (most	Status	Date permitted	First units proj (months)	jected Expiry	Allocation	Pre-app or	Date last	Total Delive Cumulative Delive HELAA G/	ry 2,: ry	otal 117	5YS	25 25 25	12/13 33 58	13/14 50 108	14/15 94 202	15/16 180 382	16/17 302 684	17/18 357 1041	18/19 142 1183	19/20 326 1509	20/21 362 1871	21/22 148 2019	22/23 32 2051	23/24 11 2062	24/25 11 2073	25/26 11 2084	26/27 11 2,095	27/28 11 2,106	28/29 11 2117	29/30	2030/31	Plan p
ompletions and permisions at SW Keynsham	recent)			(months)			pending	спескеа																									
outh West Keynsham K2b (Taylor Wimpey)	09/04351/FUL	U/C	N/A	N/A	N/A			Jun-17	K2b		285	38			36	62	66	83	38														1
outh West Keynsham K2a (Barratt)	14/00049/FUL	U/C	N/A	N/A	N/A			Jun-17	K2a		197	105					28	64	60	45	0									- 7			
outh West Keynsham K2a (David Wilson)	14/00049/FUL	U/C	N/A	N/A	N/A			Jun-17	K2a		74	31					2	41	31											- 7			i i
mpletions and permisions at Somerdale	, , .	-,-	•	· ·	·																												i i
merdale: Phase 1 (Taylor Wimpey)	13/01780/EOUT	Completed	N/A	N/A	N/A	KE2a		Jun-17	K1		.57	0				25	48	84															1
omerdale: Phase 1a (Taylor Wimpey)	14/05811/EFUL	U/C	N/A	N/A	N/A	KE2a		Jun-17	К1		30	24						6	24											- 7			1
merdale: Phase 2 (Taylor Wimpey)	15/01661/ERES	RM, permitted, UC	30/12/2	2015 18 months (Jur	n 17) N/A	KE2a		Jul-17	K1		208	208							54	54	54	46								7			1
merdale: Phase 3 (Taylor Wimpey)	17/02586/ERES	RM, validated	Validated 19/06/2	2017 24 months (Jur	n 2019) N/A	KE2a		Jul-17	K1		201	180									60	60	60	21						7			1
merdale: Block A (St Monicas)	15/04706/EFUL	UC			N/A	KE2a		Jul-17	K1		.06	106							106			00								- 7			1
merdale: Block B (St Monicas)	15/04706/EFUL	UC			N/A	KE2a		Jul-17	K1		30	30							30											- 7			1
pletions on other large sites																																	1
nolm Manor (130 Wellsway)	06/04086/FUL	Completed	N/A	N/A	N/A			N/A	N/A		12		12																				1
nple Infant School	09/01097/REG03	Completed	N/A	N/A	N/A			N/A	к8		10			10																- 7			i i
Grange Hotel	09/04009/FUL	Completed	N/A	N/A	N/A			N/A	K10		13			13																- 7			i.
nple Junior School	09/01095/REG03	Completed	N/A	N/A	N/A			N/A	К6		11				11															- 7			i i
r of 94-96 Temple Street	13/03243/FUL	Completed	N/A	N/A	N/A			N/A	K7		12						12													- 7			1
d of 2-20 High Street	11/04325/FUL	Completed	N/A	N/A	N/A			N/A	К9		14						14													- 7			
nissions on other large sites																																	1
rside (B&NES)	16/05646/ODCOU	Prior approval, app	prov 16/02/2017	18 months (Au	g 2018] 16/02/2022	KE2b		Jun-17	K4		95	95								0	28	48	19										i i
dentified sites																																	1
npletions on small sites											67		13	10	3	7	10	24															1
nmitted small sites, April 2017: 68											68	68							14	13	14	13	14							7			1
all site windfall (5YS)											0	0																		7			i i
nall site windfall (post-5YS)											77													11	11	11	11	11	11	11			i i
ge site windfall																														- 7			i i
removed from the Green Belt		0																															i i
Keynsham KE4 (Persimmon)	15/04290/FUL	Validated		2015 check in July	Jul 2019?	KE4		Aug-17	K17a		100	100								30	70	0	0										i.
Keynsham KE4 (Bloor)	16/02077/FUL	Permitted	18/08/2017	24 months (Au	g 2019)	KE4		Aug-17	K17b	1	100	100									35	65											i i
st of Keynsham KE3a (Mactaggert & Mickel)	16/00850/OUT	Delegate to permit	it, sı?			KE3a	16/00850/OL	JT - Feb-17	K27a		250	250									65	130	55							7			i i

