

Bath & North East Somerset Local Plan Partial Update

Supplementary Note on Five Year Housing Land Supply

Introduction

1. At the examination hearings (matter 3 discussion) the Inspector requested additional five year housing land supply (5YHLS) information, comprising inclusion of site KE3D (safeguarded land at East Keynsham) in the 5YHLS and associated trajectory; confirmation of the surplus dwellings supply proposed to be factored into the 5YHLS; calculations of 5YHLS including and excluding the surplus supply; and calculation of 5YHLS against the current standard method figure, including recently permitted purpose built student accommodation.

Five Year Housing Land Supply with site KE3D added

2. During the Course of the hearings Boyer Planning, representing the developer of site KE3D, advised that they intend to complete delivery on site within the monitoring year 26/27 and therefore the site should be included in the five year land supply. There is an outline application at this site that is pending consideration. The revised five year land supply calculation as at plan adoption (April 2022 base date) is set out below and a revised housing trajectory attached as Appendix 1.

5 year supply requirement based on the Core Strategy (722 x 5)	3,610
Deliverable Supply	4,316
Surplus	760
5 year requirement, minus surplus, plus 5%	2,993
Supply as % of requirement	144%
Supply in years	7.21

Surplus arising from past over delivery

3. The council can confirm that the surplus in delivery amounts to 760.

Five Year Housing Land Supply Calculation with the surplus removed

4. Should the surplus be removed from the five year land supply calculation the result as at April 2022 is set out below.

5 year supply requirement based on the Core Strategy (722 x 5)	3,610
Deliverable Supply	4,316
5 year requirement plus 5%	3,791
Supply as % of requirement	114%
Supply in years	5.69

Five Year Housing Land supply in future years

5. The outcome of the five year land supply based on the housing delivery trajectory for the next three years is set out below. Figures are reported with and without the surplus.

	Deliverable Supply	Surplus	5YHLS with surplus	5YHLS without surplus
2022/23	4316	760	7.21	5.69
2023/24	4426	652	7.13	5.84
2024/25	4708	492	7.19	6.21

Purpose Built Student Accommodation

6. Below is a summary of all purpose built student accommodation (PBSA) currently permitted. In accordance with the NPPG and Housing Delivery Test Rule Book the ratio of 2.5 beds to 1 dwelling has been applied. In the case of studio accommodation, in accordance with the NPPG, studios are counted as one dwelling.

Extant PBSA permissions

Application ref	Site	Rooms	Ratio applied	Studios	Total Delivery
20/03071/EFUL	Dick Lovett	215	86	120	206
18/02831/FUL	The Old Bakery	63	25		25
17/04338/FUL	Cricket Club	136	54		54
20/00023/FUL	Plumb Centre	74	29		29
21/04049/FUL	Scala	88	35		35
21/02354/FUL	Jubilee Centre	72	29	48	77

Total	426
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Five Year Housing Land Supply Calculation including PBSA

7. If the standard methodology was used to calculate the five year housing land supply then the provision of PBSA would be included in the deliverable supply. When PBSA is included in the deliverable supply the outcome of the five year housing land supply against the current standard method figure of 741 p.a. is set out below.

5 year supply requirement based on the standard method (741 x 5)	3705
Deliverable Supply	4316
Deliverable Supply plus PBSA	4742
5 year requirement plus 5%	3890
Supply as % of requirement	122%
Supply in years	6.09

Other Applications for PBSA

8. An additional application was allowed on appeal at the Plumb Centre which would yield a higher delivery of housing. As neither application has yet to discharge conditions the lower figure is taken into account in the delivery total above. Details of the higher delivery figure are set out below.

Application ref	Site	Rooms	Ratio applied	Studios	Total Delivery
18/05047/FUL	Plumb Centre	28	11	52	63

9. The application below relates to allocated site Hartwells Garage, policy SB15. The site was granted outline consent for 104 dwellings and 186 PBSA rooms. The site is subject to a judicial review and the outcome is expected shortly. Due to the uncertainty of delivery the site is not currently included in the 5YHLS. However, pending the outcome of the judicial review the delivery outcome of the site in the housing trajectory will be reconsidered. In respect of PBSA the site would deliver:

Application ref	Site	Rooms	Ratio applied	Total Delivery
19/01854/FUL	Hartwells	186	74	74

New Applications on Allocated Sites

10. The Inspector has also requested to be kept updated in respect of other applications/permissions for residential development. A new application has recently been submitted for an allocated site that is within the five year housing land supply. As requested, it is the intention of the council to keep the inspector informed of any new applications that are submitted that relate to sites within the housing trajectory.

