Regional Spatial Strategy 2006-2026

Bath & North East Somerset Urban Capacity 2006-2026: Results and Conclusions

INTRODUCTION

1.1 The background to and methodology employed in undertaking the urban capacity assessment is set out in the separate methodology document. This document details the results of the assessment, the conclusions reached and the assumptions made in reaching these conclusions.

1.2 Housing capacity results are outlined for each urban area and are set out in the form of summary results/capacity figures for sites with planning permission; identified sites (current allocated sites plus potential future significant opportunities likely to be allocated); and windfall sites. Estimated capacity is broken down into four 5-year periods. In addition a spreadsheet summarising the assessment and potential capacity of the identified sites is included as Annex 1. The conclusions and assumptions made are also set within the context of and compared to the strategy and requirements of the draft RSS.

1.3 The implications for employment development of realising the estimated housing capacity and the potential for balanced growth are assessed. Where relevant employment development capacity of identified sites in Bath is also estimated in order to establish the approximate number of additional jobs that can be accommodated. The level of job growth that can be accommodated is tested against three 'economic growth' scenarios for Bath and the impact on housing capacity examined. The Council has also commissioned the preparation of a Vision for Bath & North East Somerset (B&NES) comprising a Business Plan (Ernst & Young) and a Spatial Strategy (David Lock Associates). Conclusions are emerging from this work and once finalised further work on employment development capacities and job growth numbers in Keynsham, Midsomer Norton and Radstock and the implications for delivering additional housing capacity will be undertaken during the lead up to the Examination in Public (EIP).

BATH

HOUSING CAPACITY

Sites with Planning Permission

2.1 The capacity of sites with planning permission relates only to large sites (i.e. those with a capacity of 10 or more dwellings or 0.5 ha or larger in area) and reflects the position at April 2006. Information is taken from the Council's Residential Land Survey.

2.2 Sites with planning permission have a total outstanding dwelling capacity of 563. Following assessment of development constraints and progress on delivering these sites 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. It should be noted that the sites with planning permission relates to sites at Bath which include sites at Bailbrook (capacity of 76) that immediately adjoin the Bath urban area rather than lying within it.

Identified Sites

2.3 Identified sites are those sites that are currently allocated for residential or mixed use development in the B&NES Local Plan and other significant development opportunities that are likely to be identified in future Local Development Documents. These sites include those that have been looked at in developing the Vision for Bath (which focuses on the city centre and its fringes), sites identified in the Priority Areas looked at in greater detail and other potential opportunities including MOD sites. The dwelling capacity of those sites that are considered suitable for either residential use or mixed use (including a residential element) is summarised in table 1 below. Annex 1 gives further details of these sites and the conclusions of the assessment.

2.4 For those sites allocated in the Local Plan the mix of uses and capacity reflects that set out in the Local Plan including, where relevant, revisions presented at the recent Local Plan Public Local Inquiry. In relation to the Vision for Bath sites the strategy set out in the Vision, which seeks to reinvigorate the central area of the city through mixed use redevelopment, is assumed to be sound and is therefore not altered. However, an urban design based assessment of the mix of uses to be accommodated and development ratios, densities and form on individual sites has been undertaken to ensure that land use and capacity is appropriate to the site's context within the City. Similar assessments have been undertaken in relation to other identified sites. The employment development capacity resulting from these sites under the strategies set out in the Local Plan and Vision for Bath is also assessed (see Employment Development Capacity section below).

Planning Policy Framework

2.5 Both the existing and emerging planning policy framework at the national, regional and local level encourages the re-use of previously developed sites with the city for housing. This assessment of urban capacity seeks to ensure that optimum use is made of such opportunities. However, in addition to housing there will be demand and need for other uses including employment, retail and leisure. The Vision for Bath and the draft Bath Western Riverside (BWR) Supplementary Planning Document seek to ensure that these uses are also provided on key sites within and close to the city centre.

2.6 The need to ensure that Bath's economy remains buoyant is important. The draft RSS suggests that job growth in the Bath Travel to Work Area (TTWA) will be in the region of 16,000 – 20,000 jobs and that this should be provided for primarily within Bath. Therefore, in considering potential development opportunities it is important that the provision and protection of employment uses is fully considered as well as the provision of additional housing. The employment capacity of redevelopment opportunities is considered in the Employment Development Capacity section (see page 10). In addition it should be noted that whilst the redevelopment of some

former and existing employment sites for mixed use development is allowed for in this urban capacity assessment, the examination of other core employment areas (e.g. around Locksbrook Road/Brassmill Lane in the western part of the city) has concluded that they should be retained in employment use as they currently provide modern and suitable accommodation for employment uses.

Urban Design Assessment

2.7 As set out in para 2.4 the process of estimating the development capacity of the identified sites included an urban design assessment. Sites with planning permission were not assessed, nor were sites allocated in the B&NES Local Plan as these are subject to a current robust planning framework. The other identified sites (including those set out in the Vision for Bath) were subjected to urban design testing. This was undertaken in order to establish the appropriate floorspace of development on each site within an acceptable footprint, height and massing given the World Heritage Site context of the city. For the Vision for Bath in and close to the city centre this process involved drawing up a sketch layout and height plan. For the other identified sites built form and density assumptions were tested having regard to the site's context.

2.8 In relation to the Vision for Bath sites the mix of uses set out in the Vision is assumed to be appropriate. However, where more up to date information is available with respect to negotiations and progress on delivering sites the mix of uses has been amended as necessary. It is important to note that as identified sites come forward the mix of uses and therefore, the estimated residential capacity could change and this will need to be carefully monitored. In addition, whilst the urban design testing has sought to ensure development ratios and built forms respect the context of the city, further refinement and potential amendment of capacities may be necessary to take account of a range of issues including conservation, historic environment and transportation factors.

Transportation Infrastructure

2.9 In terms of transportation infrastructure it should be noted that the requirements of individual sites will need further testing. However, detailed work on transport infrastructure requirements for some of the identified sites (e.g. BWR) is underway. At a strategic level provision of the 'Bath Package' of transport improvements should ensure that the transport system of the City is able to cope with the additional demands arising from the estimated total housing capacity across the City (from identified sites and windfall sites). This strategic conclusion is based on transport modelling work undertaken by Mott MacDonald for the Council which incorporates an annual population increase which would exceed the increase in population resulting from the estimated residential development capacity over the 20 year period.

2.10 With regard to the impact of transportation infrastructure provision on the timing of delivery of housing on identified sites it should be noted that the Bath Package of transport improvements is included in the Joint Local Transport Plan 2006/07 – 2010/11 and is progressing towards securing funding via the Regional Funding Allocation process. Assuming that the transport improvements will be delivered

primarily during the first five years of the RSS period it is unlikely transport infrastructure provision would act as a significant brake on the development of identified sites. As stated above further testing of the requirements of individual sites and whether this will significantly influence the timing of their delivery is necessary.

