Bath & North East Somerset Local Plan Partial Update

Supplementary Note on Five Year Housing Land Supply

Introduction

 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	3,610
Core Strategy (722 x 5)	
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	3,610
Core Strategy (722 x 5)	
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	Studios	Total
			applied		Delivery
20/03071/EFUL	Dick Lovett	215	86	120	206
18/02831/FUL	The Old	63	25		25
	Bakery				
17/04338/FUL	Cricket Club	136	54		54
20/00023/FUL	Plumb	74	29		29
	Centre				
21/04049/FUL	Scala	88	35		35
21/02354/FUL	Jubilee	72	29	48	77
	Centre				

Total 426

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	3705
standard method (741 x 5)	
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

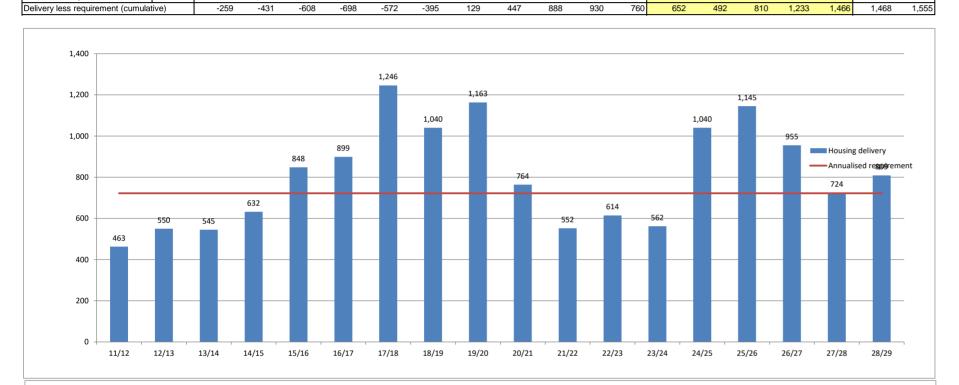
22/02169/EOUT – Parcel 4234, Combe Hay Lane, Bath

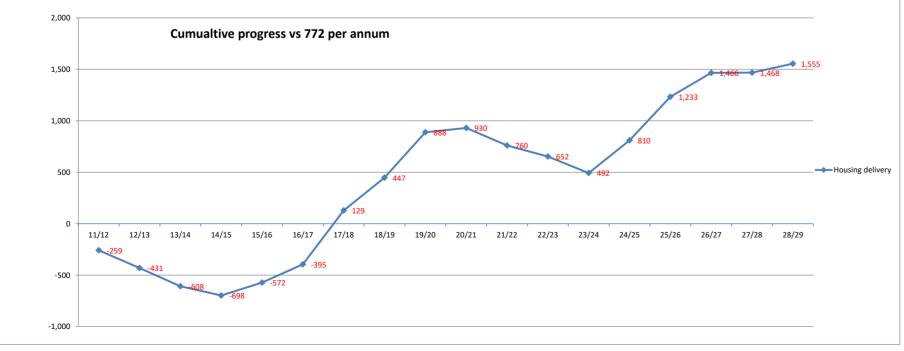
Outline application for Phases 3 and 4 for up to 300 dwellings; landscaping;
drainage; open space; footpaths and emergency access; all matters reserved,
except access from Coombe Hay Lane via the approved Phase 1 spine road

(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 tra	upply 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	C
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
Cumulative delivery		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	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





5 year housing land supply

А	Total planned housing 2011-2029		13,000
В	Completions 2011-2022	2011-2021	8,702
С	Plan requirement	2011-2027	11,552
D	5 year supply requirement (100%)	2022-2027	2,850
Е	5 year supply requirement (with 5% buffer)	2022-2027	2,993
G	Deliverable supply (#)	2022-2027	4,316
н	Deliverable supply buffer (%)	2022-2027	51%
Ι	Deliverable supply (#) over 100% requirement	2022-2027	1,466
J	Deliverable supply (#) over 105% requirement	2022-2027	1,324

