



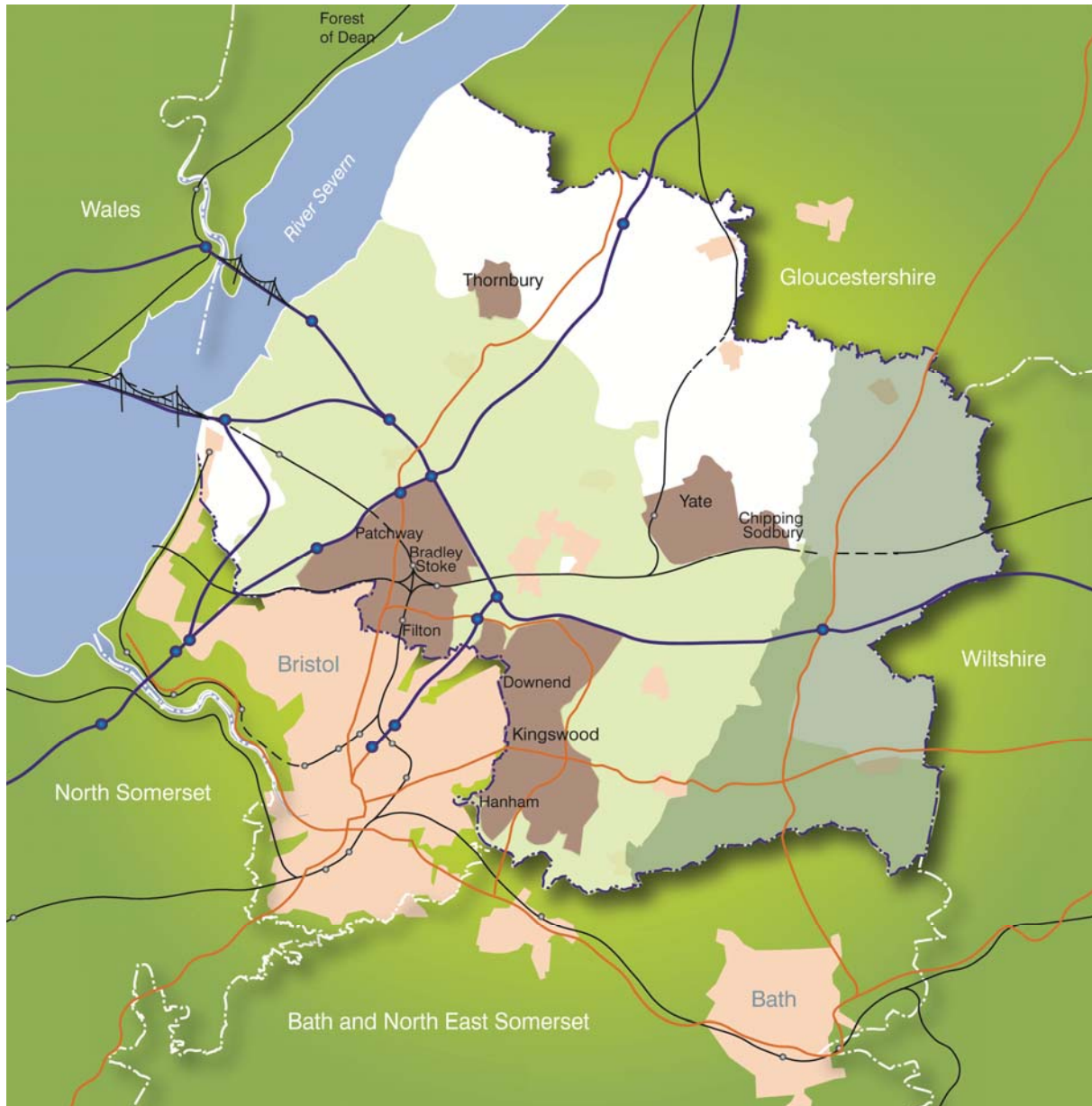
AUTHORITY'S MONITORING REPORT 2015

Covering the period 1 April 2014 - 31 March 2015

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The South Gloucestershire Local Authority area



- Green Belt
- AONB
- Green Belt and AONB
- Greenfield Land beyond Green Belt

Executive Summary

This annually produced Authority's Monitoring Report (AMR) by South Gloucestershire Council monitors the performance of the Council's planning policies, and sets out progress of the Council's planning documents.

This is the eleventh AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2014 to 31 March 2015. The Council monitored 45 indicators for this period, and this executive summary highlights some of the key findings.

Economy

- Sufficient employment land remains available in South Gloucestershire and meet the needs of businesses, with large areas of available land within the three Enterprise Areas
- 10.1% of all A1 units in town centres across the District were vacant representing a slight increase over that recorded in 2014. Hanham has the highest vacancy rate of 18.4% (7 vacant units).

Social

- 1,224 new homes completed in 2014/2015
- 52% of which was on previously developed land
- 326 new affordable homes delivered
- Following the Charfield appeal decision (June 2015) the Council's Five Year Housing Land Supply (5YHLS) was independently assessed and legal advice taken. Now calculated using the 'Liverpool' method (Spreading over remaining years of plan), the shortfall in 5YHLS is around 1,500 homes.

Environment

- A Heritage Lottery Fund (HLF) Landscape Partnership project entitled 'A Forgotten Landscape- Restoring the Heritage of the Lower Severn Vale Levels' began in March 2015 and will run over the next 3.5 years consisting of some 50 individual projects. The project will make a significant contribution towards Core Strategy policy objectives.
- In 2014/2015 the Council won all 5 appeals where policies relating to conservation were a material consideration. The Council won 62% of appeals where policies relating to Listed Buildings were a material consideration. In those which were lost the inspector generally found that the benefits to listed buildings outweighed harm.
- The total identified renewable energy capacity of South Gloucestershire is 39.76 MW – which represents a significant increase of 49% from the figure reported last year
- There has been no change to the Green Belt (GB) area in South Gloucestershire in the 2014/2015 monitoring year.

For full details including data sources please refer to the relevant sections of the AMR

1. Introduction

1.1 The Authority's Monitoring Report (AMR), previously referred to as the Annual Monitoring Report is published each December. The AMR aims to show how the Council's planning policies have been implemented for the previous financial year (1 April – 31 March) and how the Council's planning documents are progressing.

1.2 The planning reforms set out in the Localism Act 2011 removes the duty to submit monitoring reports to the Secretary of State annually. However, the requirement to publish this information for the public in no more than yearly intervals still exists. On 30 March 2011 all Local Authorities received a letter from the Government¹ announcing the withdrawal of guidance² on local plan monitoring. Local authorities can now choose which targets and indicators they include in their monitoring report.

1.3 South Gloucestershire Council is committed to ensuring that the effectiveness of its planning policies are monitored through a process of plan, monitor and manage. The AMR is an essential tool in this process.

1.4 This is the eleventh AMR prepared by South Gloucestershire Council; it covers the period 1 April 2014 to 31 March 2015 and builds on data presented in previous AMRs.

Development Plan Provision

1.5 The Council adopted the Core Strategy on 11th December 2013. The Core Strategy presents 24 generic and 12 place based policies to address key local issues and guide development in the period to 2027.

1.7 The Joint Waste Core Strategy (JWCS) sets out the authorities' aspirations for all levels of waste management until 2026: prevention; reuse; recycling; recovery; and disposal. In March 2011 the Joint Waste Core Strategy was adopted by the four West of England unitary authorities.

1.8 The Council is currently preparing its Policies, Sites and Places Plan, and once adopted this will complete the up to date development plan for South Gloucestershire and replace the remaining 'saved' policies of both the South Gloucestershire Local Plan 2006 (SGLP) and the South Gloucestershire Minerals and Waste Local Plan. This document will contain detailed planning policies to manage new development, allocate smaller scale (non strategic) sites for various types of development, and identify the vision and objectives of local communities for their respective area, including future development, consistent with the government's localism principles.

Structure of the AMR

1. **Introduction** - sets out background and explanation of the refreshed AMR
2. **The South Gloucestershire Context** - sets the scene by presenting key contextual information to provide the wider social, economic and environmental background to the district.

¹ Letter from the Parliamentary Under Secretary of State, Bob Neill MP

² Local Development Framework Monitoring : A Good Practice Guide (ODPM, 2005)

Annual Monitoring Report FAQs and emerging Best Practice 2004-05 (ODPM, 2006)

Regional Spatial Strategies and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008)

3. **Plans and Policies** – sets out the planning policy context in South Gloucestershire and includes information relating to the council's Local Plan delivery programme (previously the Local Development Scheme) including progress against key milestones.
4. **Development in South Gloucestershire** – monitors the policies in the adopted South Gloucestershire Local Plan through a range of indicators. The refreshed AMR document focuses around the three important roles for the planning system in achieving sustainable development set out in the National Planning Policy Framework (para 7):
 - an economic role – contributing to building a strong, responsive and competitive economy;
 - a social role – supporting strong, vibrant and healthy communities; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment.
5. **Monitoring the Joint Waste Core Strategy (JWCS)** – monitors the policies in the Joint Waste Core Strategy through the suite of indicators set out in the document.
6. **Planning strategically across boundaries** - sets out details relating to the Duty to Co-operate.

1.9 A key aspect of the new planning system is its flexibility. The AMR looks at policy performance, and its context. By examining what has happened in the area in the past in a structured way, it helps identify key challenges and opportunities for the future. By indicating where adjustments and revisions to policy may need to be made, it should enable the Council to consider updating components of its local development framework, and so respond quickly to changing needs.

Types of indicator monitored in this report

1.10 As set out at paragraphs 1.4, local planning authorities can now choose which targets and indicators they include in their monitoring report. The indicators in this report have been reviewed, alongside the Government's new 'Single Data List', to ensure that they are the most effective measures of which to assess the Core Strategy Policies.

1.11 This report makes reference to, and reports on: changes in the wider social, economic and environmental context; assesses the success of the Local Plan; ensures the components of the Development plan documents are updated to reflect changing circumstances nationally, within the sub-region and locally.

1.12 Indicators have also been chosen by South Gloucestershire Council to help to monitor characteristics and issues which are important in the area locally.

Sustainability Appraisal and Significant Effect Indicators

1.13 European regulations on Strategic Environmental Assessment (SEA), as incorporated into government guidance on the Sustainability Appraisal of Local Development Documents, state that Local Authorities must predict, assess and monitor any significant environmental effects arising from their emerging Development Plans. This involves the identification of 'Significant Effects Indicators', through the SA process. These enable a comparison to be made between the predicted effects of policies on society, the environment, and the economy, and the actual effects measured during implementation of the policies.

1.14 South Gloucestershire Council's Sustainability Appraisal (SA) Scoping report was approved in March 2008 and set out how SAs would be carried out for Development Plan Documents (DPDs) and Supplementary Plan Documents (SPDs). It also set out proposed indicators to monitor the effects of the implementation of Development Plan Documents.

1.15 The Council has since updated the proposed SA/SEA Monitoring Framework. This was published in Appendix 12 of the December 2011 SA Report that accompanied the Post-Submission Changes version of the Core Strategy. Most of the indicators identified in that framework are monitored within this AMR.

1.16 In view of the time that has elapsed since 2008, the planning reforms introduced by the Government since 2010 and lessons learnt in the delivery of SA work, it was considered appropriate to review the 2008 report, by updating the review of relevant plans and programmes and amending the SA Framework objectives. The new updated Scoping Report was been subject to statutory consultation with Natural England, the Environment Agency and English Heritage and was published alongside the Draft Policies, Sites and Places Plan in summer 2014.

1.17 As the Local Plan process evolves in South Gloucestershire, the Council will continue to develop and refine its SA Indicators. Ongoing progress will be reported in subsequent AMRs.

Reporting on the Local Development Scheme

1.18 AMRs are expected to report upon whether the milestones or targets in Local Development Schemes (now known as the Local Plan Delivery Programme), are on track. This information is contained in Chapter 3 below.

Annual Monitoring Report linkages

1.19 The data contained within this AMR is drawn from, and complements, a range of council strategies and other policy areas, notably South Gloucestershire's 2012 Sustainable Community Strategy (SCS).

1.20 Work has also been carried out jointly with neighbouring unitary authorities and the now defunct West of England Partnership (WEP) to develop a consistent approach to monitoring.

Impact of the economic circumstances

1.21 South Gloucestershire is committed to sustainable economic growth and delivery. The Indicators monitored over time provide a basis to assess the impact that the current economic circumstances are having on South Gloucestershire. Future AMRs will continue to monitor this impact and how effectively South Gloucestershire is responding.

Planning Strategically Across Boundaries

1.22 The Localism Act established a new duty to co-operate. This relates to the sustainable development or use of land that would have a significant impact on at least two planning areas. The National Planning Policy Framework sets out the strategic issues where co-operation might be appropriate and provides guidance on planning strategically across strategic boundaries. The duty also applies to a number of public bodies in addition to councils who are required to co-operate on issues of common concern to develop sound plans. Councils need to report how the duty is being taken forward through the AMRs.

1.23 As part of the Core Strategy Examination the council provided evidence on how the duty had been met through plan preparation TP1: Duty to Co-operate and Joint Working Topic Paper.

1.24 The West of England LEP prepares a Duty to Co-operate schedule which will be updated on an ongoing basis. The schedule is a tool to ensure that strategic planning issues affecting more than one area are identified and the processes for taking these issues forward are defined and any outcomes delivered. This will provide a framework to ensure effective co-operation throughout the plan making process. The schedule will ensure that strategic issues are concisely and consistently recorded, and will be regularly monitored and updated.

1.25 Further details about how South Gloucestershire Council is working with the other West of England authorities and other agencies regarding the Duty to Co-operate are set out in Chapter 6.

2. The South Gloucestershire Context

Contextual indicators provide the social, environmental and economic background against which the effects of policies can be monitored. The contextual indicators in this report are based on the key characteristics of, and issues facing South Gloucestershire.

The data presented is the latest available and where possible time series trends are included. Where possible these indicators are aligned with Council's corporate sustainability indicators and other key indicators from related policy areas.

The key contextual indicators present a profile of South Gloucestershire that can be assessed over time, under the following six themes:

- Demographic structure;
- Society and communities;
- Labour market characteristics;
- Housing and the built environment;
- Transport and accessibility; and
- Key environmental assets.

Some indicators also appear within the body of the main report.

Demographic structure

Population...

The population of South Gloucestershire is estimated to be 271,600 (ONS 2014 mid-year population estimates).

Age structure...

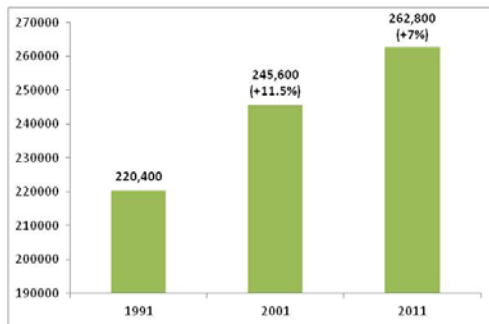
The broad age structure of the population is very similar to the national average, however in comparison to the national average, South Gloucestershire has:

- A lower proportion of the population in the 20-39 age group (1.9% below the national average)
- A higher proportion of the population in both the 40-54 and 15-19 age groups (1.4% and 0.3% above the national average respectively).

Further details can be found here [SGC Statistics](#)

Population change...

Data from the 2011 Census reveals that population growth in South Gloucestershire has slowed considerably over the past decade. Between 2001 and 2011 the population increased by approximately (7%) compared to an 11.5% increase between 1991 and 2001.

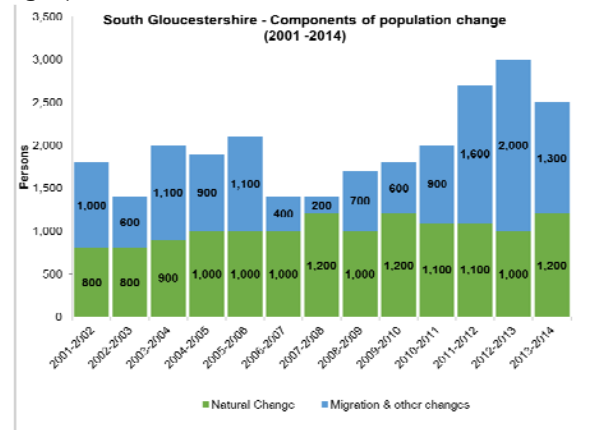


Further details can be found here [SGC Statistics](#)

Components of population change...

Over the shorter term, ONS estimates the population increased by 2,400 (0.9%) between 2013 and 2014. This change can be attributed to both natural change (i.e. births minus deaths) of 1,200 people and 'net migration and other changes' of 1,300 people. Net international migration accounted for +1,000 residents, whilst 'net internal migration' accounted for -200 (meaning that 200 more people moved out of South Gloucestershire to other areas in England than moved into the

district from other areas in England). See graph below;



Further details can be found here [SGC Statistics](#)

Ethnic composition...

According to the 2011 Census; 13,193 (5.0%), of South Gloucestershire's population are of Black and minority ethnic origin (BME)¹. The estimates suggest that the number of BME residents has increased significantly from the proportion reported in the 2001 Census (2.4%); however these estimates suggest that the South Gloucestershire rate remains significantly lower than England and Wales average (14%).