Phasing and Delivery

2.11 The timing of delivery of identified sites has been estimated to reflect the potential constraints to bringing sites forward and where relevant, the progress made so far. The number of dwellings that might be developed within five year periods on individual sites is set out in the site schedule attached at Annex 1 and summarised in table 1 below. The estimating process reflects a number of factors including:

- Assumptions made in Local Plan and Local Plan Inquiry Inspector's Report
- Existing planning status of site
- Existing development status of site e.g. whether in existing use or vacant
- Type and range of existing uses on site and potential relocation difficulties
- Potential for contamination on site
- Information from other sources e.g. Vision for Bath, BWR SPD

2.12 Additional more detailed development programming work is needed during the lead up to the RSS EIP in order to identify development 'trigger points' in terms of both infrastructure provision and job growth and to ensure development is appropriately phased to respond to those 'trigger points'. This work may lead to amendment of the approximate estimations undertaken.

2.13 As noted in the methodology document further work and consultation with development interests is necessary on viability and market issues in order to ensure the identified capacity is deliverable. Residential land values in Bath are currently very high and therefore, financial constraints are unlikely to frequently prevent residential development. It should also be noted that the sites identified through the Vision for Bath work have been the subject of financial viability testing in order to ensure that there is a strong and viable business case to support the mix of uses and development proposed. In addition detailed viability testing has been undertaken in relation to BWR at various stages of its progression through the development process. BWR is the most significant development site in the city and is being brought forward by Crest Nicholson Plc. Finally strategic economic and market advice from DTZ Pieda Consulting also provides a useful overall context for the urban capacity work.

Table 1: Summary of housing capacity on identified sites in Bath by time period

Site (letters in brackets are Vision for Bath reference)	2006-2011	2011-2016	2016-2021	2021-2026	Total
Bath Western Riverside (A-D, & O-R)	F 600	1500	750		2,850
Norfolk (E)			19		19
Kingsmead (G/H)				73	73
Podium & Hilton (I)		87			87

Manvers Street (J)			40		40
Avon Street Car & Coach Park (L/M)			139		139
Lower Bristol Road East (N)		92			92
Bath Quays/Dyson site (S)		71			71
MoD Foxhill		200	100		300
Lower Bristol Road West	50	100	50		200
Former St. Mary's School	16				16
Rear of 89-123 Englishcombe Lane	45				45
BSU, Somerset Place		30			30
MoD Warminster Road		100			100
Land at RUH				80	80
Total identified sites	711	2,180	1,098	153	4,142

**Note: BWR figure of 2,850 is derived from Vision for Bath work. Draft BWR suggests that the total capacity could be about 3,000 dwellings. The capacity allowance for BWR will need to be closely monitored and reviewed as necessary.*
Kingsmead site includes Rosewell Court that currently provides 128 flats. Mixed use redevelopment including estimated 73 units would result in net loss of 55 dwellings (see losses allowance below).

Windfall Sites

Large windfalls

2.14 The process of estimating the likely contribution of large windfall sites between 2006 and 2026 has been based on analysis of past trends and assessment of the potential for different types of windfall site to come forward within Bath. The same process has been undertaken for the other urban areas within the District.

2.15 The analysis of past trends has been related to two time periods i.e. 1989 to 2006 which covers periods of boom and slump in the property market and 1996 to 2006 which relates to the Local Plan period. Analysis of past delivery shows that between 1989 and 2006 an average of 41 dwellings per annum were completed. The equivalent figure for the 1996-2006 period is higher at 55. Examination of rolling five year averages also shows an upward trend from 17 between 1989 and 1994 to a high of 67 for 1999-2004. Since that time large windfall completions have decreased slightly to about 60 per annum for the 2001-2006 period.

2.16 The upward trend in completion rates as illustrated by the rolling five year averages is strongly influenced by particularly high levels of completions in Bath during 2002/3 and 2003/4. There may be a number of reasons for this including the emphasis of planning policy in prioritising the redevelopment of previously developed sites within urban areas since PPG3 was issued in March 2000.

2.17 Given the recent levelling out of the increase in windfall completions (and in fact slight decrease) it is anticipated that the increase experienced over the seventeen year period analysed is unlikely to be sustained. In the short term (to

2011) it is considered that windfall completion rates may well remain at a similar level to that recently experienced i.e. around 50-60 per annum. This is based on the fact that the plentiful supply of windfall sites is likely to continue as evidenced by the significant number of large windfall sites that currently have planning permission, as well as the assessment of potential windfall opportunities. On this basis windfall completions are anticipated to be around 250-300 dwellings between 2006 and 2011. It should be noted that in order to avoid double counting dwellings on those windfall sites already with planning permission will need to be deducted from the total assumed windfall capacity (see table 2 below).

2.18 In the longer term it is considered likely that the yield from large windfall sites will decrease significantly. This is due to two main factors i.e. diminishing supply of developable sites and market issues/sales rates.

2.19 Analysis of past windfall sites suggests that they emerge as a result of the redevelopment or conversion of sites in a variety of uses. The majority of windfall sites were previously in some form of employment use (both business class uses and also 'sui generis' type uses such as builder's yards). The redevelopment of institutional sites (e.g. education and health care buildings) has also made a significant contribution.

2.20 Analysis of the urban structure suggests that there are still a range of potential windfall opportunities (particularly small employment sites) spread across the city. Given the emphasis on re-developing previously developed sites in urban areas set out in PPG3 and draft PPS3 and the operation of the planning system accordingly it is likely that redevelopment of some of these sites for residential uses will continue. However, the supply of sites is finite and they are likely to be redeveloped for housing at a decreasing rate as a result of the continuing economic and community related needs of the population. Whilst it is difficult to be certain of the future economic prospects of Bath and how this will manifest itself in land use terms it is likely that, particularly given the RSS focus on sustaining economic and job growth in the city, the loss of employment sites will slow down. Similarly, knowledge of the long term operational requirements of educational and health care organisations/agencies is limited, but given the needs of an increasing population (resulting from significant levels of house building in the city) it is likely that many of the remaining sites will need to be retained.

2.21 With regard to market factors the delivery of major opportunities in the city (e.g. Western Riverside and other sites close to the city centre) may result in a lower rate of windfall completions, partly due to market factors and the potential influence of sales rates that can be achieved within Bath.

2.22 In order to take account of the above factors it is considered realistic to assume that windfall site completions will average about 30 per annum for 2011 to 2016 period and 20 per annum from 2016 to 2026. Total assumed windfall yield is set out in the table below which also takes account of the need to deduct those dwellings on windfall sites with planning permission at April 2006.

