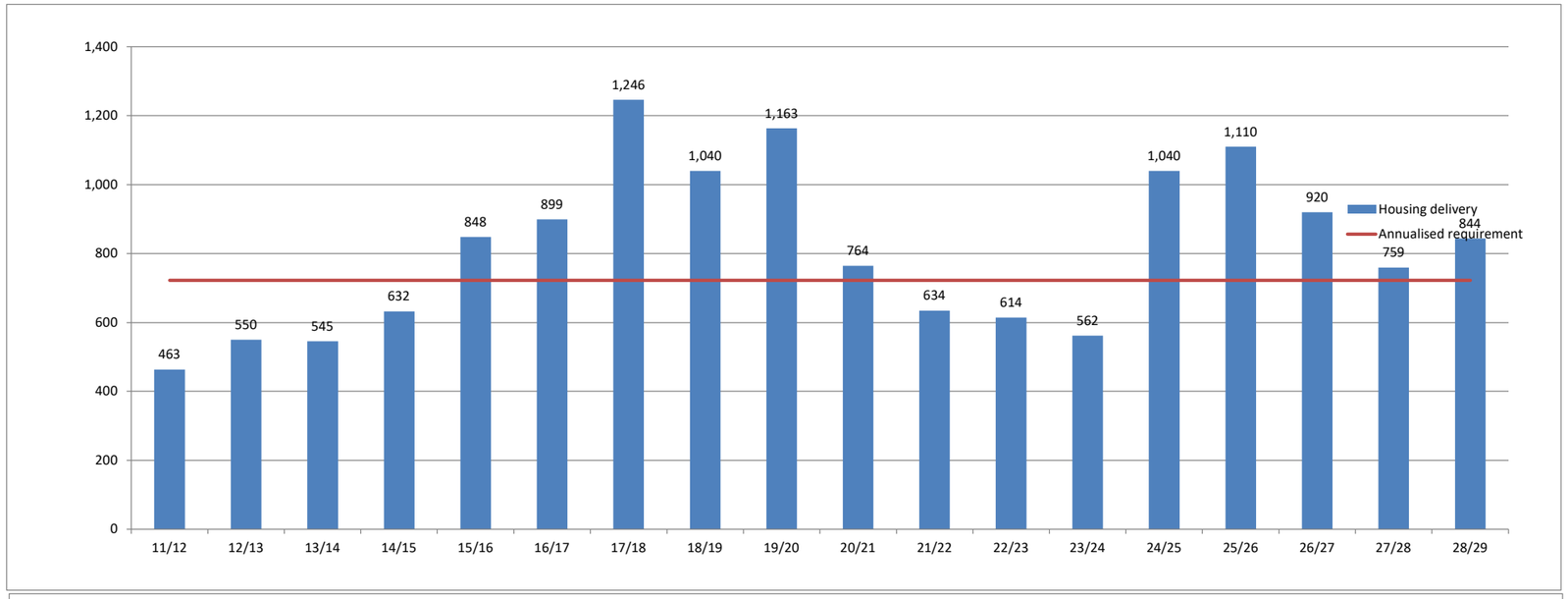
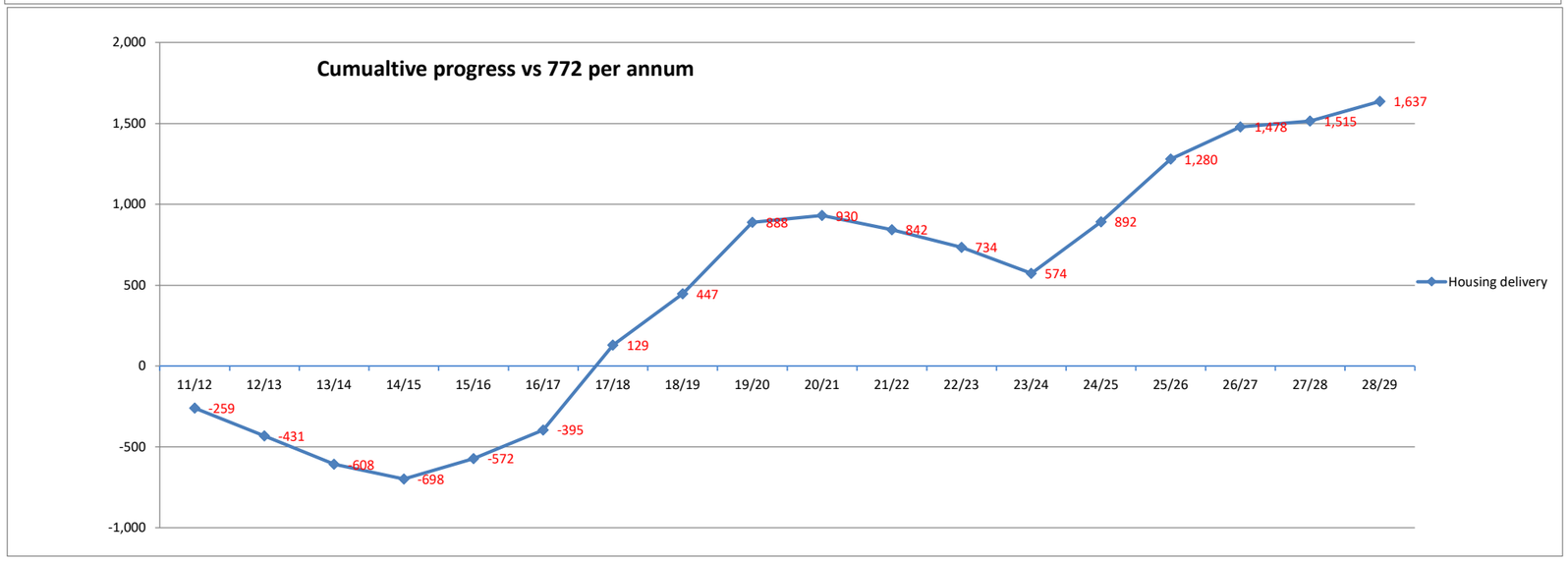
B&NES housing land supply trajectory 1st April 2011-31st March 2029													1st April 2022 - 31st March 2027						
	Totals	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Bath	**7,506**	284	329	194	207	264	354	398	484	510	181	371	359	239	743	769	703	536	581
Keynsham	**2,652**	25	33	50	94	180	303	416	166	249	338	128	100	151	47	59	59	129	125
Somer Valley	**2,782**	90	146	262	249	233	174	285	151	188	94	65	100	93	202	243	101	31	75
Rural Areas	**1,488**	64	42	39	82	171	68	135	146	116	151	70	55	79	48	39	57	63	63
Whitchurch	**205**	0	0	0	0	0	0	12	93	100	0	0	0	0	0	0	0	0	0
Total delivery	**14,633**	463	550	545	632	848	899	1,246	1,040	1,163	764	634	614	562	1,040	1,110	920	759	844
Cumulative delivery		*463*	*1,013*	*1,558*	*2,190*	*3,038*	*3,937*	*5,183*	*6,223*	*7,386*	*8,150*	*8,784*	*9,398*	*9,960*	*11,000*	*12,110*	*13,030*	*13,789*	*14,633*
5 year supply 2022-2027															4,246				
	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	842	734	574	892	1,280	1,478	1,515	1,637





5 year housing land supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2022	2011-2021	8,784
C	Plan requirement	2011-2027	11,552
D	5 year supply requirement (100%)	2022-2027	2,768
E	5 year supply requirement (with 5% buffer)	2022-2027	2,906
G	Deliverable supply (#)	2022-2027	4,246
H	Deliverable supply buffer (%)	2022-2027	53%
I	Deliverable supply (#) over 100% requirement	2022-2027	1,478
J	Deliverable supply (#) over 105% requirement	2022-2027	1,340

A	Alternative Calculation Method				
B	5 year supply requirement (722x5)		3,610		
C	Surplus/deficit		842		
D	Deliverable supply		4,246		
E	5 year requirement + backlog/surplus		2,768	Supply as a % of requirement	Supply in years
F	5 year requirement + backlog/surplus +5% buffer		2,906	146%	7.30

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	371	359	239	743	769	703	536	581		
			Cumulative	284	613	807	1014	1278	1632	2030	2514	3024	3205	3576	3935	4174	4917	5686	6389	6925	7506		
