

Appendix D to Matter 3 Statement: Sources of Housing Supply – List of Extant Large Site Planning Permissions and Allocations

Introduction

In paragraph 15.4 of the Council's Matter 3 statement a table is included which summarises the various components of housing supply. The Inspector has asked where justification for the figures contained in 'Existing Allocations from the Core Strategy and Placemaking Plan' can be found or provide this as an appendix which could be added to the submission. The dwelling figures set out in the table in paragraph 15.4 and which are proposed to be included within Policy DW1 are drawn from the Council's latest (April 2022 based) housing trajectory (CD-HOU009). In order to assist the Inspector and other participants the sites and their dwelling capacity that make up each source of housing supply (except the small windfall allowance) in the table are listed below.

Please note that in listing the sites some minor errors have been identified which mean that some of the figures for the sources of housing supply set out in the table in paragraph 15.4 need to be amended.

The amended table (setting out dwelling figures rounded to the nearest 10) which is proposed for inclusion in Policy DW1 is set out below, followed by the list of sites for each source of supply.

	Bath	Keynsham	Somer Valley	Rural	Total
Completions (2011-2022)	3,576	1,982	1,937	1,289	8,784
Extant Permissions	2,070	260	490	80	2,900
Existing Allocations from the Core Strategy and Placemaking Plan	880		100		980
New allocations through the LPPU	530	330	80		940
Windfalls	450	90	180	320	1,040
Total	7,500	2,660	2,790	1,690	14,640

Breakdown of Permissions and allocations

All numbers within the table in response to question 15 were rounded to the nearest 10.

Below is a list of extant permissions contained within the housing trajectory (CD-HOU009).

Extant Permissions

19/05471/RES	BWR Waste Site	0	176
20/03071/EFUL	Dick Lovett Bath Ltd	0	317
15/02162/FUL	Bath Press	0	244
17/01449/ERES	MOD Hanover	0	72
16/04289/EFUL, 20/02926/FUL, 20/02921/FUL	MOD Warminster Road	118	79
14/05354/EOUT	MOD Foxhill/Mulberry Park	206	218
16/06166/FUL	Hinton Garage	0	68
19/01854/FUL	Hartwells Garage	0	104
18/00059/REG03	North Quays	0	96
18/00201/FUL	Comfortable Place	0	25
19/03512/FUL	Land to the west of Sainsburys	0	44
18/03797/FUL	Chivers House	0	95
20/00259/FUL	Homebase	0	272
20/04315/FUL	22-24 Cheltenham Street	0	43
21/04049/FUL	Scala	0	9
20/01765/FUL	Wansdyke Business Centre	0	38
17/02558/FUL	Land at Odd Down	0	171
15/01661/RES	Somerdale Phase 2	167	41
17/02586/RES	Somerdale Phase 3	181	48
19/04911/RES	Miland House	0	16
19/05133/FUL	213 Bath Road, Keynsham	0	42
16/00850/OUT	East of Keynsham	163	111
14/04003/OUT	St Peters Factory	25	56
14/00649/OUT	Whealers Road	0	35
18/04153/RES	Old Pit Yard Clandown	0	44
21/01379/FUL	Former Radstock Infants	0	9
17/04186/FUL	The Shambles	0	10
21/04245/FUL	Parcel 3700, Silver Street	0	37

21/00971/RES	Land at Silver Street	0	85
18/05623/OUT	Radco	0	54
21/01122/RES	Bath Old Road	0	26
14/03142/FUL	Polestar phase 2B	51	35
15/00293/FUL	Polestar phase 3, Paulton	197	8
16/03829/RES	Greenlands Road	0	89
14/05048/FUL	Freshford Mill	17	14
21/00899/FUL	The Wharf, Clutton	0	18
19/02095/FUL	Wheelers Yard, Timsbury	0	26
19/00035/RES	Wells Road, Hallatrow	0	15
14/05836/FUL	Water Street, East Harptree	0	8
Total			2,898

Existing allocations from Core Strategy and Placemaking Plan

Below is a list of sites already allocated through the Core Strategy and Placemaking Plan listed in the housing trajectory (CD-HOU009).

Allocation reference	Site	Capacity
SB8	Bath Western Riverside Gaslands site (St William)	600
B3a	Land at Odd Down future phases	129
SB17	Englishcombe Lane	10
SB3	Manvers Street	20
SB5	Bath Quays South	60
SB6	South Bank	60
SSV4	Former Welton Manufacturing Site	100
Total		979

New allocation through the LPPU

Below is a list of new sites to be allocated through the LPPU.

Land at Silver Street (site ref SSV21) already has permission for 9 dwellings. Therefore, it is already included as part of the small site permissions listed in response to matter 3.

Allocation reference	Site	Capacity
SB14	Twerton Park	80
SB24	Sion Hill	100
SB25	St Martins	50

SB18	Land at the RUH	100
SB8	Bath Western Riverside Gaslands site (BANES land)	200
KE2B	Keynsham Fire Station	20
KE3C (20/02673/OUT)	Keynsham Safeguarded Land	213
KE3D	Keynsham Safeguarded Land	70
21/04606/OUT	Treetops	24
SSV22	Paulton Printworks	80
Total		937

Windfalls

Below are details of the windfall allowance set out in the housing trajectory (CD-HOU009).

The first five years of windfall supply is made up of small sites permissions, listed at the end of the council's response to matter 3. The remaining two year allowance has been calculated as a ten year average based on the previous ten years delivery as set out in the housing trajectory (CD-HOU009).

Permission for small sites	643
Ten Year average for remaining two years of plan period	392
Total	1,035