Table 2: Summary of dwelling provision from large windfall sites within Bath

Time period	Annual Rate	Total capacity
2006-2011	55	275
2011-2016	30	150
2016-2026	20	200
Deduct windfall permissions at April 2006		-124
2006-2026 windfall yield		501

Small Windfall Sites

2.23 Past trends in the numbers of dwellings completed on small sites have been analysed. The analysis of past trends again relates to the 1989 to 2006 and the 1996 to 2006 periods. In the UHCS three different types of small site source category are listed. These are as follows:
1. Intensification – predominantly infill development, but it also includes the conversion or change of use of buildings from an alternative use to residential use.
2. Living over the shop (LOTS) type accommodation
3. Residential subdivision – recorded as a net gain figure.

2.24 The monitoring of small site completions has not consistently distinguished between the different types of small site. The net gain from residential subdivision has been separately monitored over the entire 1989 – 2006 period, but LOTS type accommodation has not always been separately identified. Therefore, the explanation of the small site allowance is set out for the two source categories of intensification and LOTS accommodation combined and separately for residential subdivision.

2.25 The analysis of past trends is supported by an assessment of the overall potential within Bath. This has been informed by the information gathered for the assessment of Typical Urban Areas for Regional planning purposes. This involved categorising the urban area by type of 'Typical Urban Area' e.g. mixed use areas, areas of estate housing with little potential for infill/conversions, areas of large detached housing with large plots with greater potential for infill etc.

<u>Intensification/LOTS Accommodation</u>

2.26 Small site completions from these sources in Bath have averaged 29 per annum between 1989 and 2006 and 33 between 1996 and 2006. Analysis of rolling five year annual averages over the 1989-2006 period shows an upward trend in delivery rates from approximately 20 at the start of the period to just over 30 by the end of the period. The upward trend is evident during the 1990's, since which time completion levels have remained relatively constant.

2.27 Assessment of potential within Bath suggests that many of the homogeneous residential areas in the city are characterised by estate/terraced housing which generally present little opportunity for further housing capacity. Assessment also suggests the presence of some areas of housing characterised by large detached/semi detached properties offering greater potential for in-fill, as well as the presence of opportunities to redevelop some garage blocks for housing. In addition opportunities for small scale conversions are likely to remain in mixed use areas e.g. on the fringes of local centres. Given that the majority of past completions take place on infill sites, the limited proportion of the city offering continuing infill potential and the importance of maintaining the city's character it is likely that the supply of suitable small sites will diminish in the longer term.

2.28 LOTS accommodation can have important benefits, both in terms of providing a sustainable residential location (close to facilities, services, employment and public transport) and in terms of enhancing vitality and viability of town and local centres, by increasing all day activity. With regard to potential in this category analysis of data from retail surveys undertaken by the Council shows that within Bath many of the retail units already have a viable use on upper floors (including significant levels of residential use). However, some potential still exists, particularly within Bath City centre and to a lesser extent the local centres. Whilst the planning policy framework in Bath has and is likely to continue to encourage the creation of LOTS type accommodation, past completions have been low (it is estimated that 10 dwellings have been created between 1989 and 2006). The low number of past completions particularly in the city centre (where much of the potential exists) probably reflects the difficulty of forming a separate access for residential accommodation in city centre properties many of which are listed. These constraints mean that despite increasing interest in city and town centre living only a limited contribution from this source is anticipated.

2.29 As a result of the above analysis of past trends and assessment of overall potential it is assumed that the annual average contribution from these small site sources will continue at recent levels only in the short term i.e. up to 2011 and that it will decrease (to levels similar to those experienced in the late 1980's/early 1990's) in the longer term. The following estimated annual allowance is made:
1996-2011 = 31
2011-2016 = 25
2016-2026 = 20

Residential Subdivision

2.30 The contribution from net gains arising from subdivision of existing residential properties has been significant, particularly within Bath. Analysis of past trends has been used to arrive at an allowance for the future delivery of dwellings from residential subdivision.

2.31 An average net gain of 22 dwellings per annum was achieved via residential subdivision between 1989 and 2006. The annual average has fallen to 8 for the 1996 to 2006 period. Examination of rolling five year annual averages between

1989 and 2006 also indicates a clear downward trend in net gains from about 50 at the start of the period to less than 5 between 2001 and 2006.

2.32 The reasons for the downward trend are not clear but do not appear to be related to planning considerations as there has been little change in the policy framework and its implementation by Development Control. Policy H13 of the City Plan Adopted 1990 sought to encourage the conversion of residential properties into smaller accommodation units provided that it did not lead to the loss of a dwelling more suitable for a single family and maximum off street parking provision being made subject to character considerations. Whilst policy H9 of the Adopted Bath Local Plan does not encourage residential subdivision it allows for such schemes subject to similar considerations i.e. except where it would result in the loss of family type accommodation, excessive on-street parking demand and loss of or inadequate provision of amenity space to the detriment of the character of the property and its surroundings. Policy HG.12 (in conjunction with other policies) in the Revised Deposit Draft of the B&NES Local Plan (RDDLP) also seeks to secure similar objectives by ensuring that development is compatible with existing character; adequately addresses amenity considerations; provides sufficient levels of car parking; and does not have a detrimental effect on the mix of dwelling types (size, type and affordability) within the locality. These considerations are likely to remain relevant in the future.

2.33 Whilst there has been a clear downward trend in net gains from subdivision government policy emphasises the need to provide significant additional housing through the re-use and conversion of existing buildings (including residential subdivision). Therefore, it is assumed that the downward trend will stabilise and that net gains from this source will remain at a similar low level to those achieved in recent years, with a further slight fall in the longer term to reflect potentially more limited stock of suitable properties (see below):

1996-2016 = 5

2016-2026 = 4

Residential Losses

2.34 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. Available information on past losses shows that in Bath an average of about 5 dwellings per annum have been lost over the last 10-15 years (further validation and analysis of this data is necessary and will be undertaken during the lead up to the EIP). It is considered reasonable to assume that this limited rate of losses (which is subject to validation) is likely to continue. There is currently no known intention by Somer Housing to demolish/redevelop large areas of public sector housing which might lead to a greater level of losses. However, it is known that redevelopment of the Kingsmead area close to the city centre, for mixed uses, is proposed in the Vision for Bath. This mixed use redevelopment would lead to the provision of about 70 new dwellings (which have been counted in the identified sites capacity

– see table 1 above) but would lead to the loss of 128 flats in Rosewell Court currently occupying part of the site. Therefore, these significant losses (anticipated to take place towards the end of the RSS period) need to be added to the annual allowance made across the 20 years. These losses are recorded in the 2021-2026 period in table 3 below summarising the assessed urban housing capacity for Bath.

