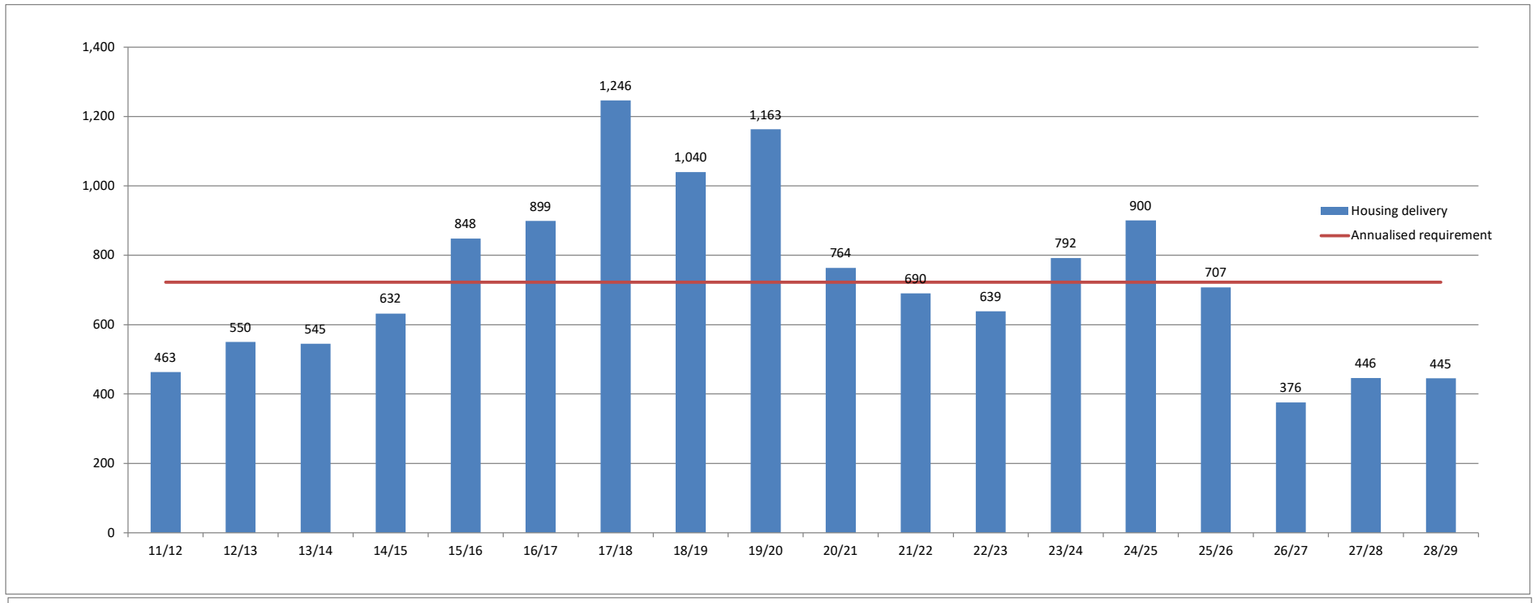
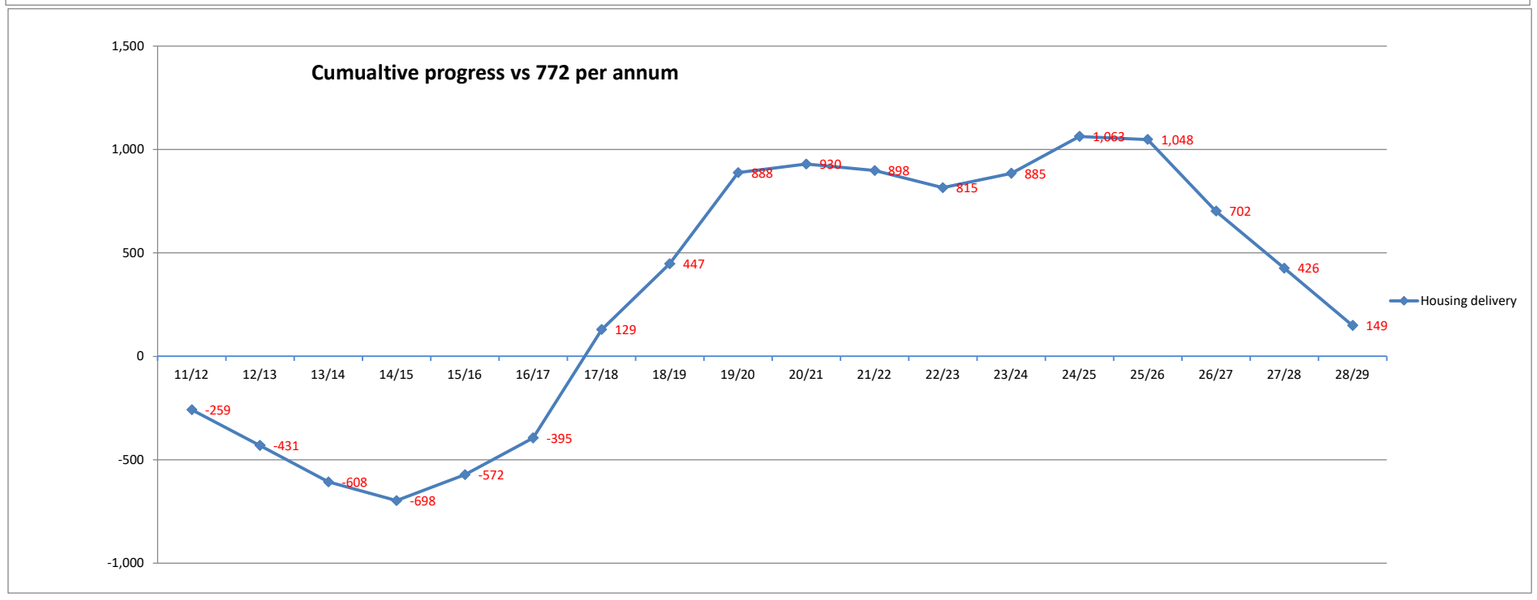
B&NES housing land supply trajectory 1st April 2011-31st March 2029												1st April 2021 - 31st March 2026							
	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Bath	**6,514**	284	329	194	207	264	354	398	484	510	181	360	401	443	671	532	236	316	350
Keynsham	**2,293**	25	33	50	94	180	303	416	166	249	338	174	82	113	25	12	11	11	11
Somer Valley	**2,695**	90	146	262	249	233	174	285	151	188	94	99	106	168	144	121	85	75	25
Rural Areas	**1,438**	64	42	39	82	171	68	135	146	116	151	57	50	68	60	42	44	44	59
Whitchurch	**205**	0	0	0	0	0	0	12	93	100	0	0	0	0	0	0	0	0	0
Total delivery	**13,145**	463	550	545	632	848	899	1,246	1,040	1,163	764	690	639	792	900	707	376	446	445
Cumulative delivery		*463*	*1,013*	*1,558*	*2,190*	*3,038*	*3,937*	*5,183*	*6,223*	*7,386*	*8,150*	*8,840*	*9,479*	*10,271*	*11,171*	*11,878*	*12,254*	*12,700*	*13,145*
5 year supply 2019-2024														3,728					

