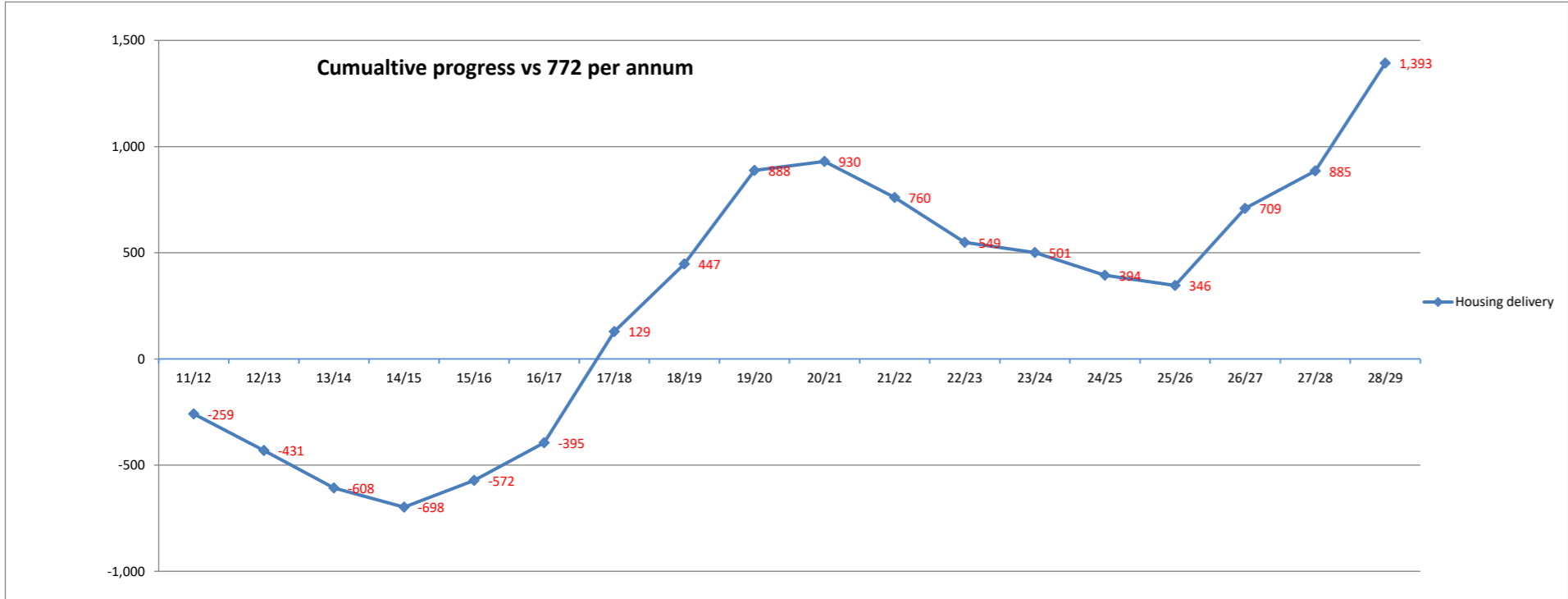
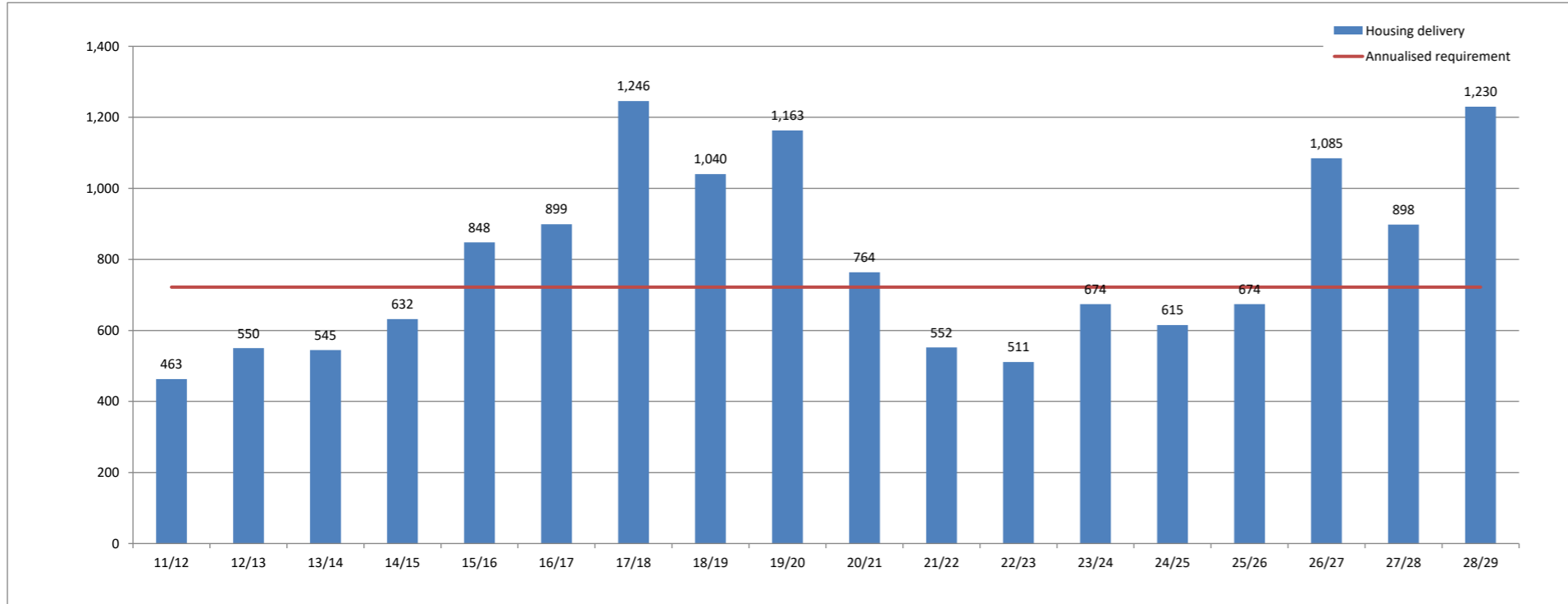