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)	P	**162**	**600**														120	120	120	120	120		
BWR OPA.1 'red & pink land' (BANES)			**200**																	100	100	**100**	
BWR OPA.1 waste site 'purple land' (B&NES)	P	**38**	**176**														100	76					
BWR OPA.1 car showrooms 'green land'(Renrod, Ston	P	**0**	**0**																			**100**	
Dick Lovett			**317**														105	106	106				
Dick Lovett PBSA																							
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 Col	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	**49**	**197**							15	45	14	22	22	26	26	27						
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	88	72	73	73						
BWR Hinton Garage (Pegasus Life)	P	**0**	**68**												42	26							
R/O 89-123 Englishcombe Lane (BANES)	P	**11**	**10**																		10		
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	**0**	**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**																	50	50		
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**																				
Bath Criket Club PBSA	P		**54**																				
Pickfords PBSA	P		**82**											82									
Plumb Centre PBSA	P		**29**																				
Hartwells Garage PBSA	P		**74**																				
Homebase	P		**272**														24	129	119				
22-24 Cheltenham Street	P		**43**															43					
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**																50	50	29		
Land at Odd Down phase 1 (Bloor)	G	**68**	**171**												45	57	44	25					
Twerton Park	P		**80**																		80		
Sion Hill	P		**100**																100				
St Martins	P		**50**														10	20	20				
Unidentified sites																							
Completions on small sites	P		**647**	78	106	62	96	78	67	87	73	42	89	115									
Committed small sites, April 2022:286	P		**286**												58	57	57	57	57				
Small site windfall (5YS)	P		**0**																				
Small site windfall (post-5YS)	P		**164**																	82	82		
Large site windfall	P		**131**							18	39	26	0	48	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	128	100	151	47	59	59	129	125		