Further details can be found here [SGC Statistics](#)

Population projections...

The most recent official population projections (the 2012 ONS Sub-National Population Projections) suggest that the population of South Gloucestershire will rise to 318,400 in 2037 which represents a 19.6% increase on the baseline 2012 mid-year population estimate (266,100).

Further details can be found here [SGC Statistics](#)

Household composition...

According to the 2011 Census there were 107,538 households in South Gloucestershire, of which:

- 58.4% (62,847) were 'couple' households, higher than both the national (51.2%) and regional (54.1%) averages.
- 6.4% (6,975) were 'lone parent' households with dependent children, lower than the

¹ The BME population comprises residents from the following ethnic groups: Mixed: White and Black Caribbean, Mixed: White and Black African, Mixed: White and Asian, Mixed: Other Mixed, Asian or Asian British: Indian, Asian or Asian British: Pakistani, Asian or Asian British: Bangladeshi, Asian or Asian British: Other Asian, Black or Black British: Black Caribbean, Black or Black British: Black African, Black or Black British: Other Black, Chinese or Other Ethnic Group: Chinese, Chinese or Other Ethnic Group: Other

national (7.1%) average, but higher than the regional (5.9%) average.

Society and Communities

Deprivation...

The English Indices of Deprivation 2015 is the Government's latest official measure of deprivation at small area level (LSOA)*. According to this study:

- South Gloucestershire is the 54th least deprived Local Authority in England (ranked 273rd out of 326 authorities). The authority is in the 5th national deprivation quintile, which means it is one of the 20% least deprived districts in England.
- Compared to other areas in England, there is little deprivation in the District (only one LSOA falls within the 20% most deprived areas in England), however there are sub-ward pockets of relative deprivation which tend to be areas with high concentrations of social housing.
- South Gloucestershire's most deprived areas are generally located within the urban wards of Staple Hill, Kings Chase, Patchway, Parkwall and Woodstock.

The ID 2015 comprises seven different domains which represent different elements of deprivation. South Gloucestershire has the highest concentration of deprived LSOAs in the following domains:

- 'Barriers to housing and services domain' - 17 LSOAs within the most deprived 20% of areas nationally
- 'Education, skills and training deprivation' - where 15 LSOAs are within the most deprived 20% of areas nationally

In South Gloucestershire as a whole, 23,027 residents are 'income deprived', and 11,416 residents are 'employment deprived'.

Source: CLG English Indices of Deprivation 2010© Crown Copyright)

Recorded Crime...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the regional and national averages. In 2014/15 the total rate of recorded crime in South

Gloucestershire was 46 offences per 1,000 residents. Overall we have seen a 38% reduction in the number of offences over the past eight years.

Further details can be found here [SGC Statistics](#)

Resident satisfaction...

According to the council's autumn 2014 Viewpoint Survey, 77% of respondents to the survey said they were satisfied with their local area as a place to live, including 32% who were very satisfied. Satisfaction with the local area has fluctuated over the last five years and between 2013 and 2014, there was a slight decline in the number of panel members who were satisfied with the local area as a place to live.

Further details can be found here [SGC Statistics](#)

Indicators of health...

In general, South Gloucestershire is a healthy area. According to the 2011 Census 84.0% of residents considered their health was 'good' or 'very good', compared to the national average of 81.4%.

Further details can be found here [SGC Statistics](#)

Life Expectancy...

Overall, life expectancy has increased in South Gloucestershire over the last 12 years. Based on the most up to date data, life expectancy at birth is 81.2 years for males and 84.5 years for females, an increase of 2.9 years for men and 2.3 years for women since 2002. Life expectancy in South Gloucestershire remains significantly higher than the national average.

Rate of mortality considered preventable...

The rate of mortality considered preventable is an important indicator of the overall health of the population. Between 2011 and 2013, the mortality rate in South Gloucestershire was approximately 141.7 per 100,000 of the population. The rate in South Gloucestershire continues to decline in line with the national trend and has been consistently and significantly lower than the South West and national averages

*Lower Super Output Areas (LSOAs) are a statistical geography designed by the Office of National Statistics (ONS). They are smaller than electoral Wards so enable a detailed geographical analysis of trends. There are 32,482 LSOAs in England and 162 LSOAs in South Gloucestershire. LSOAs have an average

resident population of 1,500 people and contain about 600 households
** These measures relate to the 'Income Deprivation' and 'Employment Deprivation' Domains, which are comprised of a range of indicators which measure counts for people or families in receipt of means tested benefits.

Labour Market Characteristics

Unemployment...

Unemployment - claimant count measure

The monthly Jobseeker's claimant count is not the official unemployment rate but is the most detailed and regularly updated source of unemployment data at a local level. The claimant count provides the most detailed and regularly updated source of unemployment data at local level and enables sub-district analysis. In October 2015, 1,489 (0.9%) of the resident working age population in South Gloucestershire were claiming JSA. This is an 18% reduction on the figure for the same reporting period last year (1,805 / 1.1%). South Gloucestershire's claimant count and rate remains lower than the national and sub-regional rates (1.5% and 1.2% respectively).

Further details can be found here [SGC Statistics](#)

Employment rate...

In the year from April 2014 to March 2015 the Annual Population Survey stated 80.8% of South Gloucestershire's working age population (16-64) was in employment. The employment rate locally is considerably higher than the national average.

The employment rate in South Gloucestershire also compares favourably to the 151 other unitary and county authorities in England (being ranked just second after West Berkshire).

Source: Annual Population Survey (Apr 2014-Mar 2015), ONS via nomis

Employment structure...

In 2014 70.8% (103,900) of employed residents work full time while 29.2% (43,000) work part time.

The nature of the occupational structure of those in employment is broadly similar to the national average.

Source: ONS business register and employment survey via nomis

Earnings...

In 2014, the average annual earnings* for a full time worker living in South Gloucestershire

were £28,859, representing a 5.5% increase on the 2013 figure (£27,344).

*median gross annual earnings for (residents) for a full-time worker.

Source: Annual Survey of Hours and Earnings (Office for National Statistics - via nomis)

Further details can be found here [SGC Statistics](#)

Qualifications and Education

Adult qualifications...

36.7% of South Gloucestershire's population aged 16 to 64 were educated to NVQ Level 4 or above*. This is in line with the national average (35.7%) but is below that for the sub-region (41.2%).

Only 4.8% of South Gloucestershire's population aged 16 to 64 have no qualifications, which is considerably lower than both the England (8.6%) and sub-regional (5.6%) averages.

Further details can be found here [SGC Statistics](#)

* NVQ Level 4 is equivalent to having a degree level qualification or postgraduate qualification e.g. a Ph.D.

Source: Annual Population Survey

Pupil attainment (GCSE results)...

In 2014, 54.0% of pupils achieved five or more A*-C grades or equivalent at GCSE including English and maths at Key Stage 4 (secondary). The achievement rate in South Gloucestershire is below the national average (56.8%).

Further details can be found here [SGC Statistics](#)

Proportion of 16-18 year olds not in education, employment or training

In 2014, the proportion of 16-18 year olds not in education, employment or training (NEET) in South Gloucestershire was 3.0%. This represents a decrease on the previous year (4.6%). The rate is notably lower than both the national and regional (South West) averages (4.7% and 4.5% respectively).

Further details can be found here [SGC Statistics](#)

Housing and the built environment

Similar to many areas in the South West, South Gloucestershire is an area where high demand for housing has impacted on housing affordability.

Housing tenure...

According to the 2011 Census:

- 34.5% (37,050) own homes outright;
- 40.5% (43,536) are buying with a mortgage;
- 8.0% (8,570) rent from registered social landlords;
- 12.2% (13,124) rent from private landlords, and;
- 1.9% (2,063) rent from the local authority

Further details can be found here [SGC Statistics](#)

Average house price...

In 2014, the average price paid for a residential property in South Gloucestershire was £230,099 - rising from £213,197 in 2013.

(Source: Land Registry)

Quality and assets of the built environment...

South Gloucestershire has a good quality historic built environment. Policies in the Core Strategy are aimed at protecting these assets for the future. Within the District there are:

- 2072 Listed building entries of which 2% are Grade I, 6% are Grade II*, and 92% are Grade II.
- Over 1,470 locally listed buildings
- 38 Scheduled monuments
- 30 Conservation Areas
- 8 registered parks and gardens
- 1 battlefield

Source: South Gloucestershire Council Strategic Planning Policy and Specialist Advice Team

Transport & Accessibility

Rate of traffic growth...

The economic prosperity of South Gloucestershire and high levels of employment, housing and population growth make tackling congestion a major challenge for the council.

In 2013/14 it took 2.52 minutes to travel a mile on South Gloucestershire's "A" roads during the morning peak, a 1.2% increase compared to 2012/13. This can be attributed to a slight increase in general traffic levels within South Gloucestershire from 2013 to 2014.

Car ownership...

South Gloucestershire has higher than average car ownership and usage.

According to the 2011 Census:

- 86.9% of households have access to at least one car or van, compared to 74.2% nationally.
- There were 158,289 cars or vans in South Gloucestershire, an average of 1.47 cars or vans per household.

In general terms, households without a car tend to be located in parts of the district which are more urban in character, such as Kingswood and Patchway.

Further details can be found here [SGC Statistics](#)

Accessibility of key services...

According to the Indices of Deprivation 2015, South Gloucestershire is particularly deprived in terms of 'barriers to housing and services' domain'. The highest rates of deprivation in this domain are generally found in rural areas due to the road distances to services and higher than average house prices. This is largely due to the semi-rural nature of much of the authority area. 17 LSOA's within the district fall within the 20% most deprived areas in England.

Further details can be found here [SGC Statistics](#)

Key Environmental Assets

Much of South Gloucestershire's countryside and coastline of the Severn Estuary is protected by national and international environmental designations. Work is ongoing to continue to actively protect areas of local wildlife importance, and designate areas for environmental conservation. Within South Gloucestershire there are:

Greenbelt...

- 23,026 ha – approximately 43% of the total area of the District.

Local Nature Reserves (LNR)...

- 9 LNRs making up a total of 109ha.

AONB...

- Cotswolds AONB (area within South Gloucestershire) 11,800ha.

SSSIs...

- Severn Estuary SSSI (also SPA/RAMSAR and SAC) – 4,104ha
- Other SSSIs – 22 sites making up 553ha

RIGS...

- 53 Regionally Important Geological Sites

SNCIs...

- 269 Sites of Nature Conservation Importance.

3. Plans and Policies

Planning Policy Context - National

3.1 Following the May General Election, ongoing planning reforms continue to be focused on streamlining the planning system, making it more efficient and positive in outlook and operation. A key objective of Government policy is to increase and accelerate the overall supply and delivery of housing. The Government's planning policies and how they are expected to be applied are published in the National Planning Policy Framework (NPPF) March 2012, and National Planning Policy Guidance NPPF March 2014.

Planning Policy Context - Local

3.2 The current development plan for South Gloucestershire comprises the **South Gloucestershire Local Plan: Core Strategy** (adopted 2013), the **West of England Joint Waste Core Strategy** (adopted 2011), and the saved policies of the South Gloucestershire Local Plan (adopted 2006) and the South Gloucestershire Minerals and Waste Local Plan (adopted May 2002). With regard to the SGLP and M&WLP the 2004 Planning and Compulsory Act introduced transfer arrangements under the 2004 Act allowed for such plans to be 'saved' for 3 years, and for this period to be extended with the agreement of the then regional Government Offices. As a result the following now applies:

- **For the South Gloucestershire Local Plan** (Adopted January 2006). The following policies have not been 'saved' beyond 6 January 2009 – Policies L6, L19, T10, T11, T13 and H8.
- **For the South Gloucestershire Minerals and Waste Local Plan** (Adopted May 2002). The following policies have not been 'saved' beyond 27 September 2007 – Policies 2, 5, 7, 12, 15, 19, 25 & 30. Following the adoption of the West of England Joint Waste Core Strategy, the following policies have been superseded and ceased to have effect from 25 March 2011 - Policies 3, 36, 38, 39, 40, 41, 42 and 43.

NB The Joint Replacement Structure Plan was revoked on 20 May 2013 along with the Regional Strategy for the South West.

Local Plan Delivery Programme (LPDP)

3.4 The Local Plan Delivery Programme, formerly known as the Local Development Scheme, is a rolling three year programme for the preparation of Local Plan* documents and Supplementary Planning Documents. [The current Local Plan Delivery Programme](#) refreshed and published in October 2015 covers the period October 2015 – December 2017.

***Definition of Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004 and as amended by subsequent legislation. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes previously adopted policies which have been saved under the 2004 Act and neighbourhood development plans.

Commentary on Progress on the preparation of Development Plan Documents and Supplementary Planning Documents as at December 2015

The Proposed submission draft **Policies, Sites and Places (PSP) Plan** was published for formal public consultation in line with Regulations 19 and 20. At the same time, sites nominated for designation as Local Green Space (LGS) were published for informal (Regulation 19) consultation. However, following an appeal at Charfield, which established that the Council is not able to demonstrate the required 5 year supply of housing sites, the decision was taken in October to pause the submission/ examination of the PSP Plan and undertake additional work to address these shortcomings and to give an opportunity to consider local green space designations alongside the need for additional housing sites. The updated PSP Plan will now be published for formal public consultation (in line with Regulations 19 and 20) in summer 2016.

Work on the **Joint Spatial Plan (JSP)** has progressed on programme with our West of England partners to bring forward the 'Issues and Options' consultation in early November 2015, running for 12 weeks.

The Council's **Community Infrastructure Levy (CIL)** and supporting **Community Infrastructure Levy & S106 Planning Obligations Guide SPD** was adopted in March 2015. Implementation and collection of CIL commenced on 1st August 2015.

The refreshed **Local Plan Delivery Programme** (formerly known as the Local Development Scheme) was approved on 14th October 2015.

The **Statement of Community Involvement 2015** (Refresh) was presented to Committee and adopted in January 2015.

The final **East of Harry Stoke New Neighbourhood Development Framework SPD** is being prepared and will be presented to the Committee for endorsement in Spring 2016.

Initial auditing work on the **Local List SPD** is ongoing and will feed into the review of remaining HER entries that is scheduled for completion in 2017.

The **Waste Collection Guidance for Developers SPD** was adopted in January 2015.

4.1 Economy

South Gloucestershire has a robust, diverse and vibrant economy which has experienced high job growth rates and low unemployment. The area has many strengths including excellent road and rail connections, the successful key sectors of aerospace engineering, the MOD and the financial services industries, as well as the University of the West of England (UWE) and the large retail area at Cribbs Causeway. New major development at: the Science Park at Emersons Green, part of the Emersons Green Enterprise Area; at Severnside part of the Avonmouth Severnside Enterprise Area; and at the Filton/A38 Enterprise Area, will help to reinforce the local economy.

Core Strategy Objectives

- Ensuring that South Gloucestershire plays its role in making the West of England economy one of the most prosperous, innovative and vibrant in Europe, by providing a sufficient range of employment land for existing and new businesses of all sizes
- Providing for the key sectors of advanced engineering, including aerospace and defence; finance and business services; higher and further education; retail; environmental technologies and hi-tech industries
- Taking opportunities to provide more balanced employment across the district so that every community has access to a range of employment opportunities locally
- Ensuring provision of appropriate communication technologies, such as Broadband
- Enhancing town centre vitality and viability

Relevant Core Strategy Policies

- CS11 – Distribution of Economic Development Land
- CS12 – Safeguarded Areas for Economic Development
- CS13 – Non-Safeguarded Economic Development Sites
- CS14 – Town Centres and Retail

**Unless otherwise stated all figures relate to the period
1 April 2014 – 31 March 2015**

Employment land available – by type (hectares)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	30.77	25.00	0.05	238.91	58.60	79.05	432.38
2009/2010	24.38	25.00	0.05	0.37	31.81	340.86	422.47
2010/2011	24.89	25.00	0.05	1.10	27.93	226.60	305.57
2011/2012	23.88	20.79	0.26	17.81	31.06	303.38	397.18
2012/2013	9.50	20.79	0.26	22.50	40.00	282.04	375.09
2013/2014	2.01	16.87	0.42	18.10	131.91	191.22	360.53
2014/2015	0.49	16.87	0.45	18.70	120.17	203.73	360.41

Table 1.1

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Both the Economy chapter of the local plan (SGLP) and the Council's Core Strategy aim to ensure that there is an adequate mix of employment uses in order to cater for a range of local employment needs, and to reduce the local economy's dependence on any one sector.

Table 1.1 shows the amount and type of employment land available in the District. It comprises land safeguarded for employment uses under policy E4 of the South Gloucestershire Local Plan, Policy CS12 of the Core Strategy and sites with planning permission for employment related purposes.

In the 2014/2015 monitoring year there was a total of 360.41ha of available employment land in South Gloucestershire. Over the past year there has been a further reduction of land in B1a employment use, and minor changes of B1b and B2 and B1c land uses. Figures also show an increase in the amount of land available for mixed employment uses, but a subsequent decrease in available land for B8 uses.