Table 3: Summary of Bath urban housing capacity

	2006-2011	2011-2016	2016-2021	2021-2026	2006-2026
Sites with planning permission	507	56	-	-	563
Identified sites	711	2,180	1,098	153	4,142
Large windfall sites*	151	150	100	100	501
Small windfall sites	180	150	120	120	570
Residential losses	-25	-25	-25	-153	-228
Total	1,524	2,511	1,293	220	5,549

EMPLOYMENT DEVELOPMENT CAPACITY

2.35 The assessment of housing capacity described above includes making a number of assumptions about potential losses and gains of employment uses within the City. Therefore, the capacity work also enables an estimate of Bath's capacity to accommodate additional employment development to be made. Set out below is the estimated capacity that results from the redevelopment of sites assumed in the assessment of urban housing capacity. The employment development capacity is split between broad sectors and the likely number of additional jobs that could be accommodated is estimated.

2.36 The majority of additional employment development is expected to take place on the identified sites (assessed for housing capacity purposes above) and the estimated employment capacity of these sites is detailed in table 4 below. The estimated capacity also takes into account the loss of employment floorspace where the site is in existing employment use. This means that the net gain/loss arising from these sites can be calculated enabling the total number of additional jobs that could be accommodated to be established (see para 2.37 and table 5).

Table 4: Employment development capacity of identified sites

Development Site	Capacity m2 (from E&Y study & BWR SPD)			Employment Space Loss – m2		Net Gain/(Loss) m2			Comments
	Office	**Industry**	**Other**	**Office**	**Industry**	**Office**	**Industry**	**Other**	
Manvers Street **K**	**10,290**		**6,570**	500	1,400	**9,790**	(1,400)	**6,570**	Assume loss of Post Office Sorting Office and redevelopment of some office space
Southgate			42,800					22,800	Figure reflects net gain
Avon Street **L/ M**	**21,580**		**4,750**			**21,580**		**4,750**	
Podium / Cattlemarket **J**			**14,578**					4,500	Assume redevelopment achieves net gain in floorspace
Kingsmead **G/H**	**8,911**		**6,311**	5,950		**2,961**		**6,311**	Assumes loss of existing office floorspace
Green Park House **I**	**12,902**		**363**	1,150		**11,572**		**363**	Allows for loss of existing office space
Green Park Station **F**			8,307	1,900		(1,900)		8,307	Allows for loss of existing office space
HomeBase **O**	**35,000**		**43,090**	5,570	1,430 **+ 8,473 retail**	**29,430**	(1,430)	**34,617**	Allows for loss of Pinesgate employment space**, Sainsbury & Homebase + retention Pinesway**
Norfolk **E**				600		(600)			Allows for loss of existing office space
Upper Bristol Road **B/C/D**			**613**	1,100	7,700	(1,100)	(7,700)	**613**	Allows for loss of employment space in mixed use area
Lower Bristol Road East **N**	**4,980**				**4,860**	**4980**	**(4860)**		
South Quays	3,500		16,500	**2,787**	**4,500**	**713**	**(4,500)**	16,500	
LBR Gas Works South **R**	**13,300**	**6,000**	**10,700**	1,400	**9,180**	**11,900**	**(3,180)**	**10,700**	Allows for loss of existing office & industrial space
Lower Bristol Road Twerton **Q**	**11,500**		**18,500**	600	**15,000**	**10,900**	**(15,000)**	**18,500**	Allows for loss of Bath Press floorspace

Development Site	**Capacity m2 (from Ernst Young study)**			**Employment Space Loss – m2**		**Net Gain/(Loss) m2**			Comments
	Office	**Industry**	**Other**	**Office**	**Industry**	**Office**	**Industry**	**Other**	
Lower Bristol Road West **GDS site**	17,700		2,100		18,000	17,700	(18,000)	2,100	Assumes land redeveloped in accordance with GDS policy. Majority of existing uses industrial
Gas Works North **A**			**1,354**	1,500	5,500	(1,500)	(5,500)	**1,354**	Allows for loss of existing office & industrial floorspace
Bath Western Riverside Core **P**			**1,636**					**1,636**	Assessed as vacant site currently
MOD Foxhill	48,000		4,500	37,100 existing		10,900		4,500	Capacity figures based on agreed Development Brief
MOD Warminster Road				9,300 existing		(9,300)			Assumes redevelopment of the site for residential use
MOD Ensleigh	20,000 existing								Assumes site remains unchanged
RUH									
Claude Avenue									Due to land assembly difficulties unlikely to come forward for redevelopment. However, if it does assume no net gain with existing employment space replaced in redevelopment
Entry Hill Depot									
TOTALS	**207,663**	**8,300**	**182,672**	**69,457**	**69,870**	**118,026**	**(61,570)**	**144,121**	

2.37 The total development capacities identified above can be used to estimate the potential number of additional jobs that could be accommodated on the identified sites assessed (see table 5 below). In estimating job numbers the following space requirements have been used:
Offices – 19m² per person : industrial – 32m² per person : non business space – 33m² per person average.
These floorspace requirements are extrapolated from the Employment Densities Guide produced by Arup Economics & Planning for English Partnerships.

Table 5: Estimated net job numbers accommodated on identified sites

Broad economic sector	Net capacity (m^2)	Number of jobs (rounded)
Office	118,026	6,200
Industrial	- 61,570	- 1,900
Other (non-business)	144,121	4,350
Total	200,577	8,650

2.38 Whilst the majority of additional employment development and employment space losses are likely to take place on the identified sites assessed above some gains and losses may take place on other 'windfall' sites. Further analysis of potential windfall supply (gains and losses) is needed. It is worth noting that planning policies seek to safeguard employment land other than that which is identified as being suitable for mixed use development. Within this context and subject to the availability of robust evidence additional windfall losses might be kept to a minimum. Reference to the impact of further potential losses is made in paras 2.42 and 2.43 below.

Job Growth Scenario Testing

2.39 The estimated capacity of Bath to accommodate additional employment development (using the assumptions/strategy described above) is then compared against employment growth scenarios (see table 6 below) in order to examine whether economic growth set out in the draft RSS can be accommodated.