Somer Valley								Total Delive		5YS 1157	11/12 90	12/13 146	13/14 262	14/15 249	15/16 233	16/17 168	17/18 278	18/19 290	19/20 297	20/21 124	21/22 96	22/23 73	23/24	24/25 25	25/26 25	26/27 73	27/28 73	28/29	29/30	30/31 Plan	n periot Pos 2602	st-pla
Site	Planning ref (most recent)	Status	Date permitte	f First units projected (months from date	Expiry Allo	ocation Pre-app or pending	Date last checked	Cumulative Delive			90	236	498	747	980	1148	1426	1716	2013	2137	2233	2306	2347	2372	2397	2470	2543	2602				
arge Sites Built or with Planning Permission (MSI	N&R)			:																											0	
Chilcompton Road II, Aff (Oval Estates)	00/00316/FUL	Completed	N/A	N/A	N/A		N/A	N/A	2	0	2																				2	
and to rear of 52 High Street, Aff (Guinness)	09/0448/FUL	Completed	N/A	N/A	N/A		N/A	MSN 1	22	0	22																				22	
Im Tree Avenue, Aff (Curo)	10/03397/FUL	Completed	N/A	N/A	N/A		N/A	MSN 7	27	0		27																			27	
autletts Close (David Wilson)	10/04015/FUL	Completed	N/A	N/A	N/A		N/A	MSN 19	112	0		13	53	46																	112	
owerhurst, Wells Road (Elan Homes)	12/01454/FUL	Completed	N/A	N/A	N/A		N/A	MSN 5	11	0			11																		11	
ormer Alcan Factory (Linden/Barratt)	11/01772/FUL	Completed	N/A	N/A	N/A		N/A	MSN 10	169	0			93	71	5																169	
m Tree Inn (Curo)	13/01914/FUL	Completed	N/A	N/A	N/A		N/A	MSN 17	14	0				14																	14	
nr Radco Furniture Warehouse (Curo)	13/04515/FUL	Completed	N/A	N/A	N/A		N/A	Rad 4	13	0					13																13	
Peter's Park (Oval Estates)	11/00121/FUL	Completed	N/A	N/A	N/A		N/A	MSN 16	14	0					14																14	
yant Avenue (Curo)	13/01944/FUL	Completed	N/A	N/A	N/A		N/A	MSN 8	10	0					10																10	
nobsbury Lane (Persimmon)	14/04499/RES	Completed	N/A	N/A	N/A		N/A	Rad 27	53	0					32	21															53	
adstock Railway Land Phase 1 (Linden)	13/03786/EFUL	Completed	N/A	N/A	N/A		N/A	Rad 1	70	0				18	52																70	
adstock Railway Land Phase 2 (Linden)	15/01965/RES	U/C	N/A	N/A	N/A		N/A	Rad 1	72	46						26	46														72	
adstock Railway Land Phase 3 (Linden)	16/01016/RES	RM, permitted	23/09/2016	18 months (Apr 201	,		Jun-17	Rad 1	48	48								48													48	
and at Fosseway South (Barratt)	14/04032/RES	U/C	N/A	N/A	N/A		Jun-17	MSN 31a	165	118						47	50	42	26												165	
Nonger Lane (Taylor Wimpey)	14/05697/RES	U/C	N/A	N/A	N/A		Jun-17	MSN 28	135							4	27	50	54												135	
ld Pit Yard, Clandown (Universal)	14/02889/OUT	OUT, permitted		36 months (Oct 18)			Jun-17	Rad 15	44							-		10	34												44	
izel Terrace (Flower & Hayes)	04/00096/FUL	UC (technical star		N/A	N/A		Jun-17	MSN 10i	27	27							13	14													27	
Peters Factory, Phase II (Oval Estates)	16/04714/RES	RM, permitted	06/04/2017	18 months (Aug 201		11	Jun-17	MSN 14	81									28	48	5											81	
arthing & Short, The Island	15/04021/SDCOU			18 months (May 201			Aug-17		10								10			-											01	
Vheelers Road	16/05424/RES	RM, validated		1/20 24 months (May 20:			Jun-17	MSN 14a	35									35													35	
eliverable SHLAA sites (MSN&R)	20,00121,1120	,		,	,																										33	
/elton Bibby & Barron (MNR Real Estate)	16/02607/OUT	OUT, refused		48 months (Jun 202)	ı) SSV	4	Jun-17	MSN.9	100	36											36	48	16								100	
adstock County Infants (B&NES)	.,,	, , , , , , , , , , , , , , , , , , , ,		30 months (Dec 201	SSV	17 15/03232/PF		Rad 9	10	10									10												100	
empletions and permissions large sites (P&PSJ)				30 months (Dec 201	5)	.,,																									10	
ellow Lane, Peasdown (David Wilson)	08/03263/FUL	Completed	N/A	N/A	N/A		N/A	Pea 1	95	0	6	47	42																		95	
plestar (Barratt) (120 built pre 2011)	07/00174/RES	Completed	N/A	N/A	N/A		N/A	Pau 1	41	0	13	28																			41	
olestar (1a) (Bovis)	11/00800/RES	Completed	N/A	N/A	N/A		N/A	Pau 2	39	0	21	18																			39	
olestar (1b) (Bovis)	11/03783/RES	Completed	N/A N/Δ	N/A	N/A N/A		N/A N/A	Pau 2	38	0			38																		38	
plestar (2a) (Bovis)	13/03177/ERES	Completed	N/A	N/A	N/A N/A		N/A N/A	Pau 2	82	0			30	60	22																30 82	
plestar (2b) (Bovis)	14/03142/FUL	U/C	N/A N/A	N/A	N/A N/A		Jun-17	Pau 2	86	35					43	8	35														86	
olestar Phase 3 (Bovis)	15/00293/FUL	Full, permitted	02/04/2015	24 months (April 20			Jun-17	Pau 2	205							25	22	25	50	50	33										205	
CRC (C3 element) (Purnell Property Partnership)	07/02424/EOUT	ruii, periiitteu	02/04/2013	24 months (riphii 20	.,, 0,0	16/04889/ou	ut refuJun-17	Pau 2	130							23		23	50	50	33					40	40	34			130	
reenlands Road, Peasedown (Curo)	12/05477/OUT		06/06/2014	18 months (March 2	019) assuming RES ne	rmitted th 16/03829/RE		Pea 7a	89	89									48	41						48	48	34				
aulton Builders Merchants	12/02181/FUL	Completed	N/A			11111ttea tii 10/03023/1t		Pau 3	11	0			2	0	0	9			40	41											89	
leal House, Paulton	09/01173/FUL	Completed	,,,,	N/A	N/A		N/A	Pau 4	10	0			3	0	7	3															11	
aulton House. Old Mills	13/05026/ODCOU		N/A	N/A	N/A		N/A	rau 4	58				3	U	,		48	10													10	
pringhill House	13/05454/FUL			18 months (Sept 20:			Aug-17	Pau 16	11						11		46	10														
nidentified sites	13/U5454/FUL	Completed	N/A	N/A	N/A		N/A	Pau 16	11	U					11																11	
									151	0	20	12	20	40	24	20																
ompletions on small sites									151		26	13	20	40	24	28	27	20	27	20	27											
ommitted small sites, April 2017: 143									137								27 0	28	2/	28	27											
mall site windfall (5YS)									0	· ·							0	0	0	0	U	25	25	25	25	25	25	25				
nall site windfall (post-5YS)									175													25	25	25	25	25	25	25				
arge site windfall									0	0							0	0	0	0	0	0	0	0	0	0	0	0				