The reduction in land available for B1a development over the last few years is mostly as a result of the proposals associated with the redevelopment/development at UWE on the undeveloped land on the former Hewlett Packard site including the new sports stadium development. The change in the B1b category is mostly as a result of the completion of an extension to the National Composites Centre at Emersons Green. The other major change of note is the commencement of the major B8 distribution development at Central Park, Severnside (former ICI land within the Avonmouth Severnside Enterprise Area) on land previously categorised under mixed use. It is considered that sufficient employment land remains available in South Gloucestershire and meet the needs of businesses.

Total amount of additional employment floorspace – by type (net)

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	Net (sq.m)	15,788	0	0	16,216	-25,233	1,251	8,022
2009/2010	Net (sq.m)	2,921	0	0	-93,329	46,190	10,100	-34,118
2010/2011	Net (sq.m)	8,491	0	-1,422	1,043	-1,508	0	6,604
2011/2012	Net (sq.m)	-2,217	9,152	-550	-256	-12,680	11,922	11,537
2012/2013	Net (sq.m)	-3,126	0	26	-1,318	4,269	48,794	48,645
2013/2014	Net (sq.m)	-2,715	9,972	224	4,315	-25,465	20,991	7,322
2014/2015	Net (sq.m)	0	0	0	1,408	20,271	-3,392	18,827

Table 1.2

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Table 1.2 shows that in the 2014/2015 year, there was a net gain of 18,827 square metres of employment floorspace.

There has been no new B1a office space in the 12 months to April 2015 and no losses. Within categories B1b and B1c, there has also been no gains or losses. Within category B2 there has only been one new large scale completion with the erection of five industrial units at Tower Road North, Warmley. In the same period due to the redevelopment of a site at the Severn View Industrial Estate at Severnside there has also been a sizeable loss of B2 floorspace whilst the replacement industrial development takes place.

In the last 12 months however, two major completions of B8 space have taken place at Central Park, Severnside with the completion of warehouse units for Farm Foods and CHEP UK, within Avonmouth Severnside Enterprise Area.

Within the Mixed category the 12 months to April 2015 has seen an overall loss with two main developments in the East Fringe (Station Road, Kingswood) and Yate (GWBP). Due to redevelopment / ongoing redevelopment schemes that have / will comprise a mix of employment floorspace.

Total amount of floorspace for 'town centre uses'

		A1	A2	B1a	D2	Mixed			Total
2008/ 2009	Town Centre Area	-955	0	0	0	27,441			26,486
	SG Total	2,420	0	15,788	391	28,409			47,008
2009/2010	Town Centre Area	0	0	0	0	0			0
	SG Total	2,475	0	2,921	1,808	12,056			19,260
		A1	A2	B1a	D2	Other Mixed	A3/ A4/A5	Mixed 'A'	Total
2010/2011	Town Centre Area	-5,132	0	0	0	0	572	0	-4,560
	SG Total	1,050	0	8,491	150	5,028	-79	0	14,640
2011/2012	Town Centre Area	9,873	0	0	0	0	525	0	10,398
	SG Total	12,648	0	-2,217	-820	5,319	525	0	15,455
2012/2013	Town Centre Area	4,180	0	0	0	0	0	0	4,180
	SG Total	-3,820	0	-3,126	299	-723	235	0	-7,135
2013/2014	Town Centre Area	1,482	0	0	0	0	0	0	1,482
	SG Total	9,527	0	-2,715	0	9,009	-315	0	15,506
2014/2015	Town Centre Area	743	0	0	0	0	0	0	743
	SG Total	263	0	0	24,700	4,518	1,163	1,475	32,119

Table 1.3

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

For the purposes of this indicator, Town Centre Uses are those defined by Use Class Orders:

- A1 - Shops;
- A2 – Financial and Professional Services;
- B1a – Offices (other than those in a use within Class A2), and;
- D2 – Assembly and Leisure

Table 1.3 shows that there has been a small gain of A1 floorspace in South Gloucestershire's town centres. This gain can be attributed to the completion of a new mezzanine floor in the retail units at the Willow Brook Centre, Bradley Stoke.

As well as the gain in A1 floorspace at Willow Brook Centre table 2.3 shows that across the district as a whole in 2014/2015 there was a small loss of A1 floorspace. As well as the changes in the A1 retail floorspace, 2014/2015 saw the opening of a wildlife park at Hollywood Tower Estate, Cribbs Causeway; the completion of the neighbourhood centre at Cheswick Village; and the completion of a new public house/restaurant off the Old Gloucester Road, Hambrook.

Losses of employment land (B use classes) within safeguarded employment areas (net ha)

Year	Previous Use	Area (ha)
2006/2007	B2 - General Industrial	1.56
	Agricultural	0.43
		1.99
2007/2008	B1a - Office	0.15
	B2 - General Industrial	0.43
	Agricultural	0.96
		1.54
2008/2009	B2 - General Industrial	0.52
		0.52
2009/2010	B2 - General Industrial	0.21
	B8 - Storage and Distribution	0.07
		0.28
2010/2011	B1a - Office	0.01
	B1/B2/B8 - Mixed	0.38
	B8 - Storage and Distribution	0.18
		0.57
2011/2012	B1a - Office	0.63
	B2 - General Industrial	1.58
	B8 - Storage and Distribution	2.77
		4.98
2012/2013	B2 - General Industrial	0.07
	B8 - Storage and Distribution	0.14
		0.21
2013/2014	B1a - Office	0.96
	B1 - Mixed	0.23
		1.19
2014/2015	B8 – Storage and Distribution	0.36
	Mixed B	1.67
		2.03

Table 1.4

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2014/2015, 2.03ha of employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to non-B land uses.

As in the previous year, although this employment land has been lost from traditional B-use employment, these losses are not perceived to be detrimental to the safeguarded areas as the

changes of use still provide employment opportunities (although not in the traditional B-Use Class terms).

Policy CS12 of the Core Strategy safeguards an additional quantum of land for employment purposes.

Amount of employment land lost to residential development within safeguarded areas

Year	Amount of employment land lost
2006/2007	No loss
2007/2008	No loss
2008/2009	No loss
2009/2010	No loss
2010/2011	No loss
2011/2012	1.56 ha
2012/2013	No loss
2013/2014	No loss
2014/2015	No loss

Table 1.5

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2014/2015, no employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to residential development in this monitoring year.

As part of ongoing work on the Council's Core Strategy, the approach to and number of other safeguarded employment sites is being reviewed (Interim Safeguarded Sites). This situation will continue to be monitored through the AMR process.

Policy CS12 of the Core Strategy safeguards an additional quantum of land for employment purposes.

Losses of employment land (B uses only) to residential development outside of the safeguarded areas

Previous use class	2010/2011		2011/2012		2012/2013		2013/2014		2014/2015	
	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)
B1a	55	0.94	8	0.07	6	0.49	11	0.44	8	0.08
B1	2	0.01	8	0.24	-	-	-	-	1	0.05
B1c	-	-	-	-	-	-	-	-	-	-
B2	29	0.57	-	-	-	-	15	0.20	6	0.08
B8	229	3.84	-	-	-	-	-	-	2	0.09
Total	315	5.36	16	0.31	6	0.49	26	0.64	17	0.29

Table 1.6

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Table 1.6 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in 2011/2012, 2012/2013, 2013/2014 and 2014/2015 has remained low compared to the levels reported in the previous years.

This indicator should be read in conjunction with the Indicator the “Amount of employment land lost to residential development within safeguarded areas”. Table 1.5 shows that between 2010 and 2015 there was 1.56 Ha of land lost within areas safeguarded for employment to residential use. In comparison, 7.09 Ha of traditional “B –use” employment land has been lost to residential development outside of safeguarded employment areas.

In the current monitoring year, 0.29 Ha of employment land was lost to residential development.

Where proposals are not Permitted Development, current policy seeks to ensure that the amount of employment land lost from within safeguarded areas remains minimal, and that any loss of employment land to residential development outside of employment areas is in such a manner that it does not compromise the balance between housing need and employment provision within communities. It also reinforces the Council’s policy position – that the Core Strategy safeguards more employment land – where this will help retain land in employment use to support mixed and balanced communities.

Amount of completed retail development (sq m net floor space)

Year	A1 + A2
2004/2005	6,802
2005/2006	13,070
2006/2007	2,304
2007/2008	8,488
2008/2009	-45
2009/2010	2,475
2010/2011	-4,082
2011/2012	13,173
2012/2013	-3,820
2013/2014	9,527
2014/2015	263

Table 1.7

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Table 1.7 shows that, in the 2014/2015 monitoring year there has only been a small gain of retail floorspace across the district. This is a result of the completion of a mezzanine floor within one of the units at the Willowbrook Centre, Bradley Stoke and a small loss of some retail floorspace on other sites throughout the district. The past 12 months has also seen the completion of the new neighbourhood centre at Cheswick Village (due to the mix of uses on this site the figure shown in Table 1.7 does not account for this development).

Amount of total primary frontage in LP Policy RT9 town and District centres plus amount and proportion of primary frontage in A1 uses ***

	Total primary frontage (metres)	Amount in A1 use (metres)	% of primary frontage in A1 use
2008/2009	4,379	3,299	75.3%
2009/2010	4,379	3,304	75.4%
2010/2011	4,329	3,264	75.4%
2011/2012	4,444	3,370	75.8%
2012/2013	4,466	3,331	74.6%
2013/2014	4,466	3,301	73.9%
2014/2015	4,466	3,291	73.7%

Table 1.8

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

The Local Plan (SGLP) and the Core Strategy aim to sustain the vitality and viability of South Gloucestershire's town centres through retaining town centre units in A1 (retail) use. Table 1.8 shows that the percentage of primary frontage in A1 use has dropped slightly from the level reported last year. The change in the total primary frontage reflects that there has been an increase in the percentage of primary frontage in non-A1 use in Kingswood, and Staple Hill, but an increase in primary frontage in A1 use in Chipping Sodbury.

Over the period to 2011/2012 the percentage of primary frontage in A1 use remained at over 75%, indicating that policy RT9 of the South Gloucestershire Local Plan was performing well. It is too soon to tell if the drop over the past 3 years is an anomaly or if it is symptomatic of wider issues relating to the changing face of town centres across the UK. However, the percentage of primary frontage still remains over 73%.

*** indicates that data used is collected through the annual survey of Town Centres and Retailing undertaken in August each year.

Percentage of vacant A1 (retail) units in South Gloucestershire's town centres ***

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Chipping Sodbury	6.8	8.8	1.8	5.6	1.9	1.9	3.7
Downend	7.4	3.7	3.7	3.8	6.5	3.3	6.7
Emersons Green	0	0	0	0	0	0	0
Filton	10.5	5.3	0	5.0	9.5	12.5	16.7
Hanham	7.9	10.5	15.4	10.8	10.8	12.8	18.4
Kingswood	15.2	15.7	19.1	12.1	17.0	16.3	13.1
Staple Hill	12.3	13.9	7.3	4.7	2.4	4.8	4.9
Thornbury	13.9	9.9	9.9	8.2	9.6	8.2	11.0
Yate (exc. Station Road)	12.6	11.2	15.9	19.3	20.2	16.5	15.2
Bradley Stoke	-	-	-	0	5.6	0	0
Total	11.5	11	10.7	9.3	10.2	9.4	10.1

Table 1.9

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

This indicator was introduced to help monitor the effects of the economic recession on town centres and the retail sector within South Gloucestershire. As part of the annual monitoring of South Gloucestershire's town centres and out of centre retailing, the Strategic Planning Policy and Specialist Advice Team has monitored vacancy rates since 2006.

In August 2015, 10.1% of all A1 units in town centres across the District were vacant. This represents an increase of 0.7% in the A1 vacancy rate recorded in August 2014 (9.4%). In August 2015:

- Hanham had the highest A1 vacancy rate (18.4%) which equates to 7 vacant A1 units
- Both Emersons Green and Bradley Stoke had no vacant A1 units (0%)

Between August 2014 and August 2015 the most significant decrease in A1 vacancy rate was observed in Kingswood, where the rate fell from 16.3% to 13.1%. There has also been an increase in the percentage of A1 units occupied/trading in Yate in the 2014/2015 monitoring year.

In no centre has the percentage of vacant A1 units remained the same.

In terms of actual A1 Units – Kingswood recorded the greatest decrease in vacancy (where an additional three units became occupied for A1 use in the centre). In contrast between August 2014 and August 2015 there has been an increase in the vacancy rate in A1 units in Chipping Sodbury (one unit), Downend (one unit), Filton (one unit), Hanham (two units), and Thornbury (two units) town centres.

It should be noted that this indicator is purely a measure of 'quantity' it does not measure 'quality'. The quality of individual retail premises is a subjective matter over which the planning system has little influence. In addition, this indicator relates solely to A1 units. Any units not in A1 use are excluded from this indicator – the total vacancy rate (all uses) is covered in the indicator below.

Number of vacant units (all uses) ***

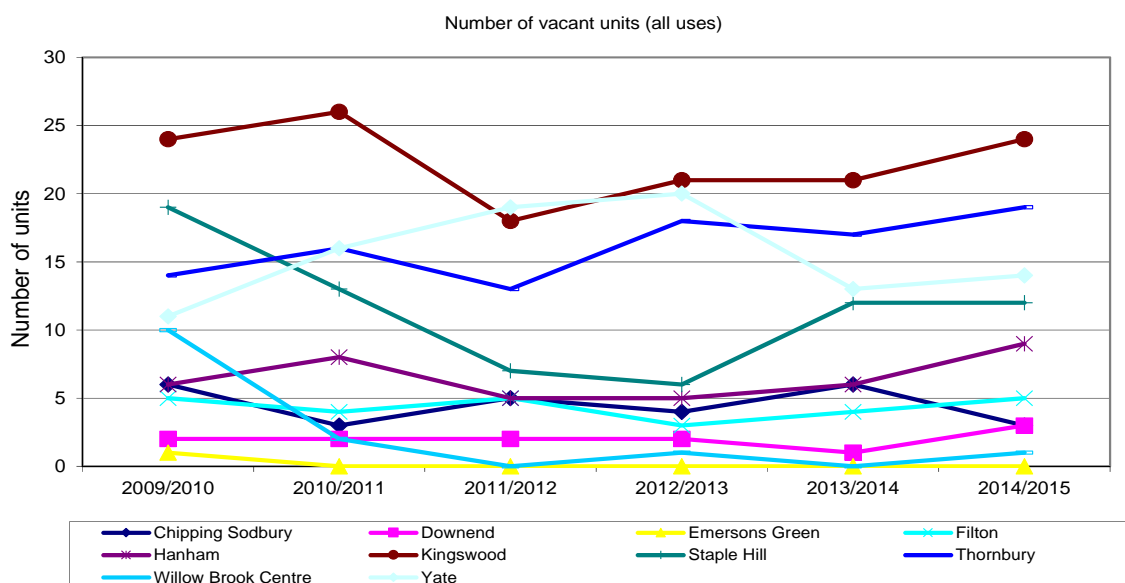


Figure 1.1

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Chipping Sodbury	6	3	5	4	6	3
Downend	2	2	2	2	1	3
Emersons Green	1	0	0	0	0	0
Filton	5	4	5	3	4	5
Hanham	6	8	5	5	6	9
Kingswood	24	26	18	21	21	24
Staple Hill	19	13	7	6	12	12
Thornbury	14	16	13	18	17	19
Willow Brook Centre	10	2	0	1	0	1
Yate	11	16	19	20	13	14
Total	98	90	74	80	80	90

Table 1.10

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

This indicator monitors the level of all vacant units in Town Centres (not just retail uses). Figure 1.1 and Table 1.10 show how the number of vacant units in South Gloucestershire's town centres has changed over the past six years. In summary they shows that:

- Chipping Sodbury historically has high rates of occupancy across the town centre.
- Downend has had only one or two vacant units in five of the past six years and currently only has three vacant units.
- Emersons Green has no vacant units in this monitoring year and although there have been none or low rates of vacancy for the last six years, it is the smallest town centre in South Gloucestershire (in terms of number of units).
- Filton has a similar vacancy rate to the previous years.
- Hanham has a vacancy rate this year than any of the past five years.
- The number of vacant units in Kingswood remains high.
- The number of vacant units in Staple Hill has doubled in 2013 / 2014 and continues to remain at this level.
- The rate of vacancy in Thornbury has remained high in the last year.
- Although the vacancy rates at the Willow Brook Centre appear high, these figures reflect the rate of initial take-up of the new retail units rather than high levels of vacancy per se. This year there is only one vacant unit.
- The number of vacant units in Yate decreased significantly in 2013 / 2014 but has risen slightly in the last year.

It should be noted that this indicator is purely a measure of 'quantity' it does not measure 'quality'. The quality of individual retail premises is a subjective matter over which the planning system has little influence. In addition, this indicator relates to all units shown as vacant in the Council's annual Town Centres and Retailing survey – it does not take account of what use they are currently in.