Table 6: BATH (TTWA) EMPLOYMENT GROWTH SCENARIOS 2006 – 2026

Economic Sector	Bath TTWA total growth			Bath 67% share TTWA growth			Bath 80% share TTWA growth		
	trend	2.8% GVA	3.2% GVA	trend	2.8% GVA	3.2% GVA	trend	2.8% GVA	3.2% GVA
Agriculture / Mining & Quarrying	-400	-400	-400	-100	-100	-100	-100	-100	-100

Industrial Sectors Including : • Food • Manufacturing • Construction • Transport • Public Utilities	-500	-400	-200	-100	-100	-100	-100	-100	-100
Office (Business Space) Sectors Including : • Banking & Insurance • Business Services • Public Admin & defence	5800	7500	9100	3800	5600	6800	4400	5900	7400
Non Business Space Sectors Including : • Retail • Hotels & Catering • Education & Health	6800	9600	11600	4500	5800	7700	5200	7500	9500
TOTALS – GROWTH/LOSS	11,700	16,300	20,100	7,900 (67%)	11,200 (68%)	14,300 (70%)	9,400 (80%)	13,200 (81%)	16,700 (83%)

Employment Growth Scenarios Notes:

1. *The employment growth figures are based on the Bath Travel to Work Area. The employment sectors have been grouped into three broad areas : industrial : office : non-business space (breakdown figures provided by the West of England Partnership Office (WEPO)). Three forecasts/growth scenarios are provided:*
   (i) Trend based on past economic performance and known development policies and proposals (provided by the WEPO)
   (ii) GVA growth of 2.8% (above trend growth reflecting First Detailed Proposals (FDP))
   (iii) GVA growth of 3.2% per annum (higher growth rate reflecting top end of RSS range)
   Both 2.8% and 3.2% forecasts provided by Cambridge Econometrics for the Regional Assembly.

2. *The thrust of the draft RSS policies is to focus growth at SSCTs such as Bath. It is therefore anticipated that provision should be made to accommodate the majority of the TTWA employment increase at Bath. For each of the three scenarios above two sets of figures are provided: Bath accepting approximately 67% of TTWA employment growth (based on recent past economic performance/proportion) and Bath accommodating approximately 80% of projected TTWA employment growth. The proportion of employment to be generated in the city is increased for both sets of figures at the higher 3.2% GVA growth forecast.*

2.40 The forecast job growth set out above is converted to an estimated space requirement in table 7 below.

Table 7: EMPLOYMENT SPACE REQUIREMENTS 2006-2026

Business Space Type	67% share TTWA growth Space requirement			80% share TTWA growth Space Requirement			Estimated Bath Development Site Capacity Net Gain/Loss m^2
	Trend Growth	2.8% GVA Growth	3.2% GVA Growth	Trend Growth	2.8% GVA Growth	3.2% GVA Growth	
Industrial	-6,400	-3,200	-3,200	-6,400	-3,200	-3,200	-61,570
Office (Business Space) sectors	72,200	104,500	127,300	83,600	110,200	138,700	118,026
Non Business Space Sectors	148,500	191,400	254,100	171,600	247,500	313,500	144,121

Employment Space Requirements notes:

1. *The space requirements are based on ratios set out in paragraph 2.37 above.*
2. *The estimated overall net Development Site capacity figures are obtained from the capacity assessment set out in table 4 above.*

Employment capacity comparison with job growth scenarios

2.41 Realising the housing capacity identified in the strategy/assessment set out above would also provide capacity for employment development and job growth that, in total, would equate to trend based employment growth in Bath. This suggests that the result would be a relatively balanced approach providing for much of the RSS identified housing requirement (i.e. 5,500 of the required 6,000) and also job growth that accords with recent trends.

2.42 However, it should be noted that this 'balanced' strategy results in loss of industrial space and jobs within the city far in excess of the forecast loss. This means that industrial space and jobs would be displaced from Bath, potentially harming the economic base and diversity of the city. Any additional losses of industrial space to windfall development will clearly increase the level of this displacement.

2.43 The West of England FDP are based on the West of England being a high growth area and achieving 2.8% GVA growth. Identified office floorspace capacity is sufficient to meet this employment growth scenario. The requirement for new office space assuming 80% of the TTWA job growth is directed to Bath is 110,200m^2 compared to an estimated development site capacity of 118,026m^2. Any windfall losses of office floorspace would need to be fairly significant in order to alter this conclusion. The Business Location Requirements Study (BLRS) (undertaken for the Council in 2003) forecast losses of 1,500 m^2 per annum over the next 10 years. Losses resulting from the identified sites

assessed above equates to about 1,200m^2 per annum over the 20 year period. If additional losses of 300m^2 per annum are allowed for (to equate to the BLRS forecast loss) i.e. a total of 6,000m^2 over the 20 years, the net gain would be 112,000m^2 which still exceeds the 2.8% GVA growth scenario for office space. This suggests that the current office space safeguarding policy should remain in place, as without it losses would probably be considerably greater and would need to be offset through the provision of additional new floorspace on the edge of the city centre.

2.44 However, whilst the 2.8% GVA growth scenario for office space is capable of being met, the overall employment development capacity identified would fail to provide sufficient total space to meet the 2.8% GVA growth scenario assuming either the constant (67%) share in Bath or the 80% that would accord with the RSS focus on SSCTs. The requirement for non-business space at 80% TTWA share exceeds the estimated capacity by as much as 45%.

2.45 The top end of the RSS figure is based on 3.2% GVA growth and the estimated employment development capacity falls even further short of enabling this growth scenario being met. It is therefore clear on the basis of this study that Bath does not have the physical capacity to accommodate both the housing required by the RSS and the forecast job growth. This means that the impact on the housing : employment balance in Bath, the economy of the city and the potential impacts of displacing economic activity to a wider area need to be carefully considered. A number of broad options would require further examination:

1. Focus on economic growth in Bath – altering assumptions regarding the mix of uses to be accommodated on redevelopment sites in favour of greater employment development. This would clearly reduce the housing capacity of Bath and would also have an impact on the viability of redeveloping the identified sites.
2. Balanced approach or greater focus on housing resulting in displacement of economic activity to an urban extension to Bath.
3. As above but with displacement of economic activity to other settlements within and potentially outside the West of England and knock on impacts on the economic base of the city.

2.46 Further work on the implications of these options may be necessary during the lead up to the EIP and in order to inform development of B&NES Core Strategy. It should be noted that the Council and the West of England Partnership do not agree with the job growth forecasts upon which the draft RSS is based. Further information on forecast job growth in the West of England (both rates and its spatial distribution including the proportion likely to take place in the Bath TTWA) will be provided by the WEPO.

3.0 KEYNSHAM

Sites with Planning Permission

3.1 Sites with planning permission at Keynsham have a total outstanding dwelling capacity of 41 at April 2006. 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

3.2 Identified sites are currently limited to and reflect Local Plan allocations (including recommendations in Inspector's Report), pending results of Vision work by Ernst & Young/David Lock Assoc. As a result only 2 sites are identified i.e. Somerdale (Cadbury's Chocolate Factory) which lies close to the town centre and land on the south west side of the town. Total capacity of Somerdale (150) reflects assumptions made at Local Plan Inquiry, with 50 assumed to be delivered during the Plan period to 2011. Somerdale will require reappraisal in light of Cadbury's aspirations and urban design/character considerations relating to the setting of the factory. Land at SW Keynsham immediately adjoins the urban area rather than lying within it, but is clearly part of the housing provision to be made at Keynsham and is therefore included in the Keynsham housing capacity figure. Following consideration of the Local Plan Inspector's Report the site is likely to be allocated for mixed use development, including 700 dwellings, in the modifications to the Bath & North East Somerset Local Plan.