Policy B3a: Land Adjoining Odd Down, Bath Strategic Site Allocation

22/02169/EOUT – Parcel 4234, Combe Hay Lane, Bath

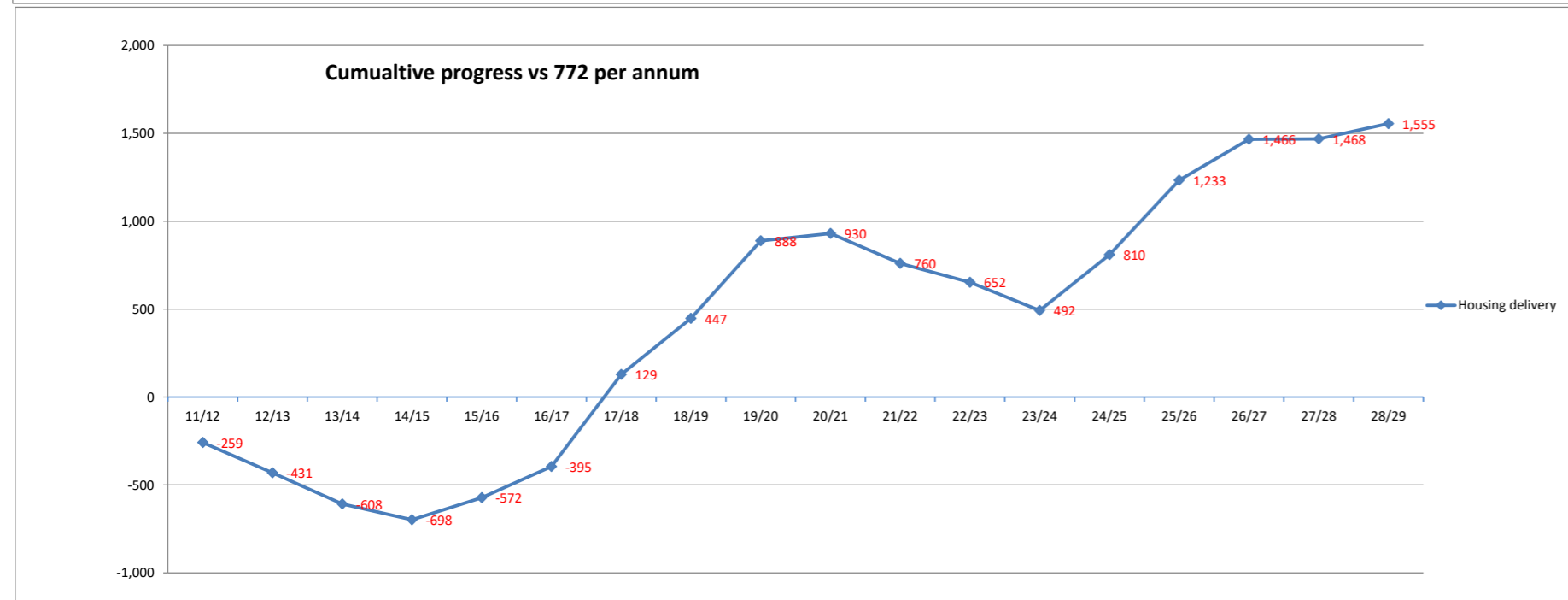
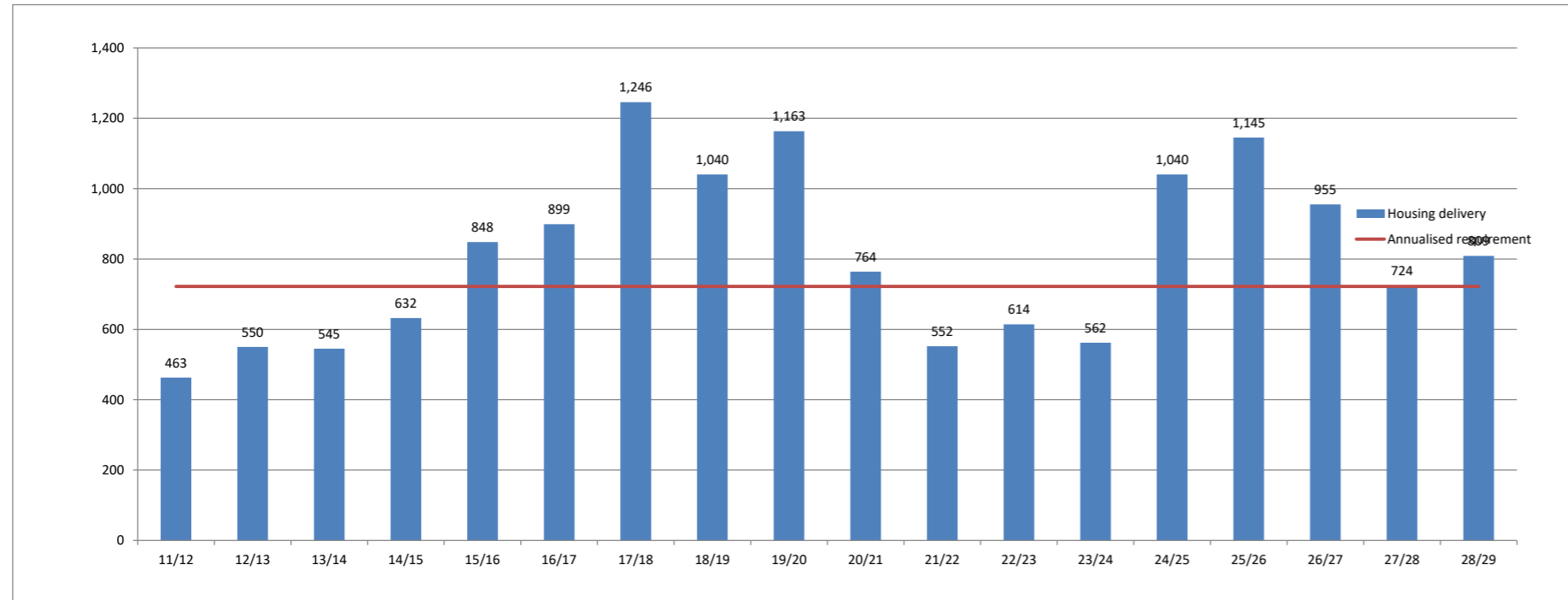
- (i) Outline application for Phases 3 and 4 for up to 300 dwellings; landscaping; drainage; open space; footpaths and emergency access; all matters reserved, except access from Coombe Hay Lane via the approved Phase 1 spine road