		25	58	108	202	382	685	1101	1267	1516	1854	1982	2082	2233	2280	2339	2,398	2,527	2652		
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	46	48								
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	43	43	25						
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									
Committed small sites, April 2022:45	P												9	9	9	9	9				
Small site windfall (5YS)	P																				
Small site windfall (post-5YS)	P																	20	20		
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	65	100	93	202	243	101	31	75		
		90	236	498	747	980	1154	1439	1590	1778	1872	1937	2037	2130	2332	2575	2676	2707	2782		
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																		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											
Wheelers Road, MSN	G															35					
Welton Bibby & Barron, Welton, MSN (MNR Real Estate)	P														50	50					
Radstock County Infants, Radstock (B&NES)	P																9				
The Shambles, Wells Road	P													10							
Silver Street (care)	G														37						
Silver Street	G												20	20	20	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					35								
Polestar, Paulton (3) (Bovis)	P						25	38	38	58	8	30	8								
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															
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									
Committed small sites, April 2022:115	P												23	23	23	23	23				
Small site windfall (5YS)	P							0	0	0	0	0	0								

Small site windfall (post-5YS)	P																	31	31		
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	70	55	79	48	39	57	63	63		
		64	106	145	227	398	466	601	747	863	1014	1084	1139	1218	1266	1305	1362	1425	1488		
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																18				
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	70									
Committed small sites, April 2022:197	P												40	40	39	39	39				
Small site windfall (5YS)	P							0	0	0	0	0	0								
Small site windfall (post-5YS)	P																	63	63		
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											