Mix of occupied 'A' uses in town / district centres

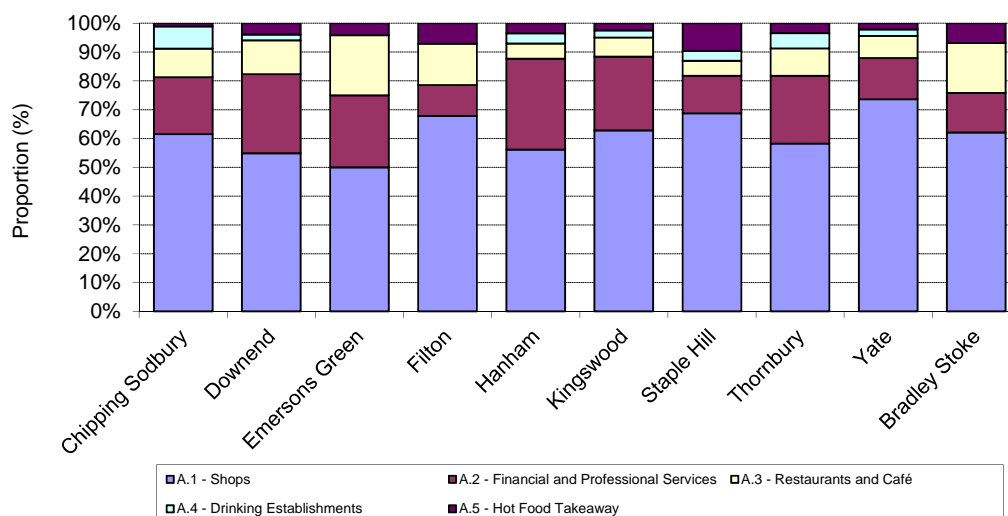


Figure 1.2

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Figure 1.2 shows that the majority of units within the A-use class across South Gloucestershire's town centres are in A1 retail use. Policy RT9 of the South Gloucestershire Local Plan and CS14 of the Core Strategy aim to safeguard the retail character and function of the district's town centres because of its importance to their vitality and viability.

Figure 1.2 shows that:

- Yate has the highest proportion of occupied town centre units in A1 (retail) use, whilst Downend and Emersons Green have the lowest;
- Hanham has the highest proportion of units in A2 (financial and professional services) use, Filton has the lowest;
- Emersons Green has the highest proportion of occupied units in A3 (restaurants and cafés) use, Hanham and Staple Hill have the lowest;
- Chipping Sodbury has the highest proportion of drinking establishments (A4 use) in the town centre whereas Emersons Green, Filton, and the Willow Brook Centre Bradley Stoke have none.
- Staple Hill has the highest proportion of units in A5 (hot food takeaway) use

Note: The figures in this indicator relate solely to the number of units and does not reflect proportions of floorspace within town centres.

Potential number of jobs arising from implemented planning permissions

	Retail (A -A5)	Offices (B1a)	Industry and warehousing (B1b, B1c, B2, B8, Mixed B, SG Industrial)	Other (C1, C2, D1, D2, SG, Mixed)	Total
2006/2007	100	300	-300	0	100
2007/2008	400	800	300	0	1,500
2008/2009	200	1,300	0	100	1,600
2009/2010	100	1,300	1,400	400	3,200
2010/2011	0	600	200	0	800
2011/2012	200	-200	500	400	900
2012/2013	150	0	200	50	400
2013/2014	241	209	153	486	1,089
2014/2015	131	0	543	684	1,358
Total	1,522	4,309	2,996	2,120	10,947

Table 1.12

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Since 2006 it is estimated that almost 10,950 additional jobs *may* have been created in the district through completed developments which required planning permission; 1,358 of these jobs *may* have been created in the last monitoring year **.

NOTES:

* These estimates are derived from information provided by developers in Planning Applications. Where this is not available assumptions have been made using employment floor space densities.

** It is assumed that if the development is completed, the number of jobs derived from the application / floor space density calculations has been realised, no occupier survey has been carried out to ascertain actual employee numbers.

***It is important to note that these figures are not official estimates and may differ considerably from official data published by the ONS. However, this data provides a useful indication of the role the planning system can play in stimulating and sustaining economic development.

4.2 Social

Creating mixed and balanced communities is one of the government's aims for sustainable development and a core aim of the Council. This means providing sufficient good quality housing of the right types and mix, in the right places, which will be attractive to, and meet the identified needs of, different groups in society.

Access to community facilities is fundamental to creating sustainable communities. Similarly, opportunities to participate in the cultural life of communities can contribute greatly to the health and wellbeing of individuals and communities as a whole.

Core Strategy Objectives

- Providing a range of housing to meet the needs of the whole community
- Providing decent and affordable housing in accessible locations and for local needs in rural areas
- Improving health and well-being by provision and access to a range of social, cultural, community, recreational facilities and green space in step with development whilst realising opportunities to redress any deficit
- Ensuring that environments for play are delivered as an integral part of the design of sustainable communities

Relevant Core Strategy Policies

- CS15 – Distribution of Housing
- CS16 – Housing Density
- CS17 – Housing Diversity
- CS18 – Affordable Housing
- CS19 – Housing Exception Sites
- CS20 – Extra Care Housing
- CS21 – Gypsy and Traveller Accommodation
- CS22 – Travelling Showpeople
- CS23 – Community Buildings and Cultural Activity
- CS24 – Green Infrastructure, Sport and Recreation Standards

**Unless otherwise stated all figures relate to the period
1 April 2014 – 31 March 2015**

Plan period and housing targets

Commentary

Planning reforms introduced through the Localism Act (November 2011) require local council's to establish a locally derived housing requirement. The adopted South Gloucestershire Local Plan: Core Strategy forms the statutory development plan for the district up to 2027, by which the housing requirement for the district is set.

The Council adopted the Core Strategy on 11th December 2013 and this now forms part of the Development Plan for the area.

Core Strategy (Policy CS15) identifies that a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 28,355 new homes in the period between 2006 and 2027. Some 8,129 of these new homes were built between April 2006 and March 2015, leaving a minimum of 20,226 new homes to be delivered in the 12 years to 2027.

Further details of the housing requirement, including the calculation of the five-year land supply, are set out below.

Net additional dwellings in previous years; and Net additional dwellings for the reporting year

Net additional dwellings delivered

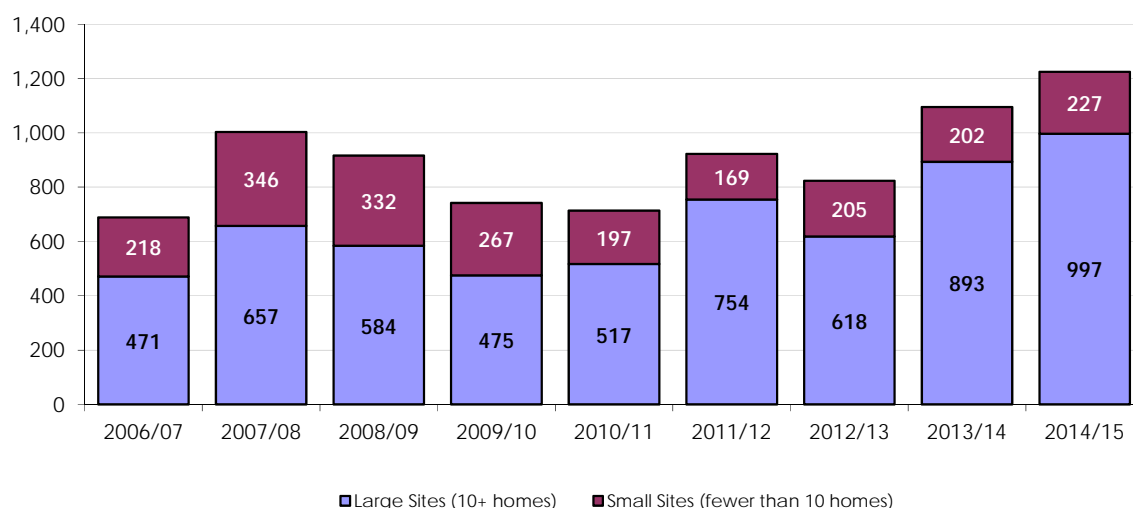


Figure 2.1

Analysis by policy area – completions 2014 to 2015

	South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate/Chipping Sodbury	Thornbury	Rural Areas	Sevenside
New build completions	1,226	483	598	28	71	46	0
Demolitions	70	2	39	2	0	27	0
Change of use (net gain)	60	22	5	5	2	25	1
Conversions (net gain)	5	8	3	-4	0	-2	0
Other gains	3	0	0	0	0	3	0
Net additional dwellings	1,224 (100%)	511 (42%)	567 (46%)	27 (2%)	73 (6%)	45 (4%)	0 (0%)

Table 2.1

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Number of dwellings lost through demolition for further residential development and the subsequent number of dwellings gained/lost (net)

Date	Number of Dwellings Lost Through Demolition	Number of Dwellings Lost Through Conversion	Total New Dwellings Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2006/2007	16	68	773	689
2007/2008	16	89	1,108	1,003
2008/2009	22	46	984	916
2009/2010	15	23	780	742
2010/2011	12	36	762	714
2011/2012	13	21	957	923
2012/2013	32	30	885	823
2013/2014	14	14	1,123	1,095
2014/2015	70	31	1,325	1,224

Table 2.2

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

As illustrated by Fig 2.1, in the year to April 2015, 1,224 dwellings (net) were completed in South Gloucestershire.

Table 2.1 shows that the vast majority (93%) of new developments were 'new build' developments. In rural areas 'Change of use' applications (mainly barn conversions) accounted for 56% of new dwellings.

Over three quarters (81%) of completions in the last year were on large sites (those with more than 10 dwellings) illustrating that the Council is proactively working with developers to bring sites forward through the development management process.

In the last year, well over 95% of completions were within the established urban areas of the East (42%) and North (46%) fringes of Bristol and the towns of Yate/Chipping Sodbury (2%) and Thornbury (6%), thereby demonstrating housing delivery in accordance and consistent with the Council's adopted Core Strategy.

Net additional dwellings in future years; and Managed Housing Delivery

Assessment of Five Year Supply against Adopted South Gloucestershire Core Strategy CS15		
A	Core Strategy minimum housing requirement 2006-2027	28,355
B	Completions 2006 to 2013	5,810
C	Remaining housing requirement 2013 to 2027 (A minus B)	22,545
D	Annualised housing requirement for the remaining years of the Core Strategy following adoption (C/14)	1,610
E	Five Year Requirement 2015 to 2020 (D x 5)	8,050
F	Completions 2013 to 2015	2,319
G	Under delivery since the adoption of the Core Strategy (D x 2 - F)	901
H	Under delivery annualised over the remaining plan period (G/12)	75
I	Annualised under delivery since the adoption of the Core Strategy over the next five years (H x 5)	375
J	Five Year Requirement 2015 to 2020 plus under delivery (E plus I)	8,425
K	Five Year Requirement including 20% "Buffer" (J x 20%)	10,110
L	Annualised provision required (K/5 years)	2,022
M	Total identified deliverable supply 2015 to 2020	8,659
	Five Year supply surplus or deficit (M minus K)	-1,451
	Five Year supply (M/K x100)	86%
	Five Year supply (M/L)	4.28

Table 2.3

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

Para. 47 of the National Planning Policy Framework (NPPF) requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of either 5% or 20% to ensure choice and competition in the market for land. For the purposes of complying with paragraph 47 of the NPPF South Gloucestershire is a 20% authority.

Table 2.3 sets out the land supply calculations based on Policy CS15 of the Core Strategy.

The council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes: recent (September 2015) survey data on build progress of large housing sites; feedback / contact between the Council's Major Sites Team and landowners / developers on the likely timescales for the development of their sites; and independent market assessment of the completion assumptions.

Housing supply has been assessed based on the following:

- Residential development that is currently under construction;
- Unimplemented planning permissions;
- Sites where resolution to grant planning permission subject to S106 agreement;
- Sites allocated for development within the adopted South Gloucestershire Local Plan;
- Sites emerging through the Core Strategy and Policies Sites and Places DPD where there is a reasonable prospect of completion in the next five years; and

- Sites currently under pre application discussions where there is an expectation of the grant of planning permission within the near future.

The monitoring of the future housing supply is detailed in the “Housing Trajectory” (Appendix A of the AMR). The assessment reveals that the compounding effect of the development industry’s under delivery against previous forecasts and the annual Core Strategy requirement, has created a situation whereby the annual requirement is in excess of any previous years’ completion rate since 1989.

The council’s assessment, supported by independent appraisal is that the ability of the development sector to construct and complete sufficient new homes to address this shortfall within the next 5 years (referred to as the Sedgefield approach) in addition to the ambitious annual housing targets set out in the adopted Core Strategy is not feasible or practical. The council recognises the desire, set out in the National Planning Practice Guidance, to address under delivery as soon as possible. However, the particular circumstances that exist in South Gloucestershire mean that it would be wholly inappropriate to calculate the housing supply requirement in this way as this would inflate the annual requirement to in excess of 2,100 units and result in a housing target that cannot be achieved. In short the council does not consider that it is possible to deliver this amount of housing over this period. Indeed, the development industry has never delivered in any single year more the 2,055 units since 1989 when records began (South Gloucestershire Council: Residential Land Survey, April 2015). Therefore, in a change from last year’s AMR, the housing trajectory is set on the basis of addressing under delivery over the remaining plan period to 2027 (referred to as the ‘Liverpool approach’) as this provides a more realistic target.

The council is proactively using its Policies, Sites and Places Plan to consider the allocation of additional sites that are capable of addressing the identified shortfall in provision over the next 5 years. Further details can be found here: www.southglos.gov.uk/policiesitesandplaces

New and converted dwellings on previously developed land

Year	Number of dwellings on Previously Developed Land (gross)	Percentage of dwellings on Previously Developed Land
2004/2005*	415	67%
2005/2006*	520	71%
2006/2007*	478	62%
2007/2008*	771	70%
2008/2009	763	78%
2009/2010	468	60%
2010/2011	482	63%
2011/2012	657	69%
2012/2013	485	55%
2013/2014	445	40%
2014/2015	686	52%

Table 2.4

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

In the year to April 2015 some 52% of dwelling completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new dwelling completions should be on PDL, since 2004 this target has been exceeded in all but the last monitoring year. A high percentage of the housing sites identified in the adopted Core Strategy are located on Green Field sites. Therefore, in future AMRs this indicator is likely to be either removed or amended to reflect this change.

Note: On 9 June 2010 the Government revised the definition of previously developed land (PDL) to exclude private residential gardens. The figures in this table (1.4) only apply the revised definition to planning permissions resulting in new dwellings being built on former garden land granted after 9 June 2010 date.

Housing Density: Percentage of new dwellings completed (on fully completed Large Sites)

- i) Less than 30 dwellings per ha
- ii) Between 30 and 50 dwellings per ha
- iii) Above 50 dwellings per ha

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015
i) Less than 30 dwellings per ha	10%	0%	17%	22%	0%	0%	3%	8%	11%
ii) Between 30 and 50 dwellings per ha	45%	6%	26%	16%	83%	53%	25%	25%	33%
iii) Above 50 dwellings per ha	45%	94%	57%	62%	17%	47%	72%	67%	56%

Table 2.5

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

The Council seeks to avoid developments which make inefficient use of land in the context of the character and amenity of the local area. In the year to April 2015 almost one third (33%) of dwellings (on large housing sites) were delivered at between 30 and 50 dph and 56% of dwellings were delivered at over 50 dwellings per ha. In the 2014/2015 monitoring year only 11% of dwellings were delivered at a density of less than 30 dwellings per hectare.

The achievement of housing densities will continue to be monitored, taking into account the removal of minimum density requirements in June 2010 and, looking forward, the implementation of Core Strategy policy CS16.

Variety and mix of housing: proportions of 1, 2, 3 and 4 bed houses and flats built

	2008/2009		2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015	
	Hse	Flat	Hse	Hse	Flat	Flat	Hse	Flat	Hse	Flat		Flat	Hse	Flat
1 bed	30 3%	183 19%	30 4%	28 4%	135 17%	125 16%	8 1%	145 20%	14 2%	152 16%	27 2%	141 13%	11 1%	198 15%
2 bed	115 12%	281 29%	79 10%	62 8%	268 35%	196 25%	110 14%	216 28%	164 17%	206 22%	161 14%	247 22%	149 11%	292 22%
3 bed	199 20%	9 1%	179 23%	171 22%	5 ($<1\%$)	3 ($<1\%$)	137 18%	0 0%	214 22%	2 ($<1\%$)	310 28%	0 0%	347 26%	5 ($<1\%$)
4+ bed	166 17%	1 ($<1\%$)	168 22%	104 13%	0 0%	0 0%	146 19%	0 0%	205 21%	0 0%	237 21%	0 0%	323 25%	0 0%
Totals	510 52%	474 48%	456 59%	365 47%	408 53%	324 41%	401 52%	361 48%	597 62%	360 38%	735 65%	388 35%	830 63%	495 37%
	984		780		762		957		885		1,123		1,325	

Table 2.6a

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Note: All completion figures are gross

Analysis by policy area – completions 2014 to 2015

Policy Area	1 bed hse	2 bed hse	3 bed hse	4+ bed hse	1 bed flat	2 bed flat	3 bed flat	4+ bed flat	Completions (gross)
North Fringe of Bristol	1	41	136	152	89	187	1	0	607
East Fringe of Bristol	2	77	181	115	63	83	2	0	523
Yate/Chipping Sodbury	2	5	3	17	13	8	0	0	48
Thornbury	0	6	16	9	30	12	0	0	73
Elsewhere	6	20	11	30	3	2	2	0	74

Table 2.6b

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Note: All completion figures are gross

Commentary

Table 2.6a illustrates the variety and mix of housing that has been built in the District in recent years. It shows that in the year to April 2015 37% of all residential development comprised of flats (495 units). This represents an increase in the number over last year of 107 units. Table 2.6a also illustrates that over 50% of houses built in 2014/2015 had 3-4 bedrooms and that 1% of new housing completions came in the form of 1 bedroom houses illustrating the continuing shift in recent years to more family housing.