	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 annual 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*
Delivery less requirement (cumulative)		-259	-431	-608	-698	-572	-395	129	447	888	930	898	815	885	1,063	1,048	702	426	149





5 year housing land supply

	Standard methodology				
A	Calculation based on standard method				
B	5 year supply requirement (676x5)		3,380		
C	Deliverable supply		3,728		
D	5 year requirement		3,380	Supply as a % of a requirement	Supply in years
E	5 year requirement + 5% buffer		3,549	105%	5.25

The figures within the housing trajectory have been collected as of March 2021 when the councils Core Strategy is more than 5 years old.

The housing requirement within the Core Strategy does not include the student population. However, the standard method makes no such alteration and includes student population growth. Therefore student accommodation is factored into the five year supply. The ratio of 2.5 bed spaces to one dwelling from the Housing Delivery Test Measurement Rule Book applies

The Old Bakery – 63 beds, ratio delivery of 25 dwellings
Bath Cricket Club – 136 beds, ratio delivery of 54 dwellings
Pickfords – 204 beds, ratio delivery of 82 dwellings
Plumb centre - 72 bed, ratio delivery of 29 dwellings
Hartwells garage - 186 beds, ratio delivery of 74 dwellings

Total – 264

Bath

		Affordable housing	Total	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	29/30	30/31
			Annual	284	329	194	207	264	354	398	484	510	181	360	401	443	671	532	236	316	350		
			Cumulative	284	613	807	1014	1278	1632	2030	2514	3024	3205	3565	3966	4409	5080	5612	5848	6164	6514		
Site	**PDL/GF**			**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**	**Post plan period**	
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest)	P	**121**	**299**	59	147	93																	
BWR: B17 (Crest)	P	**55**	**55**				55																
BWR: B1 & B2 (Crest)	P	**0**	**26**					24	2														
BWR: B6, B12 (Crest)	P	**0**	**38**				6	26	6														
BWR: B11, B13,B15a, B15b (Crest)	P	**62**	**259**					113	146														
BWR:B5 (Crest)	P	**0**	**45**							45													
BWR:B16 (Crest)	P	**0**	**52**								52												
BWR: B40 (Crest)	P	**0**	**45**									52											
BWR OPA.1 'red & pink land' (St. William/Crest)	P	**162**	**400**														80	80	80	80	80	**240**	**240**
BWR OPA.1 waste site 'purple land' (B&NES)	P	**38**	**176**														100	76					
BWR OPA.1 car showrooms 'green land'(Renrod, Ston	P	**25**	**100**																	50	50		
Holcombe Green, Upper Weston (Aff)	P	**16**	**16**	16																			
Smile Stores, St Georges Place	P	**0**	**12**	12																			
Marjorie Whimster House (Aff)	P	**29**	**29**	29																			
Day Crescent, Twerton (Aff)	P	**56**	**56**	56																			
Southlands, Upper Weston (Aff)	P	**34**	**34**	34																			
Southlands, Upper Weston (Aff)	P	**40**	**40**		40																		
Weirside Court, Lower Bristol Road	P	**0**	**14**		14																		
88 Coronation Avenue	P	**0**	**11**		11																		
Former Garage, Piccadily Place	P	**0**	**11**		11																		
130-32 Wells Road	P	**0**	**14**			14																	
Byways, Bathwick Street	P	**0**	**11**			11																	
Lime Grove School	P	**0**	**13**			13																	
Rockery Tea Gardens, North Road	G	**0**	**11**			1	10																
15 St Georges Place	P	**0**	**11**				11																
Lawrence House, Lower Bristol Road	P	**0**	**21**				21																