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

If suplus isnt taken into account

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

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

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

BathSitePDL/BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest)PBWR: B17 (Crest)PBWR: B17 (Crest)PBWR: B1 & B2 (Crest)PBWR: B6, B12 (Crest)PBWR: B11, B13,B15a, B15b (Crest)PBWR:B5 (Crest)PBWR:B16 (Crest)PBWR: B40 (Crest)PBWR: B40 (Crest)PBWR OPA.1 'red & pink land' (St. William)PBWR OPA.1 'red & pink land' (BANES)F	P 121 P 55 P 0 P 0 P 62 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0	ng Annual Cumulative	284 284 11/12 59	329 613 12/13 147	194 807 13/14 93	207 1014 14/15 55	264 1278 15/16 24	354 1632 16/17	398 2030 17/18	484 2514 18/19	510 3024 19/20	181 3205 20/21	289 3494 21/22	359 3853 22/23	239 4092 23/24	743 4835 24/25	769 5604 25/26 2	703 6307 2 6/27	6843		Post pla	n period
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest) P BWR: B17 (Crest) P BWR: B1 & B2 (Crest) P BWR: B6, B12 (Crest) P BWR: B11, B13,B15a, B15b (Crest) P BWR:B5 (Crest) P BWR:B16 (Crest) P BWR: B40 (Crest) P BWR: OPA.1 'red & pink land' (St. William) P	P 121 P 55 P 0 P 0 P 62 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0	299 55 26 38 259 45	11/12	12/13	13/14	14/15 55	15/16														Post pla	n period
BWR: B3, B4, B10, B10a, B10b, B7, B8 (Crest) P BWR: B17 (Crest) P BWR: B1 & B2 (Crest) P BWR: B6, B12 (Crest) P BWR: B11, B13,B15a, B15b (Crest) P BWR:B5 (Crest) P BWR:B16 (Crest) P BWR: B40 (Crest) P BWR: OPA.1 'red & pink land' (St. William) P	P 121 P 55 P 0 P 0 P 62 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0 P 0	55 26 38 259 45	<u> </u>			55		10/17	17/10	10/19	19/20	20/21	21/22	22/23	23/24	24/25	25/20 /	20/21	21120	20/29	-ost pia	n penou
BWR: B17 (Crest) P BWR: B1 & B2 (Crest) P BWR: B6, B12 (Crest) P BWR: B11, B13,B15a, B15b (Crest) P BWR:B5 (Crest) P BWR:B16 (Crest) P BWR: B40 (Crest) P BWR OPA.1 'red & pink land' (St. William) P	> 55 > 0 > 0 > 62 > 0 > 0 > 0 > 0	55 26 38 259 45		147			0.4															
BWR: B1 & B2 (Crest) P BWR: B6, B12 (Crest) P BWR: B11, B13,B15a, B15b (Crest) P BWR:B5 (Crest) P BWR:B16 (Crest) P BWR: B40 (Crest) P BWR OPA.1 'red & pink land' (St. William) P	0 0 0 0 0 62 0 0 0 0 0 0 0 0 0 0	26 38 259 45					0.4															
BWR: B6, B12 (Crest) P BWR: B11, B13,B15a, B15b (Crest) P BWR:B5 (Crest) P BWR:B16 (Crest) P BWR: B40 (Crest) P BWR OPA.1 'red & pink land' (St. William) P	0 0 0 62 0 0 0 0 0 0 0 0 0 0	38 259 45					2/1	2														
BWR: B11, B13,B15a, B15b (Crest)PBWR:B5 (Crest)PBWR:B16 (Crest)PBWR: B40 (Crest)PBWR OPA.1 'red & pink land' (St. William)P	0 62 0 0 0 0 0 0	259 45				6	24	6														
BWR:B5 (Crest)PBWR:B16 (Crest)PBWR: B40 (Crest)PBWR OPA.1 'red & pink land' (St. William)P	0 0 0 0 0 0 0 0	45				0	113	146														
BWR:B16 (Crest)PBWR: B40 (Crest)PBWR OPA.1 'red & pink land' (St. William)P							110	140	45													
BWR: B40 (Crest)PBWR OPA.1 'red & pink land' (St. William)P	> 0									52												
BWR OPA.1 'red & pink land' (St. William)		45									52											
BWR OPA.1 'red & pink land' (BANES)																120	120	120	120	120		
		200																	100		100	
BWR OPA.1 waste site 'purple land' (B&NES)	38	176														100	76					
BWR OPA.1 car showrooms 'green land'(Renrod, Ston P		0																			100	
Dick Lovett		317														105	106	106				
Dick Lovett PBSA																						
Holcombe Green, Upper Weston (Aff)	· 16	16	16																			
Smile Stores, St Georges Place		12	12																			
Marjorie Whimster House (Aff)		29	29																			
Day Crescent, Twerton (Aff)		56	56																			
Southlands, Upper Weston (Aff)		34	34																			
Southlands, Upper Weston (Aff)		40		40																		
Weirside Court, Lower Bristol Road		14		14																		
88 Coronation Avenue		11		11																		
Former Garage, Piccadily Place		11		11																		
130-32 Wells Road		14			14																	
Byways, Bathwick Street	> 0	11			11																	
Lime Grove School	-	13			13																	
Rockery Tea Gardens, North Road G		11			1	10																
15 St Georges Place		11				11																
Lawrence House, Lower Bristol Road		21				21																
2 Longacre (17 Gross, 2 Net)		2				2																
5 - 13 Somerset Place (Future Heritage)		28				6	13	9	7													
5-13 Somerset Place (Future Heritage)		6							6													
Southbourne Gardens (Spitfire) G		10					10															
Newark House, Cheltenham St (Greensky)		14						14														
43 Upper Oldfield Park (Landmark Developments)		14						14														
90 Frome Road (Crossman)		14						14														
Former Lambridge Harvester (Mcarthy & Stone)		50							50	0												
Hope House, Lansdown Road (Acorn)		54									54											
Hope House, Lansdown Road (Acorn)		4								4												
Roseberry Place (Deeley Freed)		171								67	104											
Bath Press (Aberdeen Asset Management/Collado Coll P		244															122	122				
MoD Ensleigh - Granville Rd (Kersfield)		35						13	13		9						. 22	, 22				
MoD Ensleigh - Core Area (Linden)		89						25	16		48											
MoD Ensleigh - Core Area (Bloor)		88						36	21		31											
MoD Ensleigh - Core Area CCRC (Hanover)									0					72								
Royal High (IM Properties /Linden) G		94							10	84				12								