Table 2.6b breaks down the information displayed in Table 2.6a by Core Strategy spatial policy area. It shows that in the year to April 2015, 28% of gross completions in the East Fringe of Bristol came in the form of 1 and 2 bed flats compared to 45% in the North Fringe of Bristol. These figures show that flats continue to provide a significant part in meeting the demand for new homes. However, when analysed over a longer period the percentage of 2, 3 and 4 bedroom houses continues to grow as can be seen in Table 2.6a.

Annual house completion rates per “sales” outlet

Site Location	Site Ref.	Developer(s)	Date planning consent granted	Year Site Complete	Number of years when completions recorded	Total Homes	Average Completions per annum	Number of "sales" outlets	Average Completions per "sales" outlet per annum
Area 5, Emersons Green	0036aa	Linden Homes	23/10/2013	2014/2015	1.0	45	45	1	45
Cheswick, Stoke Gifford	0010e	Havard Tisdale and Mansell	31/08/2012	2014/2015	0.5	137	274	1	274
Cheswick, Stoke Gifford	0010f	Redrow Homes	06/03/2012	2014/2015	3.0	97	32	1	32
Catbrain Hill, Cribbs Causeway	0131	Persimmon Homes	22/08/2012	2014/2015	2.0	51	26	1	26
Charlton Hayes, Patchway	0008i	David Wilson Homes	24/08/2012	2014/2015	1.5	40	27	0.5	53
Charlton Hayes, Patchway	0008k	Barratt Homes	22/10/2012	2014/2015	1.5	101	67	1	67
Charlton Hayes, Patchway	0008m	Bovis Homes	30/07/2013	2014/2015	1.5	75	50	0.25	200
Charlton Hayes, Patchway	0008r	Bovis Homes	26/06/2014	2014/2015	0.5	54	108	0.25	432
Coopers, Yate	0139	Charles Church/McCarthy and Stone	24/01/2013	2014/2015	1.5	92	61	2	31
Coopers, Yate	0020	Crest Nicholson	29/05/2012	2014/2015	2.0	67	34	1	34
Park Farm, Frampton Cotterell	0122	Barratt Homes	27/09/2010	2013/2014	3.0	188	63	2	31
Wallscourt Farm, Stoke Gifford	0010c	Redrow/Taylor Wimpey	26/02/2010	2013/2014	4.0	193	48	2	24
Charlton Hayes, Patchway	0008o	Bovis Homes	09/05/2013	2013/2014	0.5	65	130	1	130
Sea Stores, Yate	0123	Taylor Wimpey	27/09/2010	2013/2014	3.0	228	76	1	76
Charlton Hayes, Patchway	0008h	Barratt Homes	19/06/2012	2013/2014	1.0	46	46	1	46
Hammonds Grove, Patchway	0008f	Bovis Homes	22/11/2011	2013/2014	1.5	53	35	1	35
Charlton Hayes, Patchway	0008c	Bovis Homes	25/03/2010	2013/2014	2.0	60	30	0.25	120
Land off Southway Drive, Warmley	0041	J A Pye/ Bellway Homes	05/09/2005	2013/2014	1.5	41	27	1	27
Charlton Hayes, Patchway	0008e	Bovis Homes	19/09/2011	2012/2013	1.0	40	40	0.25	160
Charlton Hayes, Patchway	0008b	Bovis Homes	14/07/2009	2012/2013	3.0	111	37	0.25	148
Wallscourt Farm, Stoke Gifford	0010d	Elan Homes	30/11/2009	2012/2013	2.5	77	31	1	31
Land at Savages Wood Road, Bradley Stoke	0141	McCarthy and Stone	17/01/2012	2012/2013	0.5	74	148	1	148
Cambrian Drive, Yate	0080	Housing 21	16/07/2007	2011/2012	1.5	70	47	1	47
Former Woodstock School, Kingswood	0038	Sovereign Housing Assoc.	27/04/2009	2011/2012	1.0	66	66	1	66
Charlton Hayes, Patchway	0008a	Bovis Homes	12/08/2009	2011/2012	1.5	51	34	0.25	136
Fiveways, New Cheltenham Road	0115	South Glos. Council	03/07/2009	2011/2012	0.5	40	80	1	80
Adjacent Southmead Road, Filton	0092	Churchill Retirement Living	21/01/2010	2011/2012	0.5	65	130	1	130
Hortham Hospital, Almondsbury	0005	Barratt/Taylor Woodrow	28/03/2007	2011/2012	4.5	270	60	2	30

Table 2.7

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

Table 2.7 shows annual housing completion rates for all fully completed housing sites of 40 dwellings or more since 2011/2012. The table includes both market and affordable housing, and a mix of schemes from “Extra Care” sites to mixed sites with a high proportion of family housing. The table gives an indication of completions per “sales” outlet. It can be seen that a number of sites at the Charlton Hayes development share a “sales” outlet (Defined either by the presence of a show home/sales office or site boundary if solely an Affordable Housing scheme).

Whilst no attempt is made to reconcile these figures with actual house sales and occupation the table does illustrate the level of annual completions per outlet that has been achieved over the past seven years from a variety of development types.

The Table shows high rates have been achieved at: Charlton Hayes, Patchway (refs. 0008a, 0008k, 0008m, 0008o, 0008r); Sea Stores, Yate (ref. 0123); Cheswick (ref. 0010e; and Savages Wood Road, Bradley Stoke (ref. 0141). Annual average completions per outlet for these ranging between 63 and 160 homes. When the affordable homes element is removed from these seven sites this range is reduced to between 67 and 432 homes per outlet. The annual average completions per outlet across all the sites shown in the table is 95 homes.

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2005	104,691	452	0.4
2006	105,324	398	0.4
2007	106,306	405	0.4
2008	107,339	555	0.5
2009	108,291	570	0.5
2010	108,951	582	0.5
2011	109,706	463	0.4
2012	110,634	456	0.4
2013	111,543	494	0.4
2014	112,591	446	0.4
2015	113,857	581	0.5

Table 2.8

Source: Council Tax (South Gloucestershire Council)

Commentary

In September 2015, 581 domestic properties had been vacant for more than one year, this is an increase from the figure last year but still equates to only 0.5% of the total housing stock (according to Council Tax valuation records). Table 2.8 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2005.

Gross affordable housing completions by tenure

Year	Number of completions
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281
2010/2011	340
2011/2012	269
2012/2013	223
2013/2014	298
2014/2015	326

Table 2.9a

Analysis by Policy Area – Completions 2014 to 2015

Policy Area	Affordable housing completions
East Fringe of Bristol	99
North Fringe of Bristol	198
Yate/Chipping Sodbury	20
Thornbury	0
Rural Areas	9
Total	326

Table 2.9b

Source: Strategic Planning Policy and Specialist Advice / Housing Enabling Team (South Gloucestershire Council)

Commentary

In the year to April 2015, 326 'affordable housing' dwellings were completed 91% of which were in the urban areas of the North and East Fringes of Bristol. Of the 326 dwellings, 187 were for social rent, 49 were for affordable rent and 90 were intermediate affordable housing.

No rural exception schemes were delivered in the 2014/2015 monitoring year.

While this indicator provides the total figure of affordable housing completions for the year, we are keen to evaluate how well planning policies relating to affordable housing are being applied. For this reason, the indicator reported in Table 2.10 below specifically monitors this performance.

Future AMR's will focus on monitoring Policy CS18 of the Core Strategy which seeks to achieve 35% on site affordable housing on all new housing developments falling within the stated site size thresholds.

Affordable housing completions

Site Location	Date planning consent granted	Build period (years)	Total Units	Target: Proportion of affordable housing negotiated (%) (number of units)	Delivered: Proportion of affordable housing delivered (%) (number of units)	Difference: Delivered minus Target (%)
Prinknash Court, Abbotswood, Yate (ref. 0149)	28/03/2013	2014-2014	15	100.0% (15 units)	100.0% (15 units)	0
Area 5 Emersons Green (ref. 0036aa)	23/10/2013	2014-2015	45	25.0% (11 units)	25.0% (11 units)	0
Phase 5 Cheswick, Filton Road, Stoke Gifford (ref. 0010e)	31/08/2012	2013-2015	137	30.0% (41 units)	29.0% (40 units)	-1
Phase 7 Cheswick, Filton Road, Stoke Gifford (ref. 0010f)	06/03/2012	2012-2015	97	30.0% (29 units)	30.0% (29 units)	0
Land at Catbrain Hill, Cribbs Causeway (ref. 0131)	22/08/2012	2012-2014	51	33.3% (17 units)	33.3% (17 units)	0
Charlton Hayes, Patchway (ref. 0008i)	24/08/2012	2013-2014	40	27.5% (11 units)	27.5% (11 units)	-2
Charlton Hayes, Patchway (ref. 0008j)	23/05/2012	2012-2014	25	24.0% (6 units)	24.0% (6 units)	-2
Charlton Hayes, Patchway (ref. 0008k)	22/10/2012	2013-2014	101	24.7% (25 units)	24.7% (25 units)	-9
Charlton Hayes, Patchway (ref. 0008m)	30/07/2013	2013-2015	75	26.6% (20 units)	26.6% (20 units)	-5
Charlton Hayes, Patchway (ref. 0008r)	26/06/2014	2014-2015	54	24.1% (13 units)	24.1% (13 units)	-5
82 Moravian Road, Kingswood (ref. 0157)	20/11/2013	2014-2015	16	100.0% (16 units)	100.0% (16 units)	0
Coopers Works, Westerleigh Road, Yate (ref. 0139)	24/01/2013	2013-2014	92	23.9% (22 units)	23.9% (22 units)	-9
Coopers Site, Westerleigh Road, Yate (ref. 0020)	29/05/2012	2012-2014	67	33.3% (22 units)	33.3% (22 units)	0
Rear of 60 Wotton Road, Charfield (ref. 0140)	06/03/2012	2012-2014	16	33.3% (5 units)	33.3% (5 units)	0
Land adjacent to Park Farm, Frampton Cotterell (ref. 0122)	27/09/2010	2010-2014	188	33.3% (62 units)	32.5% (61 units)	-1
Phase 2 Cheswick, Filton Road, Stoke Gifford (ref. 0010b)	16/05/2008	2010-2014	160	30.0% (48 units)	30.0% (48 units)	0
Phase 3 Cheswick, Filton Road, Stoke Gifford (ref. 0010c)	26/02/2010	2010-2014	193	30.0% (58 units)	30.0% (58 units)	0
Land off Southway Drive, Warmley (ref. 0041)	05/09/2005	2007-2014	41	10.0% (4 units)	10.0% (4 units)	-10
Charlton Hayes, Patchway (ref. 0008c)	25/03/2010	2010-2014	60	30.0% (18 units)	30.0% (18 units)	-2
Charlton Hayes, Patchway (ref. 0008d)	08/08/2012	2013-2014	33	27.3% (9 units)	27.3% (9 units)	-2
Charlton Hayes, Patchway (ref. 0008f)	22/11/2011	2012-2014	53	28.3% (15 units)	28.3% (15 units)	-3
Charlton Hayes, Patchway (ref. 0008h)	19/06/2012	2012-2014	46	21.7% (10 units)	21.7% (10 units)	-5
Charlton Hayes, Patchway (ref. 0008o)	09/05/2013	2013-2014	65	23.1% (15 units)	23.1% (15 units)	-6
Sea Stores, Kennedy Way, Yate (ref. 0123)	27/09/2010	2011-2014	228	33.3% (76 units)	33.3% (76 units)	0
Land at Savages Wood Road, Bradley Stoke (ref. 0141)	17/01/2012	2012-2013	74	33.3% (24 units)	33.3% (24 units)	0
Phase 4 Cheswick, Filton Road, Stoke Gifford (ref. 0010d)	30/11/2009	2010-2013	77	30.0% (23 units)	30.0% (23 units)	0
Land at Whittucks Raod/Abbots Road, Hanham (ref. 0130)	15/06/2011	2011-2013	34	33.3% (11 units)	33.3% (11 units)	0
Charlton Hayes, Patchway (ref. 0008b)	14/07/2009	2010-2013	111	29.0% (32 units)	29.0% (32 units)	-7
Charlton Hayes, Patchway (ref. 0008e)	13/09/2011	2012-2013	40	65.0% (26 units)	65.0% (26 units)	13
Wilson and Sons, Morley Road, Staple Hill (ref. 0094)	08/08/2011	2012-2013	32	6.3% (2 units)	6.3% (2 units)	-9
Hortham Hospital, Hortham Lane, Almondsbury (ref. 0005)	28/03/2007	2007-2012	270	30.0% (80 units)	30.0% (80 units)	-10
Fiveways, New Cheltenham Road, Kingswood (ref. 0115)	03/07/2009	2011-2012	40	100.0% (40 units)	100.0% (40 units)	0
Charlton Hayes, Patchway (ref. 0008a)	12/08/2009	2010-2012	51	27.5% (14 units)	27.5% (14 units)	-3
Factory Site, Portland Street, Staple Hill (ref. 0116)	17/08/2009	2011-2012	30	33.3% (10 units)	33.3% (10 units)	0
Land at Parkway North, Stoke Gifford (ref. 0124)	05/10/2010	2011-2012	34	33.3% (11 units)	33.3% (11 units)	0
Fmr Woodstock School, Courtney Road, Kingswood (ref. 0038)	27/04/2009	2011-2012	66	100.0% (66 units)	100.0% (66 units)	0
Cambrian Drive and Wellington Road, Yate (ref. 0080)	16/07/2007	2010-2012	70	85.7% (60 units)	85.7% (60 units)	0
Downd Lower School, North View, Downend (ref. 0071)	20/02/2008	2008-2011	52	33.3% (18 units)	33.3% (18 units)	0
Former School, Beaufort Road, Downend (ref. 0118)	04/09/2009	2010-2011	63	100.0% (63 units)	100.0% (63 units)	0
95 High Street, Kingswood (ref. 0099)	21/01/2010	2010-2011	10	100.0% (10 units)	100.0% (10 units)	0
Land at Siston Hill, Kingswood (ref. 0033)	29/12/2005	2006-2011	504	25.0% (126 units)	24.6% (124 units)	-2
Wall Tynings, Cherry Garden Lane, Bitton (ref. 0097)	01/12/2008	2008-2010	11	27.3% (3 units)	27.3% (3 units)	0
Cheswick, Filton Road, Stoke Gifford (ref. 0010a)	05/11/2007	2008-2010	100	30.0% (30 units)	30.0% (30 units)	0
Courtaulds Factory, Signal Road, Staple Hill (ref. 0077)	16/01/2008	2008-2010	45	33.3% (15 units)	33.3% (15 units)	0
New Road Playing Field, New Road, Filton (ref. 0023a)	07/03/2006	2008-2010	23	Nil	100.0% (23 units)	23
New Road Playing Field, New Road, Filton (ref. 0023b)	13/12/2007	2009-2010	49	33.3% (16 units)	100.0% (49 units)	33
Land off Bath Road, Thornbury (ref. 0079)	20/09/2007	2008-2010	45	33.3% (15 units)	42.2% (19 units)	?
Siblands, Gillingstool, Thornbury (ref. 0082)	20/09/2007	2008-2010	23	33.3% (8 units)	13.0% (3 units)	?
Land at Lintham Drive, Kingswood (ref. 0074)	13/11/2006	2008-2010	68	32.4% (22 units)	32.4% (22 units)	0
Summit Youth Centre, Orchard Road, Kingswood (ref. 0047)	20/01/2006	2007-2009	71	30.0% (21 units)	30.0% (21 units)	0
Rear of Jubilee Road and Rodway View, Kingswood (ref. 0067)	10/05/2006	2008-2009	24	Nil	4.8% (1 unit)	?
Former Cattle Market, Upper Bath Road, Thornbury (ref. 0081)	20/09/2007	2008-2009	22	33.3% (7 units)	72.7% (16 units)	?
472-478 Filton Avenue, Filton (ref.1340)*	18/05/2006	2007-2008	21	14.0% (3 units)	14.0% (3 units)	0
Whiteshill House, Hambrook (ref.1343)*	30/08/2006	2006 -2007	10	10.0% (1 units)	10.0% (1 units)	0
New Road, Rangeworthy (ref.1344)	10/03/2006	2006-2008	21	33.3% (7 units)	33.3% (7 units)	0
Filton College, Filton (ref.1316)	18/11/2005	2005-2008	78	33.3% (26 units)	33.3% (26 units)	0
North of Douglas Road, Kingswood (ref.3204)	06/09/2005	2005-2008	139	33.3% (46 units)	33.1% (46 units)	0
Cloverdale Drive, Longwell Green (ref.3207)	09/07/2004	2007-2008	48	30.0% (14 units)	29.2% (14 units)	-1
Toghill Lane, Doynton (ref.1333)	11/06/2004	2005-2007	21	52.4% (11 units)	52.4% (11 units)	0
Catbrain Lane, Cribbs Causeway (ref.1332)	08/06/2004	2004-2006	71	30.0% (21 units)	29.6% (21 units)	0
Former Burden Institute, Stoke Park (ref.1301)	17/12/2003	2005-2007	42	25.0% (10 units)	23.8% (10 units)	-1
302-306 Badminton Road, Downend (ref.3221)	26/11/2003	2004-2006	36	28.0% (10 units)	27.8% (10 units)	0
Syston Way/Wesley Hill, Kingswood (ref.3220)	09/10/2003	2004-2006	57	30.0% (17 units)	29.8% (17 units)	0
Land off Golden Valley Lane, Bitton (ref.3229)	10/09/2003	2004 -2005	20	30.0% (6 units)	30.0% (6 units)	0
Ridgeway, Coalpit Heath (ref.1295)	06/09/2001	2002-2004	30	13.0% (4 units)	13.3% (4 units)	0
Bristol Parkway North (ref.1313)	14/12/2000	2000-2004	318	14% (45 units)	14.2% (45 units)	0

Table 2.10

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

Policy H6 (33.3%) of the SGLP and H18 (35.0%) of the CS set out the Council's approach to securing affordable housing.