B&NES housing land supply trajectory 1st April 2011-31st March 2029														1st April 2023 - 31st March 2028					
Area	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Bath	7,289	284	329	194	207	264	354	398	484	510	181	289	185	414	435	419	779	721	842
Keynsham	2,653	25	33	50	94	180	303	416	166	249	338	128	160	113	41	93	93	58	113
Somer Valley	2,768	90	146	262	249	233	174	285	151	188	94	65	86	89	68	123	174	80	211
Rural Areas	1,474	64	42	39	82	171	68	135	146	116	151	70	80	58	71	39	39	39	64
Whitchurch	205	0	0	0	0	0	0	12	93	100	0	0	0	0	0	0	0	0	0
Total delivery	14,389	463	550	545	632	848	899	1,246	1,040	1,163	764	552	511	674	615	674	1,085	898	1,230
<i>Cumulative delivery</i>		463	1,013	1,558	2,190	3,038	3,937	5,183	6,223	7,386	8,150	8,702	9,213	9,887	10,502	11,176	12,261	13,159	14,389
5 year supply 2022-2027															3,946				

Requirement	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
<i>Cumulative requirement</i>		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	760	549	501	394	346	709	885	1,393



5 year housing land supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2023	2011-2023	9,213
C	Plan requirement	2011-2028	12,274
D	5 year supply requirement (100%)	2023-2028	3,061
E	5 year supply requirement (with 5% buffer)	2023-2029	3,214
G	Deliverable supply (#)	2023-2030	3,946
H	Deliverable supply buffer (%)	2023-2031	29%
I	Deliverable supply (#) over 100% requirement	2023-2032	885
J	Deliverable supply (#) over 105% requirement	2023-2033	732

A	Alternative Calculation Method				
B	5 year supply requirement (722x5)		3,610		
C	Surplus/deficit		549		
D	Deliverable supply		3,946		
E	5 year requirement + backlog/surplus		3,061	Supply as a % of requirement	Supply in years
F	5 year requirement + backlog/surplus +5% buffer		3,214	123%	6.14