MoD Warminster Road (Firmstone)	Р	49	197							15	45	14	22	22	26	26	27						
MoD Foxhill/Mulberry Park (Curo)	Р	80	195						8	95	68	24											
MoD Foxhill/Mulberry Park (Bellway)	P	4	81							15	48	18											
MoD Foxhill/Mulberry Park (remainder of outline) (Curo	P	65	424							10	4	44		88	72	73	73						
BWR Hinton Garage (Pegasus Life)	 Р	0	68										10	00	42	26	70						
R/O 89-123 Englishcombe Lane (BANES)	 Р	11	10													20					10		
Burlington Street (Clifton Dicocese)	G	5	0																			15	
Hartwells Garage	P	24	104																	104			
Cattlemarket & Corn Market (BANES)	P	10	0																	104		25	
Manvers Street (Royal Mail)	P	24	20																		20	40	
Bath Quays North (BANES)	 Р	0	96														50	46			20	+0	
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)	Р	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			20					
Banglo	P		16											16									
Chivers House	P		95											10			95						
The Old Bakery PBSA	P		25																				
Bath Criket Club PBSA	P		54																				
Pickfords PBSA	<u> </u>		82																				
Plumb Centre PBSA	P		29																				
Hartwells Garage PBSA	P		74																				
Homebase	 Р		272														24	129	119				
22-24 Cheltenham Street	P		43														27	43	110				
Scala residential	P		9																9				
Scala PBSA	P		5																				
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	123												45	57	44	25	50	50	23		
Twerton Park	<u>р</u>	00	80															20			80		
Sion Hill	P		100																100		00		
St Martins	P		50														10	20	20				
Unidentified sites	<u> </u>		50														10	20	20				
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	10	100	02	90	10	07	01	13	42	09	113	58	57	57	57	57				
Small site windfall (5YS)	 Р		200												50	57	57	57	57				
Small site windfall (post-5YS)	 Р		164																	82	82		
Large site windfall	P		131							10	20	26	0	48	0	0	0	0	0	0	02		
	Г		131							18	39	26	U	48	0	0	0	0	U	U	U		

		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
Keynsham		25	33	50	94	180	303	416	166	249	338	128	100	151	47	94	94	-	90		
		25	58	108	202	382	685	1101	1267	1516	1854	1982	2082	2233	2280	2374	2,468	2,562	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)	Р						6	24													
Somerdale: Phase 2 (Taylor Wimpey)	Р							75	71	21				41							
Somerdale: Phase 3 (Taylor Wimpey)	Р									54	81	46	48								
Somerdale: Block A (St Monicas)	Р							106													
Somerdale: Block B (St Monicas)	Р							30													
Fairholm Manor (130 Wellsway)	Р	12																			
Temple Infant School	Р		10																		
The Grange Hotel	Р		13																		
Temple Junior School	Р			11																	
Rear of 94-96 Temple Street	Р					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		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	F																	24			
Completions on small sites	Р	13	10	3	7	10	25	43	27	9	36	27									
Committed small sites, April 2022:45	P												9	9	9	9	0				
Small site windfall (5YS)	P															0	9				
Small site windfall (post-5YS)	r																	20	20		
Large site windfall	Р																	20	20		
Large Site Windian	P																				

