

ESTIMATED HOUSING CAPACITY OF THE REST OF BATH & NORTH EAST SOMERSET (RURAL AREAS)

INTRODUCTION

- 1.1 In seeking to establish a housing trajectory for Bath & North East Somerset the likely capacity coming forward in the rest of the District i.e. the rural areas needs to be assessed. The capacity and delivery of potential urban extensions to south east Bristol and the south/south west of Bath is analysed elsewhere, set out below is an assessment of the remainder of the District.

Sites with planning permission

- 1.2 Large sites with planning permission have a total outstanding dwelling capacity of 184. It is assumed that all of the outstanding dwellings with planning permission will be developed and that most (90%) will be developed during the remainder of the Local Plan period i.e. up to 2011, with the remainder being built between 2011 and 2016.

Identified Sites

- 1.3 In the short to medium term it is likely that the identified sites will be limited to outstanding Local Plan allocations and other significant opportunities that are currently considered likely to come forward (see summary table below). The major opportunity that is likely to come forward is the comprehensive redevelopment of the whole of the Paulton Printing Factory site which it has recently been confirmed will be vacated by its current occupiers Polestar. The consideration of the total capacity at Paulton Printing Factory must include the 150 dwellings that currently have the benefit of outline permission on the south eastern part of the site. The Local Plan Inspector recommends that the north eastern part of the site could provide an additional 200 dwellings during the plan period (total of 350). The total dwelling capacity for the whole site is currently estimated to be about 500 (150 of which is included in the planning permissions figure). This represents an initial estimate of capacity which may be subject to change as further work on the most appropriate mix of uses, development layout and form is undertaken. The capacity figure above assumes that in addition to housing development a significant proportion of the site is retained in employment use and provision is made for other uses including a school, open space and other community uses.
- 1.4 The site at Brookside Drive, Farmborough currently identified as safeguarded land in the Local Plan is assumed to be developed in the longer term. The other sites included in table 1 below are either outstanding allocations from the Revised Deposit Draft Local Plan or sites that following consideration of the Inspector's Report are likely to be allocated in modifications to the Local Plan.
- 1.5 It is acknowledged that the RSS is seeking to focus development in and adjoining urban areas. However, there will remain a need for some housing to continue to be provided in the larger more accessible villages in the longer term in order to

ensure that their social and economic vitality is maintained and affordable housing opportunities are provided. Such sites will need to be allocated in future Local Development Documents. These sites are unknown at the current time and therefore, an allowance has been made for potential future identified sites between 2016 and 2026. This is based on analysis of the dwelling numbers on sites allocated in villages in recent Local Plans. In the Wansdyke and Bath & North East Somerset Local Plans a total of about 380 dwellings were allocated on village sites covering a combined plan period of 1989 to 2011 (this equates to approximately 17 per annum). In order to reflect the policy priority towards directing housing towards urban areas set out in the RSS this figure has been reduced significantly (almost halved) in estimating the number of dwellings that might reasonably be expected to come forward between 2016 and 2026 on future identified opportunities.

Transport Infrastructure

- 1.6 As the identified sites at this stage consist primarily of sites committed through the Local Plan the transportation infrastructure requirements can be met through the development requirements set out in the Local Plan and secured through Section 106 agreements. The exception is the redevelopment of the Paulton Printing Factory site which is likely to require specific transportation infrastructure e.g. Paulton/BathRoad link road. Further assessment by Transportation & Highways is necessary.

Phasing

- 1.7 As most of the capacity on identified sites is derived from sites allocated (or to be allocated) in the Local Plan delivery assumptions reflect those made in the Local Plan and in the response to the Inspector's Report. The redevelopment of Paulton Printing Factory is however likely to extend beyond 2011. In line with the Inspector's Report it is assumed that 350 dwellings will be completed on this site by 2011 with the remaining 150 by 2016. However, given potential infrastructure requirements and contamination issues this may need reassessment.

Table 1: Summary of housing capacity on identified sites

Site	2006-2011	2011-2016	2016-2021	2021-2026	Total
Goosard Lane, High Littleton	16				16
Radford's site, Chew Stoke	30				30
Paulton Printing Factory	200	150			350
Wellow Lane, Peasedown	90				90
Brookside Drive, Farmborough		30			30
Other future identified sites			50	50	100
Total identified sites	336	180	50	50	616

Windfall sites

Large windfalls

- 1.8 Analysis of past delivery shows that an average 16 dwellings per annum were completed on large windfall sites between 1989 and 2006. The equivalent figure for the 1996 to 2006 period had fallen to 7. Analysis of rolling five year annual average completions also shows a downward trend that has levelled out since the late 1990's from 36 at the beginning of the period to around 10 towards the end of the period. More recently there have been no completions on large windfalls for the past three years.
- 1.9 It is considered that the annual allowance made in the Local Plan of 6 dwellings remains appropriate up to 2011. This is based on the fact that there is a supply of windfall sites with planning permission which it is assumed will come forward. However, these dwellings (about 25) have already been counted in the sites with planning permission total (see above) and therefore need to be deducted from the windfall allowance up to 2011. Given the RSS policy framework which seeks to direct most development towards SSCTs and urban extensions it is likely in the longer term that very few large windfall sites will come forward. However, it is known through the NLUD that some potential medium sized redevelopment opportunities exist that could come forward. Therefore, a continuing but decreasing allowance for large windfall sites is made.

Small windfalls

- 1.10 Between 1989 and 2006 an annual average of 34 dwellings were completed on small sites. This figure dropped to 24 for the 1996 to 2006 period. Analysis of rolling five year annual averages also reveals a downward trend from the mid 40's at the beginning of the period to a fairly steady rate of the mid to low 20's from the mid-late 1990's onwards. Given that the downward trend has slowed it is assumed (in line with the Local Plan allowance) that a further minor decrease to an average of about 18 per annum up to 2011 is realistic.
- 1.11 In the longer term it is likely that small sites will continue to come forward in the rural areas in order to help provide some additional housing opportunities (including affordable housing). However, the policy framework may be more restrictive and the supply of potential infill and conversion opportunities is likely to be come more limited. Therefore, a steadily decreasing allowance for small sites is made as set out below:
- 2006-2011 = 18
2011-2016 = 16
2016-2021 = 14
2021-2026 = 12

Residential Losses

- 1.12 The dwelling requirement set out in the RSS relates to net additions to the dwelling stock. Therefore, account needs to be taken of potential losses arising from demolition and changes of use. Analysis of past losses shows that the rate

of losses in the rural areas is insignificant. In accordance with the past rate of losses an average allowance of 1 lost dwelling per annum is made.

Summary of housing capacity for rest of B&NES

	2006-2011	2011-2016	2016-2021	2021-2026	2006-2026
Sites with planning permission	166	18	-	-	184
Identified sites	336	180	50	50	616
Large windfall sites	5	25	25	20	75
Small windfall sites	90	80	70	60	300
Residential losses	-5	-5	-5	-5	-20
Total	592	298	140	125	1,155