BWR Windsor Bridge Road (Westmark)	P	0	112																	56	56	
BWR Omega 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																			
Bath Cricket Club PBSA	P		54																			
Pickfords PBSA	P		82																			
Plumb Centre PBSA	P		29																			
Hartwells Garage PBSA	P		74																			
Homebase	P		272													24	129	119				
22-24 Cheltenham Street	P		43											22	21							
Scala residential	P		9											9								
Scala PBSA	P																					
Jubilee centre PBSA	P																					
Wansdyke buisness centre	P		38														38					
Land at Odd Down future phase	G	52	129															65	64			
Land at Odd Down phase 1 (Countryside)	G	68	171										38	45	44	44						
Twerton Park	P		80																		80	
Sion Hill	P		100																		100	
St Martins	P		50																		50	
Unidentified sites																						
Completions on small sites	P		647	78	106	62	96	78	67	87	73	42	89	115	74							
Committed small sites, April 2023:250	P		250													50	50	50	50	50		
Small site windfall (5YS)	P		0																			
Small site windfall (post-5YS)	P		78																		78	
Large site windfall	P		131						18	39	26	0	48	0		0	0	0	0	0	0	

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	289	185	414	435	419	779	721	842		
Cumulative	284	613	807	1014	1278	1632	2030	2514	3024	3205	3494	3679	4093	4528	4947	5726	6447	7289		

Keynsham

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 29/30	Post plan period 29/31
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			17	24	20						
Somerdale: Phase 3 (Taylor Wimpey)	P									54	81	46	20	28							
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	44	58	53								
Keynsham Fire Station	P																			20	
Keynsham safeguarded land	G													13	50	50	50	50			
Keynsham safeguarded land	G														35	35					
Treetops	P																			24	
Unidentified sites																					
Completions on small sites	P	13	10	3	7	10	25	43	27	9	36	27	7								
Committed small sites, April 2023:40	P													8	8	8	8	8			
Small site windfall (5YS)	P																				
Small site windfall (post-5YS)	P																			19	
Large site windfall	P																				

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
25	33	50	94	180	303	416	166	249	338	128	160	113	41	93	93	58	113		
25	58	108	202	382	685	1101	1267	1516	1854	1982	2142	2255	2296	2389	2,482	2,540	2653		

Somerset Valley

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 29/30	Post plan period 29/31
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 Fosseyway 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																		44		
Hazel Terrace, Westfield (Flower & Hayes)	P							6	5	3	19										
St Peters Factory, Phase II, Westfield (Oval Estates)	G									2	17	6		14	14	14	14				
Farthing & Short, The Island, MSN	G							0		10											
Whealers Road, MSN	G																		35		
Welton Bibby & Barron, Welton, MSN (MNR Real Est)	P																		100		
Radstock County Infants, Radstock (B&NES)	P															15					
The Shambles, Wells Road	P													10							
Silver Street (care)	G																	37			
Silver Street	G												10	25	25	25					
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					24	11							
Polestar, Paulton (3) (Bovis)	P						25	38	38	58	8	30	8								
Greenlands Road, PSJ (Curo)	G																	26	25		
Paulton Builders Merchants, Paulton	P			2	0	0	9														
Heal House, Paulton	P			3	0	7															
Springhill House, Paulton	P					11															
Remainder of land at Paulton Printworks	P															40	40				
Unidentified sites																					
Completions on small sites	P	26	13	20	40	24	34	43	25	39	45	29	18								
Committed small sites, April 2023:145	P													29	29	29	29	29			
Small site windfall (5YS)	P							0	0	0	0	0	0								
Small site windfall (post-5YS)	P																		32		
Large site windfall	P							0	0	0	0	0	0	0	0	0	0	0	0		

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	65	86	89	68	123	174	80	211		
90	236	498	747	980	1154	1439	1590	1778	1872	1937	2023	2112	2180	2303	2477	2557	2768		

Rural

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 29/30	Post plan period 29/31
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														18						
Old Timber Yard, Bathampton	P								15												
Temple Inn Lane, Temple Cloud (DWHomes)	G							42	28												
Wheeler & Co, Timsbury (Flower & Hayes)	P												15	11							
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	70	50								
Committed small sites, April 2023:195	P													39	39	39	39	39			
Small site windfall (5YS)	P							0	0	0	0	0	0								
Small site windfall (post-5YS)	P																			64	
Large site windfall	P							0	0	0	0	0	0	0	0	0	0	0	0		

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
64	42	39	82	171	68	135	146	116	151	70	80	58	71	39	39	39	64		
64	106	39	121	292	360	495	641	757	908	978	1058	1116	1187	1226	1265	1304	64		