Reporting the proportion of affordable housing completions in any single year is often misleading; sites can take several years to complete and the affordable housing element is often delivered within varying phases of development. As such, a more accurate representation of how effective policies are at securing affordable housing provision is derived from analysing completion data over the build-out of the schemes.

Table 2.10 lists the housing sites completed since 2000 that meet the requirements for policy. It shows the period over which the site was completed and the proportion of affordable housing delivered, compared to the proportion of affordable housing negotiated for the site. The table illustrates that, during the 2014/2015 monitoring year, development was completed on thirteen housing sites where the previous Local Plan policy H6 applied (shown as bold in rows 1-13 of the table). An account of affordable housing delivery on these sites is provided below:

- Prinknash Court, Abbotswood, Yate – a redevelopment scheme of 15 affordable flats.
- Area 5 Emersons Green - a development scheme of 27 houses and 18 flats, 25.0% of which (11) were “affordable” in accordance with SGLP policy H6 at the time of Outline approval.
- Phase 5 Cheswick, Filton Road, Stoke Gifford a development scheme of 137 flats, 29.0% of which (40) were “affordable” i.e. 1 unit less than the 30.0% therefore marginally different from SGLP policy H6.
- Phase 7 Cheswick, Filton Road, Stoke Gifford a development scheme of 97 houses, 30.0% of which (29) were “affordable” in accordance with SGLP policy H6 at the time of Outline approval which was 30.0%.
- Land at Catbrain Hill, Cribbs Causeway – a development scheme of 45 houses and 6 flats, 33.3% of which (17) were “affordable” in accordance with SGLP policy H6.
- Charlton Hayes, Patchway – a development scheme of 40 houses, 27.5% of which (11) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 25 houses, 24.0% of which (6) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 66 houses and 35 flats, 24.7% of which (25) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 54 houses and 21 flats, 26.6% of which (20) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 22 houses and 32 flats, 24.1% of which (13) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- 82 Moravian Road, Kingswood – a development scheme of 10 houses and 6 flats, 100.0% of which were “affordable”.
- Coopers Works, Westerleigh Road, Yate – a development scheme of 36 houses and 56 flats, 23.9% of which (22) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, the scheme comprises 44 elderly persons flats and the % of affordable housing resulted from negotiation at the time of the application.
- Coopers Site, Westerleigh Road, Yate – a development scheme of 44 houses and 23 flats, 33.3% of which (22) were “affordable” in accordance with SGLP policy H6.

Table 2.10 illustrates that the Council was successful in negotiating all proposals against policy H6 of the SGLP. This policy was superseded on adoption of the Core Strategy policy CS18.

This seeks to achieve 35% on site affordable housing on all new housing developments falling within the stated site size thresholds – future AMR's will focus on monitoring this policy.

Net additional pitches (Gypsy and Traveller)

Year	Additional Gypsy and Traveller Pitches delivered (Net)
2008/2009	6
2009/2010	4
2010/2011	7*
2011/2012	2
2012/2013	0
2013/2014	5
2014/2015	7

Table 2.11

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

In the 2014/2015 monitoring year, there were 7 additional Gypsy/Traveller pitches delivered in South Gloucestershire. Planning permission was granted for 2 residential pitches at The Meadows, Parkfield, Pucklechurch (PK13/2108/F) and 1 residential pitch at Oldbury Lane, Thornbury (PT13/3361/F). Planning permission was also granted at Tytherington Road Nursery, Tytherington in 2013 (PT13/1974/F) for 6 residential pitches, of which only 2 were previously completed in 2013/2014. Since then, 4 more pitches have now been completed.

Number of Extra Care housing units completed

Year	Number of Extra Care housing units completed
2010/2011	123
2011/2012	40
2012/2013	Nil
2013/2014	Nil
2014/2015	Nil (see commentary re: Barnhill Court, Chipping Sodbury)

Table 2.12

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

Extra Care is an alternative accommodation choice for older people and those with special needs. It promotes independent living in self-contained accommodation, where people are able to readily access high quality, flexible support and care services on site to suit their needs.

In the year to April 2015, no Extra Care housing units were completed. It is however worth noting that a scheme of 60 Extra Care flats at Barnhill Court, Chipping Sodbury, was nearing completion at April 2015. At the time of publication of the AMR in December 2015 the scheme was complete.

Policy CS20 aims to ensure that Extra Care housing schemes are located with good access to local facilities and services, are proportionate in scale to the locality and provide ancillary facilities that complement locally available amenities.

Amount of completed leisure development in South Gloucestershire (sqm net floorspace)

Year	D2 – leisure
2006/2007	-44
2007/2008	2,954
2008/2009	391
2009/2010	1,808
2010/2011	150
2011/2012	-820
2012/2013	299
2013/2014	Nil
2014/2015	24,700

Table 2.13

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Amount of completed leisure development in town centres

Year	D2 - leisure
2006/2007	0%
2007/2008	0%
2008/2009	0%
2009/2010	0%
2010/2011	0%
2011/2012	0%
2012/2013	0%
2013/2014	0%
2014/2015	0%

Table 2.14

Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)

Commentary

Table 2.13 shows that there has been a very large net increase in leisure floorspace in 2014/2015 this is as a result of the change of use of a warehouse on the Gallagher Trade Park, Longwell Green to a gymnastics centre (1,006 sq m), and the opening of the a wildlife park at Hollywood Tower Estate, Cribbs Causeway (23,694 sq m).

Table 2.14 shows that, as in previous years, none of the completed leisure developments were in any of South Gloucestershire's town centres. This can be attributed to the fact that South Gloucestershire's town centres do not lend themselves to large scale leisure development (which is above the threshold of 500 sqm).

4.3 Environment

Valuing the environment is a key priority of the Council's Sustainable Community Strategy and the Corporate Plan and is central to the vision of the Core Strategy. The features and resources which are integral to the character and identity of South Gloucestershire are increasingly under threat from development, as well as being at risk from the effects of climate change. However, these environmental assets can also be used to make a positive contribution to mitigating the impacts of climate change, improving health and well-being and promoting South Gloucestershire.

In addition high quality urban design, the provision of Green Infrastructure, and new renewable and low-carbon energy sources, all have a key role to play in responding to climate change, as well as creating distinctive, linked places that support social inclusion and healthy sustainable lifestyles.

Core Strategy Objectives

- Conserving and enhancing the character and distinctiveness of the district's heritage assets and maximising their contribution to quality of place
- Conserving and enhancing the district's distinctive landscapes, natural environmental resources and biodiversity
- Safeguarding mineral resources for the longer term while ensuring an adequate and steady supply to meet identified needs
- Safeguarding the quality of natural resources and ensuring prudent use
- Protecting land, air, aqueous environments, buildings and people from pollution
- Promoting high quality design that responds to its context, the distinctive assets of the district and creates 'sense of place' and civic pride
- Using design to create attractive, cohesive, safe and inclusive communities with better integration between housing, jobs, services, public transport and facilities, so that people lead healthier lives and have the opportunity to reduce their CO2 footprint and adapt to the impacts of climate change
- Protecting and enhancing valued open spaces and green links to create a network of connected and multi-functional, attractive and accessible spaces for people and wildlife, and to provide climate change adaptation and mitigation functions
- Providing opportunities for flora and fauna to adapt to climate change
- Ensuring that environments for play are delivered as an integral part of the design of sustainable communities
- Promoting energy efficient development and new sources of decentralised, renewable and low carbon sources of energy
- Understanding and reducing susceptibility to flood risk
- Managing the impacts of urban intensification

Relevant Core Strategy Policies

- CS1 – High Quality Design
- CS2 – Green Infrastructure
- CS3 – Renewable and Low Carbon Energy Generation
- CS4 – Renewable or Low Carbon District Heat Networks
- CS9 – Managing the environment and heritage
- CS10 – Minerals

**Unless otherwise stated all figures relate to the period
1 April 2014 – 31 March 2015**

Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds

Year	No. of applications with no outstanding EA Objection or concerns*			No. of applications with an unresolved EA Objection			Total
	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval*	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval contrary to EA advice	
2009/2010	7 (8%)	8 (9%)	64 (74%)	3 (3%)	4 (5%)	1 (1%)	87
2010/2011	15 (16%)	13 (14%)	60 (65%)	2 (2%)	3 (3%)	0 (0%)	93
2011/2012	11 (16%)	7 (10%)	44 (65%)	3 (4%)	3 (4%)	0 (0%)	68
2012/2013	***	***	***	***	***	***	***
2013/2014	***	***	***	***	***	***	***
2014/2015	12 (8%)	8 (5%)	116(79%)	5(3%)	2(1%)	3(2%)	146

Table 3.1

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

* Includes where EA concerns were mitigated through inclusion of informatives and/or conditions in the Decision Notice
N.B. Figures are rounded

Commentary

The Council is concerned to ensure that water resources are not unacceptably affected by development and that development proposals within flood risk areas (defined by the Environment Agency's Flood Maps) incorporate appropriate mitigation measures. The Council consults with the Environment Agency to ensure that development proposals meet the acceptable environmental standards set out in national planning policy.

Due to changes in the way that the Environment Agency (EA) report this indicator (via their High Level Target 5 Report (HLT5)) a new method of extracting the data from the Council's Development Management Records was developed in the 2009/2010 monitoring year.

Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2014/2015. The table shows that in over 90% of cases the EA had no outstanding objection. In a lot of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informatives or conditions in the Decision Notice.

Of the 6 applications where there was an outstanding Environment Agency objection:

- 2 were withdrawn partly as a result of the EA objection
- 5 were refused planning permission where the EA objection formed one of the reasons for refusal

In the 2014/2015 monitoring year 3 planning applications were granted approval contrary to EA advice.

No. of 'poor' air quality days when pollution exceeds national air quality objectives

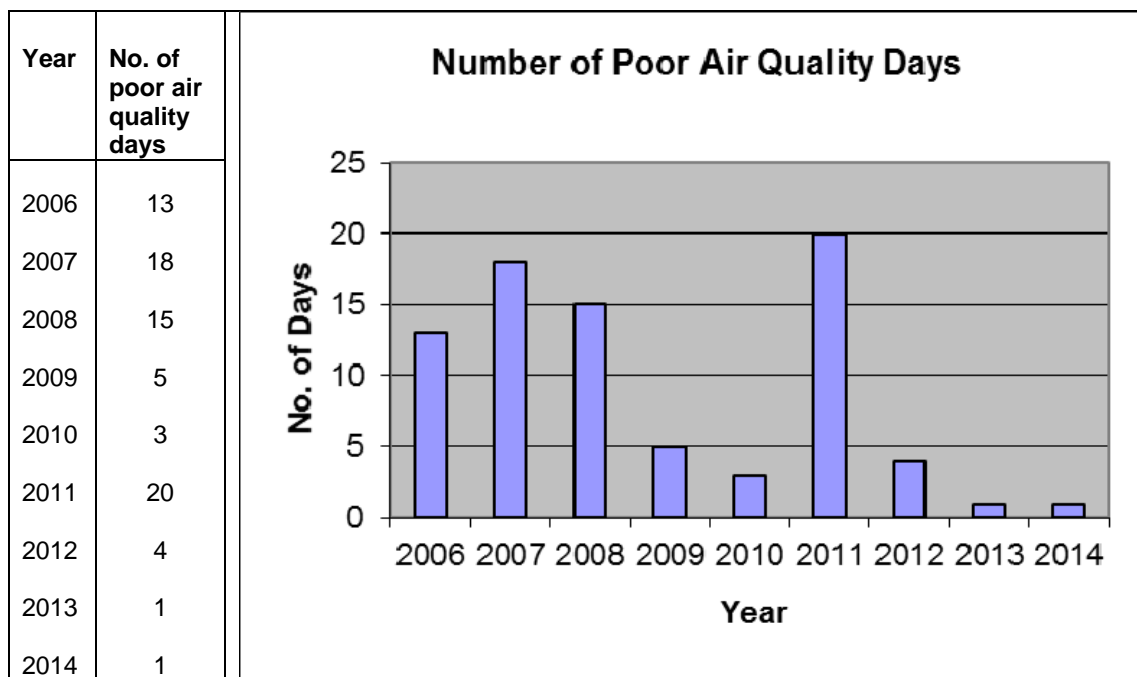


Figure 1

Source: South Gloucestershire Council Environmental Protection Team

Annual average nitrogen dioxide levels

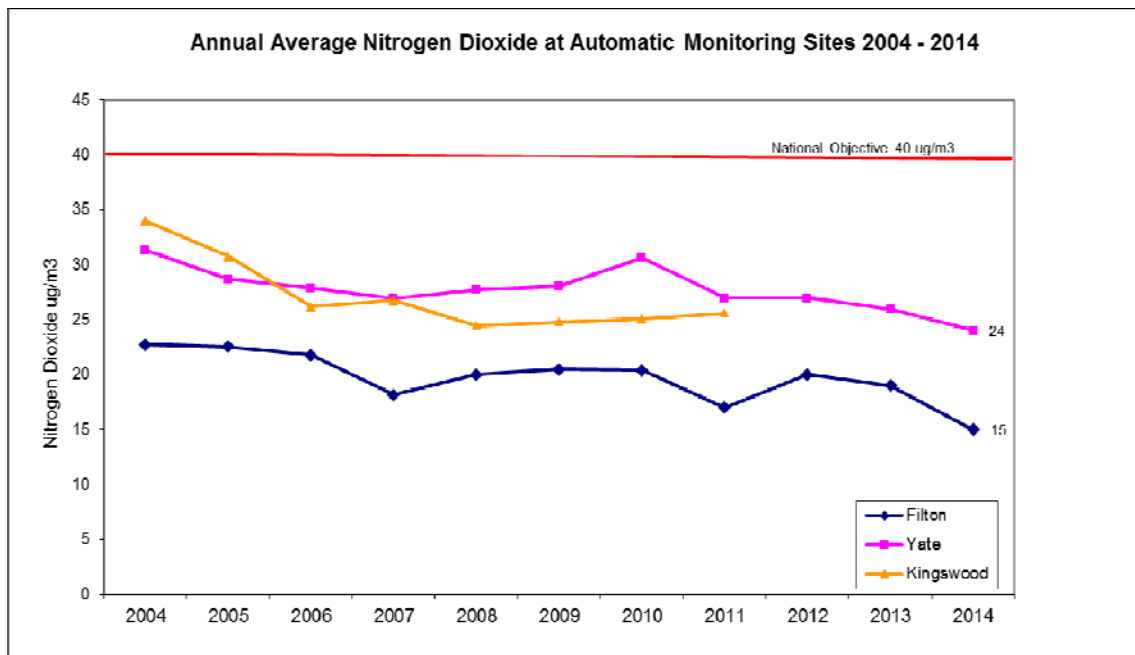


Figure 2

Source: South Gloucestershire Council Environmental Protection Team

Commentary

The Council has a duty to review and assess air quality within its district. Air pollutants can arise from a variety of sources, including transport and industry. The main air pollutant of concern locally is nitrogen dioxide (NO₂), which originates primarily from road traffic emissions. Nitrogen dioxide is associated with adverse effects on human health, particularly in relation to respiratory and cardiovascular function.

Pollutant levels are assessed against health-based national air quality objectives. Where pollutant levels are identified above the objectives, the Council has a duty to declare Air Quality Management Areas (AQMAs).

The above Figures show data derived from the two automatic monitoring sites in South Gloucestershire located in Filton and Yate. The Filton automatic site however, ceased operation part way through 2014 so the data is restricted to the period it was operational only.

Figure 1 shows the number of poor air quality days in 2014 has remained very low. In all years shown, the number of short term air quality objective exceedences is well below the target level.