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		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
Somer Valley		90 90	146 236	262 498	249 747	233 980	174 1154	285 1439	151 1590	188 1778	94 1872	65 1937	100 2037	93 2130	202 2332	243 2575	101 2676	31 2707	75 2782		
Site		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	2037	23/24	2352	25/26				Post nla	n period
Chilcompton Road II, MSN (Aff (Oval Estates))	PDL/GF G	2	12/10	10/14	14/10	10/10	10/17	11/10	10/10	13/20	20/21	21/22	22/20	20/24	24/20	20/20	20/21	21720	20/20		
Land to rear of 52 High Street, MSN (Aff (Guinness))	G	22																			
Elm Tree Avenue, Westfield (Aff (Curo))	P		27																		
Cautletts Close, MSN (David Wilson)			13	53	46																
Towerhurst, Wells Road, Westfield (Elan Homes)	G		10	11																	'
Former Alcan Factory, MSN (Linden/Barratt)	P			93	71	5															'
Elm Tree Inn, Westfield (Curo)	P			50	14																<u> </u>
Fmr Radco Furniture Warehouse, Radstock (Curo)	Р					13															'
St Peter's Park, Westfield (Oval Estates)	Р					13															
Bryant Avenue, Westfield (Curo)	Р					14															
	Р					32	21														'
Knobsbury Lane, Writhlington (Persimmon)	G				10	52	21														
Radstock Railway Land Phase 1, Radstock (Linden) Radstock Railway Land Phase 2, Radstock (Linden)	Р				18	52	26	44													
	Р						20		11												
Radstock Railway Land Phase 3, Radstock (Linden)	Р						47	37		- 10											
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)	Р																		44		()
Hazel Terrace, Westfield (Flower & Hayes)	Р							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)	Р														50	50					
Radstock County Infants, Radstock (B&NES)	Р																9				
The Shambles, Wells Road	Р													10							
Silver Street (care)	G														37						
Silver Street	G												20	20	20	25					
Radco	Р														28	26					
Bath Old Road	Р													26							
Wellow Lane, PSJ (David Wilson)	G	6	47	42																	
Polestar, Paulton (Barratt) (120 built pre 2011)	Р	13	28																		
Polestar, Paulton (1a) (Bovis)	Р	21	18																		
Polestar, Paulton (1b) (Bovis)	Р			38																	
Polestar, Paulton (2a) (Bovis)	Р				60	22															
Polestar, Paulton (2b) (Bovis)	Р					43	8	0					35								
Polestar, Paulton (3) (Bovis)	Р						25	38	38	58	8	30	8								
Polestar CCRC, Paulton (C3 element) (Purnell Property Partnership)	Р																			65	65
Greenlands Road, PSJ (Curo)	G														30	30	29				
Paulton Builders Merchants, Paulton	Р			2	0	0	9														
Heal House, Paulton	Р			3	0	7															
Springhill House, Paulton	P					11															
Remainder of land at Paulton Printworks	P															40	40				
Unidentified sites																					
Completions on small sites	Р	26	13	20	40	24	34	43	25	39	45	29									
Committed small sites, April 2022:115	P					F							23	23	23	23	23				

Small site windfall (5YS)	Р			0	0	0	0	0	0							
Small site windfall (post-5YS)	Р													31	31	
Large site windfall	Р			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 2	2030/31
Rural		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		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)	Р	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)	Р					9															
Pipehouse Nursery, Freshford (Belgravia Dev)	G					3	7														
Freshford Mill, Freshford (EnvironComs)	Р					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)	Р							14		9											
Maynard Terrace, Clutton (Curo)	G								5	27	4										
The Wharf, Clutton (TBC)	P																18				
Old Timber Yard, Bathampton	Р								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	Р	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		

		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
Whitchurch		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 pla	n period
Horseworld (Bellway)	G							0	50	47											
Horseworld (Whitecroft)	G								5	3											
Paddocks (Barratt)	G							12	38	50											