									То	otal 5YS	11/12	12/13 1	3/14 14/	/15 15/1	16 16/17	17/18	18/19	19/20	20/21 2	1/22	22/23 2	3/24 2	24/25 2	25/26	26/27	27/28	28/29	29/30	2030/31	Plan period	Post-plar
Rural								Total Del	livery 13	310 <i>536</i>	64	42	39	82 17	71 68	158	129	96	99	54	44	44	44	44	44	44	44			1310	rost-plan 0
Tital at							Cu	ımulative Del				106		27 39		624		849	948	1002	1046	1090	1134	1178	1222	1266	1310			13828	13828
Site	Planning ref (mo	st reStatus	Date permitted	First units projected (months from date	Expiry	Allocatio Pre-app or pending	Date last checked	HELAA	G/P																						
Completions on large sites																															
Goldney House, Temple Cloud, Aff (within HDB)	10/01554/FUL	Completed	N/A	N/A	N/A		N/A	N/a		20 0	20																			20	0
Sleep Lane, Whitchurch (Barratt)	11/02193/FUL	Completed	N/A	N/A	N/A		N/A	WCH1		47 0			4	25 1	18															47	0
Wick Road, Bishop Sutton (Barratt)	12/05279/FUL	Completed	N/A	N/A	N/A		N/A	BIS2		41 0				15 2	26															41	0
Cappards Road, Bishop Sutton (Charles Church)	14/00544/RES	Completed	N/A	N/A	N/A		N/A	BIS3		35 <i>0</i>				3	35															35	0
Former Co-op, High Littleton (Curo)	13/04514/FUL	Completed	N/A	N/A	N/A		N/A	HTN8		9 0					9															9	0
Pipehouse Nursery, Freshford (Belgravia Dev)	14/01495/FUL	Completed	N/A	N/A	N/A		N/A	FRE2		10 0					3 7															10	0
Permissions on large sites																															
Brookside Drive, Farmborough (Lovell)	13/04194/RES	U/C			N/A		Jun-17	FAR1		38 0				1	16 22															38	0
The Poplars, Bath Road, Farmborough (B&SW Dev)	14/02426/FUL (A	PPE U/C			N/A		Jun-17	FAR7		12 8					4	8														12	0
Burdens, Bath Road Farmborough (Boystown Ltd)	15/04713/RES	RM, permitted	20/01/2016	18 months (Jul 2017)	20/01/2019		Jun-17	FAR4		14 14						14														14	0
Maynard Terrace, Clutton (Curo)	14/05692/RES	RM, permitted	22/07/2016	18 months (Jan 2018)	Jul-19		Jun-17	CLU3		36 36						16	20													36	0
The Wharf, Clutton (TBC)	12/00293/FUL	Full, permitted	02/04/2015	24 months (April 2017)	Apr-18		Jun-17	CLU1		15 15						15														15	0
Freshford Mill, Freshford (EnvironComs)	14/05048/FUL	U/C	02/04/2015	24 months (April 2017) -	ho U/C		Jun-17	FRE1		21 21					7 -7	7	14													21	0
Old Timber Yard, Bathampton	16/04805/RES	U/C	02/12/2016	18 months (June 2018)	N/A		Jun-17	BHM1		15 15							15													15	0
Temple Inn Lane, Temple Cloud (DWHomes)	15/04215/RES	U/C	16/02/2016	18 months (Aug 2017)	N/A		Jun-17	TC4A		70 70						44	26													70	0
Allocated sites																															
Wheeler & Co, Timsbury (Flower & Hayes)				36 months (from date las	it	SR14 09/02468/	FU Jun-17	TIM1		25 25									25											25	0
East of St Mary's School, Timsbury				36 months (from date las	st .	SR15	Jun-17	TIM5		20 20									20											20	0
Pinkers Farm, East Harptree	16/04249/FUL	Full, permitted	14/06/2017	24 months (Jun 2019)	14/06/2020	SR5	Jun-17	EH1		8 8								8												8	0
Water Street, East Harptree	14/05836/FUL	Subject to 106, full	Validated 23/12/20	<mark>14, 1</mark> 24 months (Jun 2019)	?	SR6	Jun-17	EH2		8 8								8												8	0
Leacroft House, West Harptree	16/03181/RES	RM, permitted	10/01/2017	24 months (Oct 2019)	Jan-20	SR2	Jun-17	WH1		16 <i>16</i>								16												16	0
The Orchard, Compton Martin	17/00075/FUL	Full, validated	Validated 26/01/20	<mark>17, :</mark> 30 months (Jul 2019)		SR17	Nov-16	сомз		10 10								10												10	0
Unidentified sites																															
Completions on small sites									2	262 0	44	42	35	42 5	57 42															262	0
Committed small sites, April 2017: 270									2	270 270						54	54	54	54	54										270	0
Small site windfall (5YS)										0 0						0	0	0	0	0										0	0
Small site windfall (post-5YS)									3	308 <i>0</i>											44	44	44	44	44	44	44			308	0
Large site windfall																0	0	0	0	0	0	0	0	0	0	0	0				