3.3 The Vision for B&NES is considering a range of development opportunities in Keynsham including sites in the town centre. This work includes assessing housing and employment development potential set within a strategy of seeking to secure the sustainable future of the town. Upon its conclusion further work will be undertaken during the lead up to the RSS EIP to reassess the potential housing and employment capacity of Keynsham (see also para 3.14). This will follow the approach adopted for Bath and will include urban design testing of the potential sites identified. It is likely through the Vision work and its subsequent testing the housing potential of Keynsham will increase.

Transportation Infrastructure

3.4 As the identified sites at this stage consist 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. In relation to development at South West Keynsham, which makes up about 70% of the currently assessed total capacity, the Council's Transportation & Highways Service have concluded that the Keynsham road network is able to absorb the impacts of this development and that only local improvements would be necessary which might include provision of a link road between the two development areas.

Table 8: Summary of housing capacity on identified sites in Keynsham

Site	2006-2011	2011-2016	2016-2021	2021-2026	Total
Somerdale	50	100			150
South West Keynsham	500	200			700
Total	550	300			850

Phasing and Delivery

3.5 As the identified sites currently included in the capacity assessment are those identified in the Local Plan delivery assumptions reflect those made in the Local Plan and in the response to the Inspector's Report. Further work on phasing/delivery of these sites and more particularly those identified in the Vision work will be necessary during the lead up to the RSS EIP. In common with the work on the Bath sites this will input into the development programme for B&NES and identify infrastructure and job provision 'trigger points'. Similarly viability factors will be addressed through the Vision work (as per the Vision for Bath approach) and consultations with the development industry.

Windfall Sites

Large windfalls

3.6 Analysis of past delivery shows that the contribution of large windfall sites in Keynsham is much more limited than in Bath. Between 1989 and 2006 an average of 11 dwellings per annum were completed on such sites. The equivalent figure for the 1996-2006 period is slightly lower at 8. Examination of rolling five year annual averages shows a downward trend from 17 between 1989 and 1994 to 6 for 2001-06. However, it should be noted that the average figure for the 2001-06 period is heavily influenced by the last two years when no dwellings were completed on large windfall sites. The five year rolling annual average has more typically been about 11 since the late 1990's.

3.7 The downward trend displayed by the 2001-06 average is not expected to continue in the short term. This is due to two main reasons. Firstly, government policy encourages the re-use of previously developed sites in urban areas for residential and/or mixed use development. Secondly, the current supply of dwellings on large windfalls (with planning permission) is relatively high. Therefore, it is considered that for the next 5 years the allowance should equate to annual rates achieved over the longer period i.e. 11 per annum. Windfall sites with planning permission will need to be deducted from this allowance to avoid double counting (see table 9 below).

3.8 In the longer term it is likely that the contribution from large windfalls will decrease significantly primarily because of the structure of the town. Much of Keynsham, apart from the town centre and its fringes and the main industrial/business areas, is characterised by residential uses. Residential development is unlikely to be appropriate within the main industrial areas and the potential for restructuring the town centre and the contribution this might make in terms of residential capacity will be considered in the identified sites capacity (see above).

3.9 Analysis also suggests that most of the previous windfalls in Keynsham have arisen as a result of the redevelopment of business sites and institutional uses. The largest potential institutional development site has already been considered as identified sites and there are few small business sites within residential areas

which would be suitable for residential redevelopment. In addition it is important, for reasons of sustainability, that employment opportunities within the town are retained. The table below summarises the large windfall site allowance to be made emerging from the above analysis.

Table 9: Summary of dwelling provision from large windfall sites within Keynsham

Time period	Annual Rate	Total capacity
2006-2011	11	55
2011-2016	7	35
2016-2026	4	40
Deduct windfall permissions at April 2006		-41
2006-2026 windfall yield		89

Small windfalls

Intensification/LOTS Accommodation

3.10 The dwelling contribution from small sites in Keynsham averaged 4 per annum between 1989 and 2006. This increased slightly to 5 per annum between 1996 and 2006. Rolling five year annual averages also show an overall upward trend over the 17 year period. The upward trend is influenced by an unusually high number of completions for the years between 2001 and 2004. For the reasons set out below it is considered that the upward trend in annual completions will not continue in the future, but will level off in the short term before declining to more typical levels (around 2 or 3 per annum) in the longer term.

3.11 The majority of past small site completions have taken place on infill sites. Keynsham is characterised by a predominance of medium to high density estate housing that offers little scope for further 'new build' infill development. In addition further LOTS accommodation opportunities are likely to be limited as surveys suggest that most units already have a viable use (often residential or offices) on upper floors. Therefore, it is assumed that the supply of opportunities is likely to diminish, particularly in the longer term. The estimated annual contribution from small sites is as follows:
2006-2011 = 5
2011-2016 = 3
2016-2026 = 2

Residential subdivision

3.12 In Keynsham records suggest that there have been no self-contained dwelling units created through the subdivision of existing residential properties during the period 1989-2006 (other than on one large site). Therefore, no allowance is made for the delivery of dwellings on small sites from this source.

Residential Losses

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

Table 10: Summary of Keynsham urban housing capacity

	2006-2011	2011-2016	2016-2021	2021-2026	2006-2026
Sites with planning permission	37	4	-	-	41
Identified sites	550	300			850
Large windfall sites*	14	35	20	20	89
Small windfall sites	25	15	10	10	60
Residential Losses	-5	-5	-5	-5	-20
Total	621	349	25	25	1,020

EMPLOYMENT DEVELOPMENT CAPACITY

3.14 Work on the Vision for B&NES is examining the future economic potential of Keynsham and is assessing the potential capacity of sites within the town to accommodate job growth. This aspect of the Vision is important in ensuring that new housing development can be matched by an equivalent amount of employment development in order to ensure balanced growth in the town in line with draft RSS policy. The conclusions of the Vision work will be considered during the lead up to the EIP in order to provide an estimate of Keynsham's employment/job growth capacity and the implications this has for delivering the identified or potentially greater housing capacity.

4.0 MIDSOMER NORTON AND RADSTOCK

Sites with Planning Permission

4.1 Sites with planning permission at Norton-Radstock have a total outstanding dwelling capacity of 152 at April 2006. 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. It should be noted that the sites with permission at Norton-Radstock include three sites that immediately adjoin the urban area with a total outstanding capacity of 102.