Figure 2 shows the annual average nitrogen dioxide levels for 2014 have decreased slightly compared to the 2013 levels at both the Filton and Yate automatic monitoring sites. The Filton annual average however, is an annualised average because the monitoring site ceased operation during 2014. The levels of nitrogen dioxide remain well below the national annual mean objective for nitrogen dioxide (40µg/m³) at these monitoring sites.

Nitrogen dioxide is also monitored across the district at other non-automatic (or diffusion tube) sites. This monitoring identified exceedences of the annual mean objective for nitrogen dioxide in three areas and in 2010, AQMAs were declared in the centre of Kingswood and Staple Hill and at Cribbs Causeway adjacent to the M5 Junction 17 roundabout.

The Kingswood and Staple Hill AQMAs were extended in 2012 following further assessment of these areas. The Council produced an Air Quality Action Plan in 2012 aimed at improving air quality in the Kingswood and Staple Hill AQMAs. The plan focuses predominantly on transport measures. An update on the progress made in implementing the Action Plan is included in the annual air quality reports the Council produces.

While the monitoring results for the Cribbs Causeway AQMA show the nitrogen dioxide levels are below the annual mean objective, the AQMA has been retained pending further monitoring. This is pre-cautionary in light of the future development proposed for the Cribbs Causeway/Patchway area, which could impact on the AQMA.

In 2014, a detailed assessment of air quality in Warmley along the A420 corridor was completed. This identified new locations where the nitrogen dioxide annual mean objective was being exceeded. An extension of the Kingswood AQMA along the A420 to Warmley has been recommended. Once the AQMA has been formally declared, an updated Action Plan to improve air quality in the extended AQMA will be developed.

Change in areas of biodiversity importance

	Local Nature Reserve (LNRs)	Site of Nature Conservation Importance (SNCIs)	Site of Special Scientific Interest (SSSIs)	Area of Outstanding Natural Beauty (AONB)	*SPA/ Ramsar (also an SSSI)	*RIGS
2008/2009	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2009/2010	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2010/2011	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2011/2012	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2012/2013	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2013/2014	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2014/2015	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites

Table 3.2

Source: Ecological Officer (South Gloucestershire Council)

*KEY

SPA International Severn Estuary Special Protection Area

Ramsar Wetlands of international importance, designated under the Ramsar Convention

RIGS Regionally Important Geological and Geomorphological Sites

Commentary

South Gloucestershire contains an extensive portfolio of sites of importance for nature conservation in South Gloucestershire, protected by a combination of local, regional, national or international designations. Significant parts of South Gloucestershire are predominantly rural where the agricultural landscape is greatly influenced by large scale scarps, ridges, vales, levels and estuary landforms, overlain by a variety of land cover, and which in places comprises unique natural or historic features.

While there have been no changes in the number or size of these sites in the 2014/2015 monitoring year, the Iconic Wildlife & Landscape Sub-Group of the Local Nature Partnership (LNP) has suggested the possible championing of 'local sites' – SNCIs and RIGS – by the LNP across the West of England to ensure that they continue to be managed sympathetically to maintain the quality of the site for biodiversity. Whilst laudable, this would constitute a major piece of project work and could not be achieved within existing UA or LNP resources without creating a new and dedicated post. The management of many of these sites are also likely to be affected by the delay in the opening of the new successor scheme to Environmental Stewardship. The positive management of local sites within the Council's ownership continues to be addressed and monitored by staff involved in delivering the South Gloucestershire Biodiversity Action Plan.

Change in priority habitats and species, by type

Priority Habitat -(2014/2015)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2013/2014	Static	Static	Static	Increasing	Increasing	Declining	Static

Table 3.3a

UK Priority Species (2014/2015)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2013/2014	Static	Static	Static	Static	Declining	Static	Static

Table 3.3b

Local Priority Species (2014/2015)

Year	Adders Tongue Spearwort	Bath Asparagus	Wild Service Tree	Bithynian Vetch	Glow Worm	Slow-Worm	Barn Owl	Hedgehog
2013/2014	Static	Static	Increasing	Static	Static	Static	Static	Static

Table 3.3c

Source: Ecological Officer (South Gloucestershire Council)

Commentary

It is not possible to gather precise data on the actual figures relating to the populations and extent of priority species and habitat. However, the Council's Strategic Planning Policy and Specialist Advice Team do monitor whether populations and areas are increasing, decreasing or static. Increases were seen in ponds, rhynes, rivers and water bodies and hedges and field margins due to flood attenuation (SUDS) and photovoltaic (solar farm) schemes respectively. once again increased as a result of SUDS schemes within development.

Of the seven UK Priority Species in Table 3.3.b none increased in the 2014/15 monitoring year. Whether white-clawed crayfish are still present in South Gloucestershire is still unknown– the populations historically associated without the major rivers have disappeared (either displaced by alien signal crayfish or through crayfish 'plague') but it may still be present in watercourses near St Catherine's Valley. The remaining five species' populations are 'static'. Wild service tree continues to slowly increase primarily as a result of planting within landscape schemes. None are increasing; and ' seven are static. Populations of slowworms are still considered static through being safeguarded as part of planning applications.

In 2006 the **South Gloucestershire Biodiversity Action Plan (BAP)** was drawn up collaboratively by the council with a range of partners, including nature conservation organisations, parish councils, local wildlife groups and members of the public. The main aim of BAP is to contribute towards safeguarding and benefiting the species and habitats making up the Plan and to provide an identity and focus for nature conservation work throughout South Gloucestershire. It is used internally within the Council – in making planning decisions, in formulating policy and in all other relevant areas of the authority's work – and externally, working cooperatively and in partnership with other organisations. It was adopted in October 2007.

As reported in 2013/2014, a Heritage Lottery Fund (HLF) Landscape Partnership project entitled '**A Forgotten Landscape- Restoring the Heritage of the Lower Severn Vale Levels**' began in March 2015 following a national recruitment process. The project will run over the next 3.5 years and consist of some 50 individual projects involving habitat restoration and creation, access and interpretation, volunteer involvement, events and training opportunities. The project will make a significant contribution towards Core Strategy policy objectives, especially in the context of Policies CS9 (Managing the Environment and Heritage) and CS2 (Green Infrastructure).

No. of appeals won/lost by the Council where AONB, a Conservation Area or Listed Building was a material consideration

Date	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
	Won	Lost	Won	Lost	Won	Lost
2008/2009	0	1	4	3	7	2
2009/2010	0	1	3	1	6	0
2010/2011	0	0	3	2	4	0
2011/2012	0	0	2	0	4	1
2012/2013	1	0	1	0	1	1
2013/2014	0	1	2	1	1	0
2014/2015	0	0	5	0	5	3

Table 3.4

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Policies set out in Chapter 4 of the Local Plan (SGLP) and CS1/CS9 of the Core Strategy 2006-2027 seek to protect Conservation Areas, Listed Buildings and Areas of Outstanding Natural Beauty (AONB); they are regarded as a fundamental aspect of our natural and cultural heritage. Table 3.4 indicates that these policies are generally achieving this objective.

In the 2014/2015 monitoring year, the Council won all 5 appeals where policies relating to conservation were a material consideration. The Council won 62% of appeals where policies relating to Listed Buildings were a material consideration. In those which were lost the inspector generally found that the benefits to listed buildings outweighed harm.

There were no appeals made to the Council in the monitoring year of 2014/2015 where Area of Outstanding Natural Beauty (AONB) was a material consideration.

Number of trees given Tree Preservation Orders (TPOs)

Year	Individual Trees	Groups of Trees	Area Orders	Woodland Orders
2008/2009	34	2	0	0
2009/2010	27	1	0	1
2010/2011	43	23	3	2
2011/2012	67	30	2	1
2012/2013	23	4	2	1
2013/2014	29	6	7	1
2014/2015	25	8	9	1

Table 3.5

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Tree Preservation Orders (TPOs) represent an important contribution towards both the safeguarding and facilitation of biodiversity, and to retaining the local distinctiveness of an area. The protection of groups of trees is especially important because they play a vital role for many species and make a significant contribution to maintaining high levels of biodiversity.

Production of primary land won aggregates

Year	Annual production of primary land won aggregates for West of England*
2007/2008	4.06 million tonnes
2008/2009	4.32 million tonnes
2009/2010	3.37 million tonnes (1.75 million tonnes South Glos)
2010/2011	3.22 million tonnes
2011/2012	3.1 million tonnes
2012/2013	2.89 million tonnes
2013/2014	2.66 million tonnes
2014/2015	3.19 million tonnes

Table 3.6

*Confidentiality restrictions prevent publication of production figures for individual mineral planning authorities

Commentary

In line with both the South West and nationally there has been a trend of declining sales in recent years, largely reflecting the recession. There has been an increase in sales in this monitoring year.

Size of landbank for crushed rock

Commentary

The adopted Core Strategy Policy CS10 relates to minerals and states that the council will seek to maintain a landbank for crushed rock of at least 10 years. Currently the calculated landbank is in excess of 10 years. This indicator will be monitored and reported annually.

Size of landbank for clay

Commentary

As there is only one production unit operating in the area, no data is published to protect commercial confidentiality.

Area of land affected by permissions for major built development in the Mineral Resource Areas

Year	Area of land affected
2009/2010	9.2ha (The Meads, Frampton Cotterell; Council Offices, Yate)
2010/2011	No land affected
2011/2012	10.66ha (Land at Barnhill Quarry, Chipping Sodbury)
2012/2013	No land affected
2013/2014	No land affected
2014/2015	No land affected

Table 3.9

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

In the 2014/2015 monitoring year no land was affected by permissions for major built development in the Mineral Resource Areas.

Per Capita Co2 emissions in the district

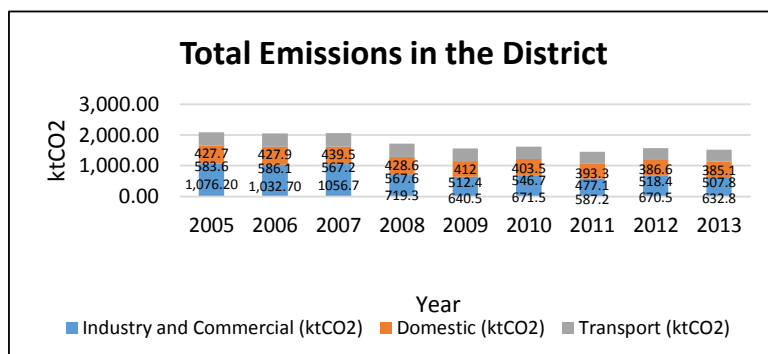


Fig 3.3

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
Total	2,087.50	2,046.60	2,063.50	1,715.20	1,564.80	1,621.80	1,427.60	1,575.50	1,525.70
Tonnes per capita	8.2	8	8	6.6	6	6.2	5.5	5.9	5.7

Table 3.10

Source: Department of Energy and Climate Change (DECC) (2013)

Please note this is 2012 data and does not necessarily reflect the same period as other data in this report

Commentary

South Gloucestershire is committed to reducing CO2 emissions arising from industrial, commercial and domestic properties and from road transport.

The latest data published by the Department of Energy (DECC) shows that total CO2 emissions from these sources in 2013 was 1,525.7 tonnes (5.7 tonnes per person). Although this figure reported an increase in 2012, the level for 2013 represents a reduction of 0.2 tonnes per capita. This reduction in total emissions was reflected in all 3 sectors; Industry and Commercial, Domestic and Transport.

Renewable energy generation

	Installed renewable electricity (MW)								Installed renewable heat capacity (MW)						
	No. of Projects	ATW	Hydro	Landfill Gas	Onshore Wind	Sewage Gas	Solar PV	Area Total	No. of Projects	ATW	Biomass	Heat pumps	Sewage Gas	Solar Thermal	Area Total
2010	24	0	0	3.31	0.020	0	0.05	3.36	83	0	1.46	0.15	0	0.26	1.89
2011	123	0	0.001	4.445	0.051	0	0.357	4.854	105	0	1.525	0.262	0	0.256	2.043
2012	2061	0	0.0015	2.825	0.111	0	6.402728	9.340228	150	0	1.621	0.6429	0	0.28	2.54
2013	2392	0	0.001	4.500	0.086	0	7.788	12.375	228	0	1.810	1.175	0	0.351	3.335
2014	2874	0	0.001	4.200	0.092	0	10.923	15.216	361	0	2.719	2.044	0	0.412	5.174
2015	3235	0.50	0	5.10	0.59	0	27.32	33.51	343	0	4.23	1.69	0	0.33	6.25

Table 3.11

Source: RegenSW: South West Renewable Energy Progress Report, 2015

<http://www.regensw.co.uk/our-work/creating-a-positive-environment/1145-2/progress-report/>

Commentary

The total identified renewable energy capacity of South Gloucestershire is 39.76 MW – which represents a significant increase of 49% from the figure reported last year. Renewable electricity schemes continue to account for the largest proportion of renewable energy contributions across the District.

This data is collated by Regen South West, who conduct an annual progress report of renewable energy installers across the region. The 2014/2015 report shows that:

- Solar PV has seen the biggest increase in recent years. In the last 3 monitoring years the sources capacity MW has risen by 78%. This reflects trends within the South West as a whole, which now produces enough electricity through Solar PV to annually power over half a million typical South West homes (RegenSW).
- There are a number of renewable energy sources that have decreased capacity MW since the last monitoring year (2013/2014). These are; Onshore Wind, Hydro, Heat Pumps and Solar Thermal.
- This is the first year since South Gloucestershire Council monitored this indicator (2010) that there has been a reduction in renewable heat capacity projects. In comparison electricity heat capacity projects show an increase of 361.

Statutory Greenbelt change

Year	Statutory greenbelt change
2006/2007	None
2007/2008	None
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None
2012/2013	None
2013/2014	- 205.47 ha
2014/2015	None

Table 3.12

Source: MapInfo (Cartesian Measure)

Commentary

Green belt serves a number of important functions in planning terms; it prevents the (otherwise) unrestricted sprawl of large built-up areas; it prevents the coalescence of neighbouring towns, and; focuses development towards urban areas.

There has been no change to the Statutory Green Belt (GB) area in South Gloucestershire for the 2014/2015 monitoring year.

Area of SSSI lost as a result of built development

Year	Amount of SSSI lost as a result of built development
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None
2012/2013	None
2013/2014	None
2014/2015	None

Table 3.13

Source: Ecological Officer (South Gloucestershire Council)

Commentary

Sites of Special Scientific Interest (SSSIs) are identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

As is shown in Table 3.13, there are currently 22 SSSIs in South Gloucestershire which account for around 553ha of the District. The figures shown that the Council is giving adequate protection to Sites of Special Scientific Interest, as no area designated as an SSSI has been lost to built development over the past 7 years.

Number of open spaces managed to Green Flag Award standard

Year	Number of open spaces managed to Green Flag Award standard
2008/2009	1 – Wick Golden Valley
2009/2010	1 (no new sites)
2010/2011	1 (no new sites)
2011/2012	1 (no new sites)
2012/2013	-
2013/2014	-
2014/2015	-

Table 3.14

Source: Environmental Partnerships and Projects Officer (South Gloucestershire Council)

Commentary

The Green Flag Award is the national standard for parks and green spaces in England and Wales. The scheme, which began in 1996, is a means of recognising and rewarding the best green spaces in the country.

The council did not enter into the Green Flag Award scheme in 2013. Wick Golden Valley has received the award for a number of years but a decision was made by local community groups and council officers that resources could be better spent elsewhere.

The council has supported local community groups in the past to gain a community award and this year the Wapley Bushes Conservation Group was awarded a Green Flag Community Award for their efforts in managing Wapley Bushes Local Nature Reserve.

The council and the Friends of Page Park have received initial support from the Heritage Lottery Fund (HLF) and the Big Lottery Fund (BIG) for the regeneration of Page Park (Staple Hill). As part of the HLF grant the council and Friends group are obliged to apply for a Green Flag accreditation in 2018 (the last year of the heritage restoration project).

Amount of publicly accessible Green Infrastructure (GI) per 1,000 population (*2013/14 data)

	Quantity per 1,000 residents	Core Strategy Policy CS24 Standard
Informal recreational greenspace	1.294	1.4
Natural/Semi-Natural greenspace	5.140	1.5
Allotments	0.127	0.2
Outdoor sports	1.464	1.6
Children's play	0.064	0.25

Table 3.15

Source: Environmental Partnerships and Projects Officer (South Gloucestershire Council)

Informal recreational greenspace

Informal recreational greenspace is not evenly distributed throughout South Gloucestershire and there are differences in provision levels between the urban analysis areas and the rural/other area.

Natural/Semi-Natural greenspace

Although the current supply level across South Gloucestershire is significantly above the recommended provision standard, semi-natural greenspace is not evenly distributed across the authority's area. While the level of supply is high within South Gloucestershire's rural areas, it is significantly lower within the district's urban areas.

Allotments

The current supply of allotment plots is less than the recommended standard. The standard reflects the large numbers on waiting lists due to the increased demand for allotments. Additional provision has been created through the sub division of plots to create half plot sizes (250sqm full / 125sqm half plot).

Outdoor sports

The current supply of outdoor sport facilities is below the recommended provision standard of 1.6ha per 1000 population. Please note this AMR includes pavilions.