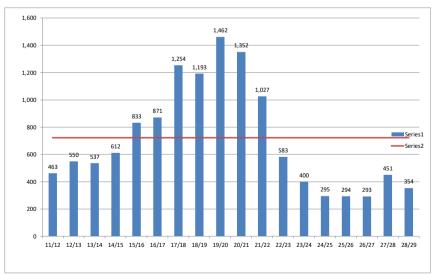
									Total	5YS	11/12 1	2/13 1	3/14 14/:	5 15/1	6 16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30 3	/31 Plan period	l Pos	t-plan
Whitchurch								Total Delivery	203	203	0	0	0	0	0 0	27	91	85	0	0	0	0	0	0	0	0	0		203	3	0
							Cu	nulative Delivery			0	0	0	0	0 0	27	118	203	203	203	203	203	203	203	203	203	203				
Site	Planning ref Status	Date	First units	Expiry	Allocation	Pre-app or	Date last	ELAA G/P																							
	(most	permitted	projected			pending (if	checked																								
	recent)		(months			relevant)																									
Horseworld (Bellway)	16/04615/FUI Full, permitte	ec 13/06/20	17 24 months	13/06/2	020 RA5		Jun-17 \	/CH2	97	97						10	45	42											97	7	0
Horseworld (Whitecroft)	16/03743/FUI Full, permitte	ec 14/06/20	17 24 months	14/06/2020	??? RA5		Jun-17 \	/CH2A	6	6								6											6	5	0
Paddocks (Barratt)	16/02055/FUI Full, permitte	ec 13/04/20	20 24 months	13/04/2	020 RA5		Jun-17 \	/CH 3	100	100						17	46	37	0										100)	0