2 Longacre (17 Gross, 2 Net)	P	**0**	**2**				2																
5 - 13 Somerset Place (Future Heritage)	P	**0**	**28**				6	13	9	**7**													
5-13 Somerset Place (Future Heritage)	P	**0**	**6**							6													
Southbourne Gardens (Spitfire)	G	**0**	**10**					10															
Newark House, Cheltenham St (Greensky)	P	**0**	**14**						14														
43 Upper Oldfield Park (Landmark Developments)	P	**0**	**14**						14														
90 Frome Road (Crossman)	P	**0**	**14**						14														
Former Lambridge Harvester (Mcarthy & Stone)	P	**0**	**50**							50	0												
Hope House, Lansdown Road (Acorn)	P	**0**	**54**									54											
Hope House, Lansdown Road (Acorn)	P	**0**	**4**								4												
Roseberry Place (Deeley Freed)	P	**51**	**171**								67	104											
Bath Press (Aberdeen Asset Management/Collado Coll	P	**34**	**244**													122	122						
MoD Ensleigh - Granville Rd (Kersfield)	P	**0**	**35**						13	13		9											
MoD Ensleigh - Core Area (Linden)	P	**11**	**89**						25	16		48											
MoD Ensleigh - Core Area (Bloor)	P	**17**	**88**						36	21		31											
MoD Ensleigh - Core Area CCRC (Hanover)	P	**72**	**72**							0				72									
Royal High (IM Properties /Linden)	G	**38**	**94**							10	84												
MoD Warminster Road (Firmstone)	P	**69**	**197**							15	45	14	22	34	34	33							
MoD Foxhill/Mulberry Park (Curo)	P	**80**	**195**						8	95	68	24	0										
MoD Foxhill/Mulberry Park (Bellway)	P	**4**	**81**							15	48	18	0										

MoD Foxhill/Mulberry Park (remainder of outline) (Curo	P	**65**	**424**								4	44	70	70	70	70	70	26					
BWR Hinton Garage (Pegasus Life)	P	**0**	**68**												68								
R/O 89-123 Englishcombe Lane (BANES)	P	**11**	**37**															37					
Burlington Street (Clifton Dicocese)	G	**5**	**0**																			15	
Hartwells Garage	P	**24**	**104**															104					
Cattlemarket & Corn Market (BANES)	P	**10**	**0**																			25	
Manvers Street (Royal Mail)	P	**24**	**20**																		20	40	
Bath Quays North (BANES)	P	**28**	**96**													50	46						
Bath Quays South (BANES)	P	**0**	**60**																	30	30		
South Bank (Travis Perkins, Platinum)	P	**30**	**60**																		60	40	
Land at Royal United Hospital (RUH Trust)	P	**15**	**50**																25	25			
BWR Windsor Bridge Road (Westmark)	P	**44**	**112**																			56	56
BWR Onega Centre	P	**13**	**44**									44											
BWR Comfortable Place	P	**16**	**60**															25				35	
Land to the west of Sainsburys (care)	P		**44**												44								
Banglo	P		**16**											16									
Chivers House	P		**95**														95						
The Old Bakery PBSA	P		**25**													25							
Bath Criket Club PBSA	P		**54**												54								
Pickfords PBSA	P		**82**											82									
Plumb Centre PBSA	P		**29**														29						
Hartwells Garage PBSA	P		**74**															74					
Land at Odd Down Phase 2	G	**52**	**129**																50	50	29		
Land at Odd Down phase 1 (Bloor)	G	**68**	**171**												45	57	44	25					
Unidentified sites																							
Completions on small sites	P		**647**	78	106	62	96	78	67	87	73	42	89										
Committed small sites, April 2020:428	P		**392**											86	86	86	85	85					
Small site windfall (5YS)	P		**0**																				
Small site windfall (post-5YS)	P		**243**																81	81	81		
Large site windfall	P		**83**							18	39	26	0	0	0	0	0	0	0	0	0		