Identified Sites

4.2 All of the identified sites included at this stage are Local Plan allocations (including those recommended by the Inspector). The assumed capacity reflects the consideration of the Inspector's Report. Radstock Railway Land total capacity is assumed to be 150, this is based on an initial assessment of the Norton-Radstock Regeneration Company application for 190 dwellings that is due to be submitted soon. The Coomb End area allowance of 20 dwellings in the identified sites capacity is an approximation. Table 11 summarises the assessed capacity of identified sites (further details are set out in Annex 1).

4.3 As is the case for Keynsham the Vision for B&NES work is also examining a range of additional opportunities in Midsomer Norton and Radstock for housing and employment development. These will be assessed using the approach set out above for Bath and Keynsham and the implications for the town's housing capacity considered during the lead up to the EIP.

Transportation Infrastructure

4.4 As the identified sites at this stage consist 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.

Table 11: Summary of housing capacity on identified sites in Norton-Radstock

Site	2006-2011	2011-2016	2016-2021	2021-2026	Total
Radstock Railway Land	50	100			150
Welton Packaging	100				100
St. Peter's Factory/Jewsons	107				107
Cautletts Close	90				90
Mount Pleasant Hostel	10				10
Coomb End (scrapyard/industrial sites)	20				20
Total	377	100			477

Phasing/Delivery

4.5 As the identified sites currently included in the capacity assessment are those identified in the Local Plan delivery assumptions reflect those made in the Local Plan and in the response to the Inspector's Report. Further work on phasing/delivery of these sites and more particularly those identified in the Vision work will be necessary. This work will also input into the delivery programme being established for B&NES.

Windfall Sites

Large windfalls

4.6 Analysis of past delivery shows that the contribution of large windfall sites in Norton-Radstock is limited. Between 1989 and 2006 an average of 7 dwellings per annum were completed on such sites. The equivalent figure for the 1996-2006 period is slightly higher at 9. Examination of rolling five year averages shows an overall upward but fluctuating trend from 1989. Recent five year averages are influenced by an anomalous high number of completions in 2003/04. It is considered unlikely that the upward trend will continue and it is anticipated that completion levels will in the short term (up to 2011) continue at similar rates to those recently experienced (approximately 10 per annum). The supply of dwellings on windfall sites with permission (which will need to be deducted from the allowance – see table 12) also suggest that this rate of delivery can be achieved.

4.7 In the longer term it is anticipated that the contribution from large windfalls will steadily decrease as the supply of potential opportunities diminishes. A high proportion of past windfall opportunities have come forward on small employment sites within residential areas. The supply of such sites is finite and for sustainability/balanced community reasons will need to be increasingly safeguarded. It should also be noted that it is assumed in Radstock the major regeneration opportunity on the former railway land will come forward partly beyond 2011 which may also make it less likely that windfall opportunities will be delivered within Radstock.

Table 12: Summary of dwelling provision from large windfall sites within Norton-Radstock

Time period	Annual Rate	Total capacity
2006-2011	10	50
2011-2016	7	35
2016-2026	5	50
Deduct windfall permissions at April 2006		-33
2006-2026 windfall yield		102

Small windfalls

<u>Intensification/LOTS Accommodation</u>

4.8 The dwelling contribution from small sites in Norton-Radstock averaged 8 per annum between 1989 and 2006. This increased slightly to 10 per annum between 1996 and 2006. Rolling five year annual averages also show an overall upward trend over the 17 year period. The upward trend is influenced by an unusually high number of completions in 1999-2000. The upward trend has recently levelled off and it is considered that this will remain the case in the short

term meaning completion levels continuing at a similar rate. In the longer term (for the reasons set out below) they are likely to decline steadily towards levels more typically experienced in the early part of the 1989-2006 period.

4.9 The majority of past small site completions have taken place on infill sites. Norton-Radstock is characterised by a predominance of medium to high density estate and terraced housing that offers little scope for further 'new build' infill development. Therefore, it is assumed that the supply of these types of opportunities is likely to diminish significantly, particularly in the longer term. Surveys also suggest that opportunities for further LOTS accommodation are limited as most potential for additional uses above shops have been realised. However, both Midsomer Norton and Radstock do contain 'mixed use town/local centre fringe' areas providing conversion or redevelopment opportunities, which is likely to mean that some small site completions will continue to be delivered in the longer term.

The estimated annual contribution from small sites is as follows:
2006-2011 = 10
2011-2016 = 7
2016-2026 = 5

Residential subdivision

4.10 In Norton-Radstock records suggest that there have been only 3 self-contained dwelling units created through the subdivision of existing residential properties during the period 1989-2006 on small sites. Given the very limited contribution in the past no allowance is made for the delivery of dwellings on small sites from this source.

Residential Losses

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

Table 13: Summary of Midsomer Norton and Radstock urban housing capacity

	2006-2011	2011-2016	2016-2021	2021-2026	2006-2026
Sites with planning permission	137	15	-	-	152
Identified sites	377	100			477
Large windfall sites*	17	35	25	25	102
Small windfall sites	50	35	25	25	135
Residential Losses	-5	-5	-5	-5	-20
Total	576	180	45	45	846

EMPLOYMENT DEVELOPMENT CAPACITY

4.12 The Vision for B&NES is also considering the role of Midsomer Norton and Radstock and their potential for economic led regeneration. It is also analysing the capacity of a number of opportunities to provide additional employment development and therefore job growth, as well as any necessary additional housing needed to support the job growth. Employment development capacity information will need to be gathered once the Vision work has concluded. Further assessment of transportation and other infrastructure requirements may be necessary if this work suggests significant levels of additional development can be accommodated.

ANNEX 1

Bath & North East Somerset Urban Capacity 2006-2026: Results and Conclusions

Schedule of identified sites assessed as being suitable for residential/mixed use development

Site	Total target dwelling capacity	Target capacity indicative phasing 2006-2011	2011-2016	2016-2021	2021-2026	Mixed use (Y/N)	Estimated net residential density (dph)	Notes
BATH								
Bath Western Riverside (A-D, F & O-R)	2,850	600	1,500	750		Y	<100	Bath Western Riverside is the comprehensive mixed use regeneration of around 35 ha of under used land to the west of the city centre. The site is allocated in the B&NES Local Plan and is the subject of a draft SPD. An outline application has been submitted by Crest Nicholson to develop the core of the site. Residential densites will vary across the site but will be high - averaging more than 100.
Land rear of Norfolk Crescent (E)	19			19		Y	230	Site close to the city centre put forward in Vision for Bath for mixed use redevelopment. Has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city. Development density is estimated.

Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
Land at Kingsmead (G/H)	73				73	Y	200	Site currently occupied by a variety of uses located close to the city centre (between Kingsmead Square and Green Park station) put forward in Vision for Bath for mixed use redevelopment. Has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city. Development density is estimated. Note this site currently includes Rosewell Court - a development of 128 flats which would need to be demolished. The losses are recorded in the urban capacity results.
Podium, Hilton Hotel & Cattlemarket site (I)	87		87			Y	196	City centre site currently primarily occupied by retail uses, hotel and car parking. Allocated in the B&NES Local Plan for mixed use redevelopment including replacement hotel, retail uses and residential element. Assessed through the Vision for Bath. Therefore, it has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city centre. Development density is estimated.
Manvers Street (J)	40		40			Y	172	Site in the city centre put forward in Vision for Bath for mixed use redevelopment. Has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city. Development density is estimated.

Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
Avon Street Car & Coach Park (L/M)	139			139		Y	253	Site in the city centre put forward in Vision for Bath for mixed use redevelopment - could include a retail element. Has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city. Development density is estimated. Site is in needed in the short to medium term to provide displacement car parking whilst Southgate area is redeveloped.
Lower Bristol Road East (N)	92		92				150	Site south of the river put forward in Vision for Bath for mixed use redevelopment. Has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city. Development density is estimated.
Bath Quays/Dyson site (S)	71		71				314	Site south of the river put forward in Vision for Bath for mixed use redevelopment. Has been the subject of financial viability testing and urban design assessment to ensure development assumptions are compatible with the site's context in the city. Masterplan being prepared for the site. Outline application submitted for eastern part of site for educational/research uses (Bath Spa University and Dyson Academy). Residential element in mixed use scheme (e.g. on western end) possible. Development capacity and density is estimated.

Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
MOD Foxhill, Combe Down	300		200	100		Y	40	Development Guide approved for this MOD site in southern part of city. Allocated in the B&NES Local Plan for comprehensive mixed use development - 40% for employment uses, 40% for housing and 20% for community uses/open space. Residential capacity will need to be monitored in accordance with MOD site review.
Lower Bristol Road West	200	50	100	50		Y	90	Area of primarily industrial/vacant land allocated for comprehensive mixed use development in the B&NES Local Plan to include significant employment element (3 ha), residential and other uses including strategic open space to enhance the riverside environment. Draft SPD currently under preparation. Capacity estimated via urban design based assessment undertaken for the B&NES Local Plan Inquiry. Density is estimated - likely to range from about 80 - 100 dph
Former St. Mary's School, Burlington Street	16	16				N	160	Redevelopment of former school site close to city centre for flats. Site is allocated in Adopted Bath Local Plan and B&NES Local Plan.
Rear of 89-123 Englishcombe Lane	45	45				N	30	Suburban greenfield site in southern part of Bath allocated in B&NES Local Plan for 45 dwellings.

Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
Bath Spa University Buildings, Somerset Place	30		30			N	30	Bath Spa University is seeking to dispose of Georgian terrace of formerly residential properties currently in employment/academic use. Conversion back to create about 30 residential units is likely to be acceptable. Properties are listed and some are likely to be converted back to single dwelling houses, hence why the density is relatively low.
MOD Warminster Road	100		100			Y	35	This site is likely to be vacated by the MOD and therefore will become available for redevelopment. Mixed use with residential focus plus some provision for adjoining school is likely. It is located on the eastern edge of the city, is visually prominent and forms part of an important gateway in to the city. Therefore, suburban density of maximum 35dph is appropriate.
Land at Royal United Hospital (RUH), Weston	80				80	N	40	Suburban site in north western part of the city. RUH have a medium to long term strategy to consolidate and intensify use on their site. This would relase about 4 ha on part of the site for development. Urban design assessment of site confirms that only about half of the land will actually be available for development due to the presence of mature trees which are subject to TPOs.
Bath Total	**4,142**	**711**	**2,220**	**1,058**	**153**			

KEYNSHAM								
Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
Somerdale	150	50	100			Y	50	Cadbury's chocolate factory site located fairly close to the town centre. It is allocated in the B&NES Local Plan for mixed use development, including significant employment uses (primarily to the north of the factory which will be retained) and an element of residential development to the south of the factory. Capacity is estimated following work for the Local Plan Inquiry.
Land at South West Keynsham	700	500	200			Y	35	Greenfield site adjoining the south western edge of Keynsham. Recommended for allocation in the B&NES Local Plan by the Local Plan Inquiry Insepctor for mixed use development (primarily residential, some employment uses and provision for primary school expansion). Density is estimated.
Keynsham Total	**850**	**550**	**300**	**0**	**0**			

NORTON-RADSTOCK								
Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
Radstock Railway Land	150	50	100			Y	60	Site located within and close to Radstock town centre. It is allocated in the B&NES Local Plan for mixed use redevelopment. Norton Radstock Regeneration Company have submitted an outline application for mixed use development including residential, retail and community uses. Capacity and net density are estimated and are subject to further detailed assessment. Density on different parts of the site will vary significantly with optimum use made of the north west part of the site closest within the town centre. Ecological issues need to be appropriately addressed. Phasing estimation is subject to formal consideration by the Council of the Local Plan Inquiry Inspector's Report.
Welton Packaging, Midsomer Norton	100	100				N	50	Urban site recommended for allocation in the B&NES Local Plan by the Public Local Inquiry Inspector. Site is currently in employment use. Proposal is to intensify empoyment use on the site, thereby releasing part of the site for residential development. Net density is estimated.
St. Peter’s Factory/Jewsons, Wells Road, Radstock	107	107				Y	40	Development of part of St. Peter's Factory site and Jewsons site (located opposite the factory) for employment uses and housing. Planning application submitted.

Site	Total target dwelling capacity	Target capacity indicative phasing				Mixed use (Y/N)	Estimated net residential density (dph)	Notes
		2006-2011	2011-2016	2016-2021	2021-2026			
Cautletts Close, Midsomer Norton	90	90				N	40	Greenfield site within suburbs of Midsomer Norton recommended for allocation in the B&NES Local Plan by the Public Local Inquiry Inspector. Capacity and density is estimated taking account of floodplain issues and potential strategic landscape buffer associated with the River Somer.
Mount Pleasant Hostel, Radstock	10	10				N	33	Site allocated in the B&NES Local Plan. Redevelopment of hostel site in Radstock for residential uses.
Land at Coomb End, Radstock	20	20				Y	60	Site allocated in the B&NES Local Plan. Area close to Radstock town centre currently occupied by a scrap yard, manufacturing and other employment uses and some residential. In order to secure regeneration of the area and resolution of existing highway problems mixed use development is appropriate including both residential and employment uses. Capacity and density are estimated.
Norton Radstock Total	**477**	**377**	**100**	**0**	**0**			

Notes: This schedule does not include sites with planning permission at April 2006.
Letters in brackets after some site names are Vision for Bath references.