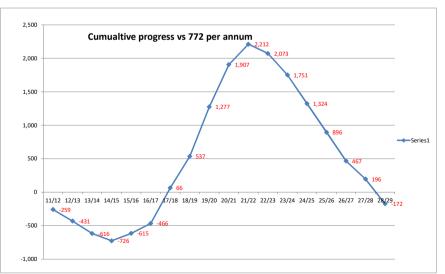
B&NES Housing Trajecto	ry 2011-2	2029						5 Year ho	using su	pply per	iod from	17/18							
	Totals	11/12	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29		
Bath	Totals 11/12 12/13 13/14 14/15 1 6,592 284 329 186 187									658	767	729	434	304	215	214	165	323	240
Keynsham	2,117	25	33	50	94	180	302	357	142	326	362	148	32	11	11	11	11	11	11
Somer Valley	2,602	90	146	262	249	233	168	278	290	297	124	96	73	41	25	25	73	73	59
Rural Areas	1,310	64	42	39	82	171	68	158	129	96	99	54	44	44	44	44	44	44	44
SE Bristol (Whitchurch)	203	0	0	0	0	0	0	27	91	85	0	0	0	0	0	0	0	0	0
Total Delivery	12,824	463	550	537	612	833	871	1,254	1,193	1,462	1,352	1,027	583	400	295	294	293	451	354
Cumulative Delivery		463	1,013	1,550	2,162	2,995	3,866	5,120	6,313	7,775	9,127	10,154	10,737	11,137	11,432	11,726	12,019	12,470	12,824
5 Year Supply From 2014-19										6,288									

	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Unadjusted Annulaised Requirement	13,000	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722	722
Cumulative Requirement		722	1,444	2,166	2,888	3,610	4,332	5,054	5,776	6,498	7,220	7,942	8,664	9,386	10,108	10,830	11,552	12,274	12,996
Progress vs Cumulative Req at year en	nd	-259	-431	-616	-726	-615	-466	66	537	1,277	1,907	2,212	2,073	1,751	1,324	896	467	196	-172