(details of internal roads and footpaths reserved); (ii) Detailed application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; and boundary treatment; to enable construction of the spine road, and (iii) Detailed application for landscaping; mitigation works; allotments; including access; on the field known as Derrymans.

APPENDIX 1: Updated Housing Delivery Trajectory in respect of site KE3D, 31st March 2022

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	7,424	284	329	194	207	264	354	398	484	510	181	289	359	239	743	769	703	536	581	
Keynsham	2,652	25	33	50	94	180	303	416	166	249	338	128	100	151	47	94	94	94	90	
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	14,551	463	550	545	632	848	899	1,246	1,040	1,163	764	552	614	562	1,040	1,145	955	724	809	
<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	9,316	9,878	10,918	12,063	13,018	13,742	14,551	
5 year supply 2022-2027													4,316							

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	
<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
<i>Delivery less requirement (cumulative)</i>		-259	-431	-608	-698	-572	-395	129	447	888	930	760	652	492	810	1,233	1,466	1,468	1,555



5 year housing land supply

A	Total planned housing 2011-2029		13,000
B	Completions 2011-2022	2011-2021	8,702
C	Plan requirement	2011-2027	11,552
D	5 year supply requirement (100%)	2022-2027	2,850
E	5 year supply requirement (with 5% buffer)	2022-2027	2,993
G	Deliverable supply (#)	2022-2027	4,316
H	Deliverable supply buffer (%)	2022-2027	51%
I	Deliverable supply (#) over 100% requirement	2022-2027	1,466
J	Deliverable supply (#) over 105% requirement	2022-2027	1,324

A	Alternative Calculation Method			
B	5 year supply requirement (722x5)		3,610	
C	Surplus/deficit		760	
D	Deliverable supply		4,316	
E	5 year requirement + backlog/surplus		2,850	Supply as a % of requirement
F	5 year requirement + backlog/surplus +5% buffer		2,993	Supply in years
				144%
				7.21

If surplus isnt taken into account

	Core Strategy			
A	Calculation based on standard method			
B	5 year supply requirement (722x5)		3,610	
C	Deliverable supply		4,316	
D	5 year requirement		3,610	Supply as a % of a requirement
E	5 year requirement + 5% buffer		3,791	Supply in years
				114%
				5.69

Standard method (PBSA of 426 added to deliverable supply total)

A	Calculation based on standard method			
B	5 year supply requirement (741x5)		3,705	
C	Deliverable supply		4,742	
D	5 year requirement		3,705	Supply as a % of a requirement
E	5 year requirement + 5% buffer		3,890	Supply in years
				122%
				6.09

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 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															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	

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 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											
Wheeler's 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				