Keynsham

		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	29/30	2030/31
		25	33	50	94	180	303	416	166	249	338	174	82	113	25	12	11	11	11		
		25	58	108	202	382	685	1101	1267	1516	1854	2028	2110	2223	2248	2260	2,271	2,282	2293		
Site	**PDL/GF**	**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**	**Post plan period**	
South West Keynsham K2b (Taylor Wimpey)	G			36	62	66	83	38													
South West Keynsham K2a (Barratt)	G					28	64	69	29	7											
South West Keynsham K2a (David Wilson)	G					2	41	31													
Somerdale: Phase 1 (Taylor Wimpey)	G				25	48	84														
Somerdale: Phase 1a (Taylor Wimpey)	P						6	24													
Somerdale: Phase 2 (Taylor Wimpey)	P							75	71	21		41									
Somerdale: Phase 3 (Taylor Wimpey)	P									54	81	67	27								
Somerdale: Block A (St Monicas)	P							106													
Somerdale: Block B (St Monicas)	P							30													
Fairholm Manor (130 Wellsway)	P	12																			
Temple Infant School	P		10																		
The Grange Hotel	P		13																		
Temple Junior School	P			11																	
Rear of 94-96 Temple Street	P					12															
Read of 2-20 High Street	P					14															
Miland House	P													16							
Grange Hotel	P										10										
213 Bath Road	P													42							
Riverside (B&NES)	P								0	50	48										
SW Keynsham KE4 (Persimmon)	G								35	42	23	0									
SW Keynsham KE4 (Bloor)	G									24	67	11									
East of Keynsham KE3a (Crest)	G								4	42	73	43	43	43	13						
Unidentified sites																					
Completions on small sites	P	13	10	3	7	10	25	43	27	9	36										
Committed small sites, April 2020:60	P											12	12	12	12	12					
Small site windfall (5YS)	P																				
Small site windfall (post-5YS)	P																11	11	11		
Large site windfall	P																				

