

# Updates to the SHLAA Housing trajectory between November 2013 and March 2014

## Disaggregated Figures in the trajectory re market housing component

- At the hearing in December 2013 there was a discussion in respect of the mid migration trend hybrid output, and that this this was less than one might have supposed, applying 'common sense'.
- As a reminder SMHA Addendum 1c set out the 08-based dwellings output over 20 years as 11,500 and the hybrid output at 8,400.
- The Council agreed that a common sense mid-point between the two is 9,950. Over the 18 year plan period this converts to 8,955. Once the LP backlog is added this increases to 10,122.
- The Council maintained that the plan period affordable housing need of 3,290 would remain.
- Therefore the market component of the 10,122 is 6,832, of which 757 is the backlog or market housing and 6,075 is the forward looking component.
- In the revised SHLAA trajectory the Council has applied the revised forward looking market component of 6,075 rather than the original figure of 4,680 as set out in CSA14 and 15.
- Therefore the analysis of 5 year supply against the market component is made in these terms. It follows that if 5 year supply can be demonstrated on these terms, it can also be demonstrated on the lower figures in CSA 14 and 15.

## Headlines

- Overall change to total supply for 2011-29 is marginal - up from 12,956 to 13,160
- Overall change to total affordable supply for 2011-29 is marginal - up from 3,310 to 3,419.
- 5 year supply for 2014-19 is up from 5,366 to 5,933. This is more significant.
- 5 year affordable supply for 2014-19 is up from 1,474 to 1,616. Again , this is more significant
- The main reason for the increase in 5 year supply relates to a new delivery programme from Crest (as set out in the trajectory) and the additional a new site within Twerton riverside known as Roseberry Place. Details set out below.
- Greater confidence in respect of the sites that are placed within the 5 year deliverable supply due to applications being converted into permissions, and new applications being submitted for pre-apps.

## Bath

<b>Western Riverside</b> (row 21)	Reserved matters now granted (December 2013) for 259 units (13/03929/ERES)
<b>Western Riverside</b> (row 38)	Reserved matters now granted (January 2014) for 38 units (13/04574/ERES)
<b>Western Riverside</b>	790 units forecast in the next 5 years on secured land rather than 820.
<b>Western Riverside</b>	250 units now forecast by Crest to be deliverable in the next 5 years on the gasholder land.
<b>MoD Foxhill</b> (row 91)	first completions pushed back one year to 16/17 but build rates thereafter have been increased. Deliverable supply now 220 rather than 195. Adjustment made in response to new timetable from Curo. Consultation on draft masterplan in April 2014. Planning application October 2014. Start on site 2015. First sales 2016. Project completion in 2024/25 rather than 2028/29.
<b>MoD Ensleigh</b> (row 87)	Skanska part of site (40 units) granted planning permission in December 2013. Skanska disposing of the site. The new developer is yet to be announced. First completions nudged back a year but all comfortably within 5 year supply.
<b>MoD Ensleigh</b> ( row 95)	Request for EIA scoping opinion received in February 2014
<b>Brougham Hayes</b> (row 43)	Planning application now submitted for 44 affordable homes in December 2013 following pre-app
<b>Hartwell's Garage</b> (row 127)	Enabling permission granted for replacement facility at Peasedown St John in January 2014.
<b>Twerton Riverside</b> (row 131)	Introduction of Roseberry Place (170) units as part of a mixed use development proposal that will be submitted a pre-app in the next couple of months. Site placed within 5 year supply. Significant momentum re this site since August 2013.
<b>Lawrence House</b> (row 135)	Prior approval for B1a- C3

## Keynsham

<b>Somerdale</b>	Planning permission granted in February 2014 (S106 signed and variation agreed by the Council re the fitting out of office space). Land ownership issues resolved with BANES (as landowner) re required visibility splay at main entrance.
<b>South West Keynsham (West)</b>	Planning application submitted by Barratt in January 2014 for 266 dwellings (November SHLAA estimate was 285)

## Somer Valley

<b>Headline</b>	350 dwellings across three sites have been permitted, in outline, outside the HDB (as per Draft Core Strategy requirement. These are: <b>Land at Fosseyway South</b> (165 dwellings), <b>Monger Lane</b> (124 dwellings at appeal) <b>Knobsbury Lane</b> (53 dwellings, pending S106)
<b>Radstock Railway Land</b>	New outline application for 190 units permitted (subject to S106 in January 2014). Parallel application for first phase of 70 units also permitted subject to S106. Enabling highwats works underway
<b>St Peters Factory, Phase II</b>	(78 dwellings), telephone call from agent (Alder King) in March 2014 confirming imminent application.
<b>Old Bakery, Waterloo Road</b>	(14 dwellings, Curo). Delegated to permit, February 2014
<b>Polestar</b>	Indicative outline application capacity of 421 now increased to 467 due to reserved matters applications and consequent evolution of the proposals master plan. Affordable housing increased from 80-94 (this is a 20% site) re viability. Reserved matters approved in December 2013 for phase 2a (82 units)
<b>Polestar Close Care Retirement Community</b>	now changed from 130 market older persons homes to 100 regular homes (70 market, 30 affordable) following representations received from Savills on behalf of the landowner re marketing difficulties for a CCRC at this location.
<b>Other</b>	currently nine application on sites outside HDBs for 600 units (additional to the 350 permitted and therefore at odds with the draft Core Strategy). Two of these sites (172 units) currently at planning appeal with hearing dates running parallel with the March/April Core Strategy hearings). These sites are not shown in the housing trajectory.

## Rural Areas

<b>Temple Inn Lane, Temple Cloud</b>	now a resolution to permit 70 dwellings (March 2014) (subject to S106).
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