		_																	
Deliverable Supply in 5 year blocks																			
44/43 45/46	2.005	463	550	537	642	022													
11/12 - 15/16	2,995		550		612	833													
12/13 - 16/17	3,403		550	537	612	833	871												
13/14 - 17/18	4,107			537	612	833	871	1,254											
14/15 - 18/19	4,763				612	833	871	1,254	1,193										
15/16 - 19/20	5,613					833	871	1,254	1,193	1,462									
16/17 - 20/21	6,132						871	1,254	1,193	1,462	1,352								
17/18 - 21/22	6,288							1,254	1,193	1,462	1,352	1,027							
18/19 - 22/23	5,617								1,193	1,462	1,352	1,027	583						
19/20 - 23/24	4,824									1,462	1,352	1,027	583	400					
20/21 - 24/25	3,657										1,352	1,027	583	400	295				
21/22 - 25/26	2,599											1,027	583	400	295	294			
22/23 - 26/27	1,865												583	400	295	294	293		
23/24 - 27/28	1,733													400	295	294	293	451	
24/25 - 28/29	1,687														295	294	293	451	354

	Built by	Target by	5 yr Req	5yr Req			Actual	Actual	Surplus or
	start date	end date	(100%)	120%	Buffer for	Delivery	Buffer	%Buffer	deficit re
					20% or 5%				required
11/12 - 15/16	0	3,610	3,610	4,332	722	2,995	-615	-17%	-1,337
12/13 - 16/17	463	4,332	3,869	4,643	774	3,403	-466	-12%	-1,240
13/14 - 17/18	1,013	5,054	4,041	4,849	808	4,107	66	2%	-742
14/15 - 18/19	1,550	5,776	4,226	5,071	845	4,763	537	13%	-308
15/16 - 19/20	2,162	6,498	4,336	5,203	867	5,613	1,277	29%	410
16/17 - 20/21	2,995	7,220	4,225	5,070	845	6,132	1,907	45%	1,062
17/18 - 21/22	3,866	7,942	4,076	4,891	815	6,288	2,212	54%	1,397





5 Year housing land supply against total planned provision 13,000 (17/18 - 21/22)

Α	Total Planned Provision	2011-29	13,000]	722 per annum
В	Built over years 1-6	11/12 - 16/1	3,866	1	594 per annum
С	Plan requirement for years 1-11 (5 years hence)	11/12 - 21/22	7,942		722 per annum x 11 years
D	5 year Supply Requirement (100%)	17/18 - 21/22	4,076		C -B
E	5 year Supply Requirement (with 5% buffer)	17/18 - 21/22	4,280		D x 5%
F	5 year Supply Requirement (with 20% buffer)	17/18 - 21/22	4,891		D x 20%
G	Deliverable Supply (#)	17/18 - 21/22	6,288		
Н	Deliverable Supply buffer (%)	17/18 - 21/22	54%		
I	Deliverable Supply (#) over 100% requirement	17/18 - 21/22	2,212		G - D
J	Deliverable Supply (#) over 105% requirement	17/18 - 21/22	2,008	1	G - E
K	Deliverable Supply (#) over 120% requirement	17/18 - 21/22	1,397]	G - F
	Alternative calculation method	1	722pa	1	
	5 year requirement (722x5)		3,610		
	5 year requirement + backlog		4,076	therefore 1 year's supply equals:	Deliverable supply into 5 year requirement in years
	5 year requirement + backlog + 5% buffer		4,280		
	5 year requirement + backlog + 20% buffer		4,891		6.43
	Deliverable supply		6,288		

Deliano	Starting point assumption	
Delivery assumptions	(months)*	
Outline validation to first completions	42	
Outline determination to first completions	36	
Reserved matters validation to first completions	24	
Reserved matters determination to first completions	18	
Full validation to first completions	30	
Full application determination to first completions	24	
Prior approval validation to first completions	24	
Prior approval approval to first completions	18	
Delivery per year	50	
No planning application submitted on an allocated site: assume time for full validation plus 6 months	36	

*Starting point assumption (months) means the number of months anticipated between the date of the relevant validation or determination, to the first month of delivery. 0 units are anticipated the first month of delivery, followed by 4 units per outlet per month (i.e. 48 per year) thereafter, unless previous delivery rates on the site, indicate an alternative rate is more appropriate.