Somer Valley

		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	29/30	30/31
		90	146	262	249	233	174	285	151	188	94	99	106	168	144	121	85	75	25		
		90	236	498	747	980	1154	1439	1590	1778	1872	1971	2077	2245	2389	2510	2595	2670	2695		
Site	**PDL/GF**	**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**	**Post plan period**	
Chilcompton Road II, MSN (Aff (Oval Estates))	G	2																			
Land to rear of 52 High Street, MSN (Aff (Guinness))	P	22																			
Elm Tree Avenue, Westfield (Aff (Curo))	P		27																		
Cautletts Close, MSN (David Wilson)	G		13	53	46																
Towerhurst, Wells Road, Westfield (Elan Homes)	P			11																	
Former Alcan Factory, MSN (Linden/Barratt)	P			93	71	5															
Elm Tree Inn, Westfield (Curo)	P				14																
Fmr Radco Furniture Warehouse, Radstock (Curo)	P					13															
St Peter's Park, Westfield (Oval Estates)	P					14															
Bryant Avenue, Westfield (Curo)	P					10															
Knobsbury Lane, Writhlington (Persimmon)	G					32	21														
Radstock Railway Land Phase 1, Radstock (Linden)	P				18	52															
Radstock Railway Land Phase 2, Radstock (Linden)	P						26	44	1												
Radstock Railway Land Phase 3, Radstock (Linden)	P							37	11												
Land at Fosseway South, Westfield (Barratt)	G						47	62	29	42	5										
Monger Lane, Welton, MSN (Taylor Wimpey)	G						4	55	42	34											
Old Pit Yard, Clandown, Radstock (Universal)	P													34	10						
Hazel Terrace, Westfield (Flower & Hayes)	P							6	5	3	19										
St Peters Factory, Phase II, Westfield (Oval Estates)	G									2	17	31	31								
Farthing & Short, The Island, MSN	G							0		10											
Wheelers Road, MSN	G													35							
Welton Bibby & Barron, Welton, MSN (MNR Real Estate)	P																50	50			
Radstock County Infants, Radstock (B&NES)	P																10				
Ryman Engineering services	P													10							
The Shambles, Wells Road	P													10							
Silver Street (care)	G														36						
Silver Street	G											10	20	15	20	20					
Mirage Ink Ltd	P													14							
Radco	P														28	26					
Bath Old Road	P															26					
Wellow Lane, PSJ (David Wilson)	G	6	47	42																	
Polestar, Paulton (Barratt) (120 built pre 2011)	P	13	28																		
Polestar, Paulton (1a) (Bovis)	P	21	18																		
Polestar, Paulton (1b) (Bovis)	P			38																	
Polestar, Paulton (2a) (Bovis)	P				60	22															
Polestar, Paulton (2b) (Bovis)	P					43	8	0					35								
Polestar, Paulton (3) (Bovis)	P						25	38	38	58	8	38									
Polestar CCRC, Paulton (C3 element) (Purnell Property Partnership)	P																			65	65
Greenlands Road, PSJ (Curo)	G													30	30	29					
Paulton Builders Merchants, Paulton	P			2	0	0	9														
Heal House, Paulton	P			3	0	7															
Springhill House, Paulton	P					11															
Unidentified sites																					
Completions on small sites	P	26	13	20	40	24	34	43	25	39	45										

Committed small sites, April 2021:100	P											20	20	20	20	20					
Small site windfall (5YS)	P							0	0	0	0	0	0								
Small site windfall (post-5YS)	P																25	25	25		
Large site windfall	P							0	0	0	0	0	0	0	0	0	0	0	0		

Rural

		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	29/30	2030/31
		64	42	39	82	171	68	135	146	116	151	57	50	68	60	42	44	44	59		
		64	106	145	227	398	466	601	747	863	1014	1071	1121	1189	1249	1291	1335	1379	1438		
Site	**PDL/GF**	**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**	**Post plan period**	
Goldney House, Temple Cloud, Aff (within HDB)	P	20																			
Sleep Lane, Whitchurch (Barratt)	G			4	25	18															
Wick Road, Bishop Sutton (Barratt)	G				15	26															
Cappards Road, Bishop Sutton (Charles Church)	G					35															
Former Co-op, High Littleton (Curo)	P					9															
Pipehouse Nursery, Freshford (Belgravia Dev)	G					3	7														
Freshford Mill, Freshford (EnvironComs)	P					7	-7	0		10		14									
Brookside Drive, Farmborough (Lovell)	G					16	22														
The Poplars, Bath Road, Farmborough (B&SW Dev	G						4	0			8										
Burdens, Bath Road Farmborough (Boystown Ltd)	P							14		9											
Maynard Terrace, Clutton (Curo)	G								5	27	4										
The Wharf, Clutton (TBC)	P																		15		
Old Timber Yard, Bathampton	P								15												
Temple Inn Lane, Temple Cloud (DWHomes)	G							42	28												
Wheeler & Co, Timsbury (Flower & Hayes)	P												7	10	9						
East of St Mary's School, Timsbury	G																			20	
The Laurels, Timsbury	P										10										
Wells Road, Hallatrow	G													15							
Pinkers Farm, East Harptree	G										8										
Water Street, East Harptree	G														8						
Leacroft House, West Harptree	G								4	12											
The Orchard, Compton Martin	G										10										
Unidentified sites																					
Completions on small sites	P	44	42	35	42	57	42	79	94	58	111										
Committed small sites, April 2021:214	P											43	43	43	43	42					
Small site windfall (5YS)	P							0	0	0	0	0	0								
Small site windfall (post-5YS)	P																44	44	44		
Large site windfall	P							0	0	0	0	0	0	0	0	0	0	0	0		

Whitchurch

		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	29/30	30/31
		0	0	0	0	0	0	12	93	100	0	0	0	0	0	0	0	0	0		
		0	0	0	0	0	0	12	105	205	205	205	205	205	205	205	205	205	205		
Site	**PDL/GF**	**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**	**Post plan period**	
Horseworld (Bellway)	**G**							0	50	47											
Horseworld (Whitecroft)	**G**								5	3											
Paddocks (Barratt)	**G**							12	38	50											