Children's play

The current supply of equipped play space is below the recommended standard across the district. The provision standard needs to be carefully applied as it is desirable to ensure a range of provision to cater for different age groups.

N.B. Table 3.15 presents a district wide analysis at a snap shot in time of the provision available and does not therefore preclude the need to undertake a more detailed analysis of local provision levels in support of any development proposals.

5. Monitoring the Joint Waste Core Strategy (JWCS)

The Joint Waste Core Strategy sets out the strategic spatial planning policy for the provision of waste management infrastructure across the West of England sub-region and is underpinned by an understanding of the local distinctiveness of the sub-region.

JWCS Strategic Objectives

- To move the management of waste up the waste hierarchy by increasing waste minimisation, recycling and composting then recovering further value from any remaining waste, and only looking to landfill for the disposal of pre treated waste.
- To help enable communities and businesses in the West of England to take responsibility for the waste they generate.
- To continue to promote public awareness towards a shared commitment to waste prevention and reuse.
- To deliver the timely provision of an integrated network of waste management facilities to meet requirements in the West of England.
- To contribute to reducing and adapting to the impacts of climate change by driving waste up the hierarchy and encouraging the provision of waste management facilities at appropriate locations.
- To encourage sustainable construction and waste minimisation in new development.
- To ensure that waste management facilities do not harm the environment or endanger human health and where possible provide benefits.
- To locate waste development in accordance with land use priorities, giving preference to previously developed land and/or urban areas.

Relevant Core Strategy Policies

- Policy 1 – Waste Prevention
- Policy 2 – Non-residual waste treatment facilities (excluding open windrow composting)
- Policy 3 – Open windrow composting
- Policy 4 – Recycling, storage and transfer of construction, demolition and excavation waste at mineral sites
- Policy 5 – Residual waste treatment facilities – locations
- Policy 6 – Residual waste treatment facilities – operational expectations
- Policy 7 – Consideration of residual waste treatment proposals at sites not allocated in the JWCS
- Policy 8 – Landfill, landraise, engineering or other operations – Principles
- Policy 9 – Landfilling, landraising and engineering or other operations – Details
- Policy 10 – Waste water treatment
- Policy 11 – Planning Designations
- Policy 12 – General Considerations
- Policy 13 – Safeguarding operational and allocated sites for waste management facilities

JW1: Recycling/ Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2014/15 (tonnes)	Capacity lost during 2014/15 (tonnes)	Capacity operational at 31/03/2015 (tonnes)	Capacity permitted but not operational at 31/03/2015 (tonnes)
Bath & North East Somerset		0	0	112,300	0
Bristol City		0	0	614,704	117,999
North Somerset		0	0	247,200*	0
South Gloucestershire		0	0	203,220*	2,500
West of England	858,000 ¹	0	0	1,177,424	120,499

¹ municipal, commercial & industrial waste

* revised figure
(N.B. N Somerset 2013/14 fig was 248,960)

Table 5.1

Source: The four West of England authorities

Commentary

The past year has seen an increase in operational capacity, principally due to the facility at Mayhill Industrial Estate, South Gloucestershire becoming operational.

The reduction in operational capacity for North Somerset reflects a historical change, (closure of a recycling firm), which has only just been picked up.

NB The Joint Waste Core Strategy (JWCS) sets out an indicative requirement for recycling and composting of municipal, commercial and industrial waste. However, the capacity tonnages of operational and permitted sites in the monitoring table may include construction, demolition and excavation waste, as many recycling facilities, particularly transfer stations, recycle this waste as well.

JW2: Recovery

Zone & indicative capacity/ requirement at 2026, as set out in the Spatial Strategy (Policy 5 of the JWCS)	Capacity of applications approved during 2014/15 (tonnes)	Capacity lost during 2014/15 (tonnes)	Capacity operational at 31/03/2015 (tonnes)	Capacity permitted but not operational at 31/03/2015 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa	35,000	0	200,000	967,000*	13
B~100,000tpa	0	0	0	0	0
C~150,000 tpa	0	0	0	0	0
D~60,000tpa	0	0	143,750	0	0
E~100,000tpa	0	0	20,000	0	1.1
West of England = 800,000tpa	35,000	0	363,750	967,000	14.1

* revised figure

Table 5.2

Source: The four West of England authorities

Commentary

Over the past year the only change has been in Zone A, where capacity has increased due to the completion of renewable electricity power station on part of the former Sevalco site (Chittingen Road) to incorporate a plant and grind and process end of life tyres facility.

JW3: Landfill

Hazardous/ non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2015 as set out in the JWCS ² (tonnes)	Site Name	Capacity of applications approved during 2014/15 (tonnes)	Landfill capacity which became unavailable during 2014/15 (tonnes)	Landfill operational at 31/03/2015 (tonnes)	Landfill permitted but not started at 31/03/2015 (tonnes)
Bath & North East Somerset		N/A	0	0	0	0
Bristol City		N/A	0	0	0	0
North Somerset		N/A	0	0	0	0
South Gloucestershire		Shortwood Landfill Site	0		2,000,000 / 200,000 per annum 2007-2019	0
West of England	654,000		0	0	2,000,000 / 200,000 per annum	0

Table 5.3

Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2015 as set out in the JWCS ³ (tonnes)	Site Name	Capacity of applications approved during 2014/15 (tonnes)	Landfill capacity which became unavailable during 2014/15 (tonnes)	Landfill operational at 31/03/2015 (tonnes)	Landfill permitted but not started at 31/03/2015 (tonnes)
Bath & North East Somerset		N/A	0	0	0	0
Bristol City		N/A	0	0	0	0
North Somerset		Lulsgate Quarry, Felton	0	0	202,000 tonnes per annum 2009-2015	Approx 70,000 tonnes per annum for one year (2016)
		Durnford Quarry	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	Approx 6,885,000 tonnes over 18 years
South Gloucestershire		Shortwood Landfill Site	0	0	250,000 / 20,000 assumed to be for 12 years	0
South Gloucestershire		Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
South Gloucestershire		Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
West of England	578,000		Approx 382,500 tonnes per annum for 20 years (2012-2032)	0		

Table 5.4

Source: The four West of England authorities

Commentary

There has been no change in permissions for landfill capacity for hazardous/non-hazardous waste since last year. Therefore, in the short term, the West of England will continue to rely on the exportation of any waste which cannot be re-used/recycled or recovered to landfill sites elsewhere. This will predominantly be to adjoining counties until provision comes forward within the West of England.

Amount of municipal waste (Local Authority (South Gloucestershire Council) Collected Waste) arising, and managed by management type by waste planning authority

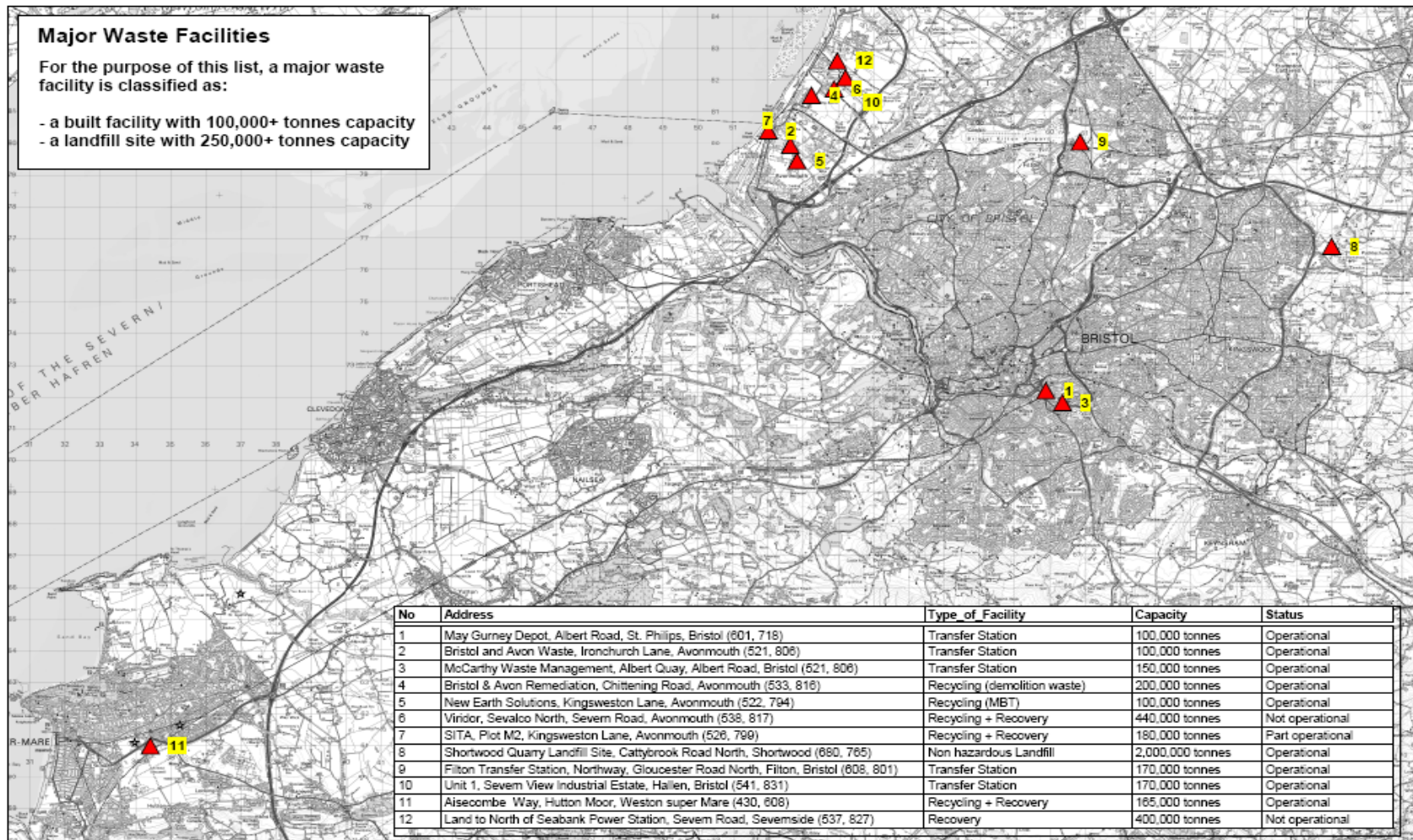
Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
2008/2009	78,016.74 (56.4%)	14 (<0.05%)	0	60,185.15 (43.5%)	0	138,215.89 (100%)
2009/2010	73,872.12 (55.0%)	12.82 (<0.05%)	0	60,334.99 (44.9%)	0	134,219.93 (100%)
2010/2011	68,361.17 (51.4%)	281.94 (0.2%)	0	64,444.21 (48.4%)	11.17 (<0.01%)	133,098.49 (100%)
2011/2012	21,097.26 (16.1%)	21.95 (<0.1%)	0	69,771.55 (53.3%)	39,957.25 (30.5%)	130,848.01 (100%)
2012/2013	20,259.04 (16.0%)	4.86 (<0.1%)	0	65,884.32 (52.1%)	40,278.66 (31.9%)	126,426.88 (100%)
2013/2014	19,536.4 (15%)	1,822.32 (1.4%)	0	68,940.32 (52.8%)	40,226.74 (30.8%)	130,525.78 (100%)
2014/2015	18,501.66 (14.7%)	41,462.88 (32.9%)	271.39 (0.2%)	62,591.19 (49.7%)	3,192.65 (2.5%)	126,019.77 (100%)

Table 5.5

Source: Waste Disposal Authority (South Gloucestershire Council)

Commentary

Table 5.5 shows that there has been a 3.5% reduction in total waste arising in this monitoring year compared to last. A reduction in garden waste tonnage following the introduction of charges for the collection of garden waste in 2014 contributing to the overall reduction in waste, and that nearly half of South Gloucestershire's municipal waste is still being recycled or composted in this period. This year has also seen another reduction in the amount of waste sent to landfill and increase in the amount of waste incinerated with energy for waste (EfW) in line with the principles of the European Waste Hierarchy and move to reduce reliance on landfill as a primary means of waste disposal.



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6. Duty to Co-operate

Section 110 of the Localism Act sets out the duty to cooperate and requires authorities to “engage constructively, actively and on an on-going basis”. It seeks to ensure that local planning authorities lead strategic planning through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. Local planning authorities must give details of what action they have taken under the duty to cooperate to their communities in their Authority’s Monitoring Reports.

The West of England authorities work in partnership to reflect the challenges faced on planning, housing, transport, environment, waste and other strategic issues. All have demonstrated that their respective adopted Core Strategies conform to the policy guidance set out in the National Planning Policy Framework. The 4 Authorities have brought their Core Strategy and visions and priorities together and published the [West of England Strategic Framework](#). This single framework includes work to identify the infrastructure requirements to inform the West of England Local Enterprise Partnership’s work on the Revolving Infrastructure Programme and Growth Incentive element of the [City Deal](#).

During 2015, the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working:

Duty to Co-operate Schedule

The [duty to cooperate](#) schedule was updated and revised in September 2015. The refreshed DtC Schedule was reported to the Planning, Housing & Communities Board (PHCB) on 2 October 2015. The DtC schedule is a live document and is updated as relevant cross boundary work is undertaken.

The schedule highlights those issues that the West of England authorities have cooperated on, or that they will cooperate on with neighbouring authorities and other statutory bodies (as set out in the National Planning Policy Framework). As a living document it records how the authorities have achieved compliance with the duty to cooperate as part of fulfilling their strategic planning responsibilities in preparing and keeping under review their local plan delivery programmes.

The purpose of the schedule is:

- to identify the strategic planning issues affecting more than one unitary authority area in the West of England;
- to define the processes for taking these issues forward; and,
- to document outcomes delivered.

The duty to cooperate schedule provides a framework to ensure effective co-operation throughout the plan making process. The schedule ensures that strategic issues are concisely and consistently recorded, regularly monitored and updated and reported upon. This will ensure that evidence base preparation is considered jointly to inform future Local Plan reviews. The following public bodies (or their subsequent

successors) are the prescribed bodies in the Localism Act, relevant to the West of England:

Environment Agency; English Heritage; Natural England; Civil Aviation Authority; Homes and Communities Agency; Clinical commissioning groups & NHS Commissioning Board; Office of the Rail Regulator; Highways Agency; Highway Authorities and Marine Management Organisation.

The Localism Act also requires local planning authorities to have regard to the activities of Local Enterprise Partnerships and Local Nature Partnerships which are relevant to local plan making.

The duty to cooperate schedule should be read alongside the Strategic Framework, the Joint Planning Strategy as it emerges and in the context with ongoing relationships with key agencies.

Strategic Housing Market Assessment

The National Planning Policy Framework requires local authorities to prepare a Strategic Housing Market Assessment (SHMA) which is an objective assessment of local housing needs. These assessments should consider housing market areas and therefore need to be prepared jointly between neighbouring authorities.

The Strategic Housing Market Assessment is an important part of the evidence base; it informs the monitoring of core strategy policies and informs policy makers of how much housing is required, the type of housing that is required and where it should be developed to best meet the needs of our local communities now and in the future.

The SHMA has been prepared in two volumes. Volume 1 establishes the full Objectively Assessed Need (OAN) for housing in the Wider Bristol Housing Market Area from 2016 to 2036. Volume 2 sets out additional technical information covering the need for all types of housing, including the breakdown of affordable housing need by tenure and type. Volume 1 Final Report was reported at the PHCB on 26 June 2015. Minor revisions to Volume 1 report have been made and the revised Wider Bristol Strategic Housing Market Assessment Volume 1 [Final Report](#) (July 2015) is now available. Volume 2 was also endorsed by PHCB in December and has also been published. It is intended that the evidence in Volume 2 will be used as the basis for negotiations on the mix (tenure and type) of housing on new development in South Gloucestershire from April 2016.

Joint Spatial Plan (JSP)

The four West of England authorities are working together to prepare a Joint Spatial Plan (JSP) which will be the statutory planning document for the West of England and will inform local plan reviews. Prepared in accordance with the Planning and Compulsory Purchase Act 2004, the JSP will set out the number of houses needed and the broad locations for housing, employment, transport and other infrastructure for the next 20 years.

In March 2014 the four unitary authorities signed a [Memorandum of Understanding](#) (MOU) that commits them to work together to take forward the results of the new

Strategic Housing Market Assessment (SHMA). The JSP considers the outputs of the SHMA alongside other evidence and technical studies.

A [pre-commencement document](#) which set out the proposed scope, content, methodology and programme for the preparation of the JSP was reported at the [PHCB](#) and endorsed by members on 18 December 2014. Views were sought on the proposed content, scope and programme during a 6 week consultation between 5 January and 6 March 2015. A schedule of the consultation responses is available [here](#).

The JSP launch event was held on 20 June 2015. On 9 November the [issues and options \(I&Os\) consultation](#) commenced for a period of 12 weeks. The aim of this consultation is to provide stakeholders with a chance to tell us how homes, employment and other infrastructure should be provided in the West of England over the next 20 years. Through continued collaboration, the four authorities aim to deliver a plan which sets out the most appropriate location and mix of housing, and land for employment, and which identifies the transport and other infrastructure needed across the sub-region as a whole.

To support the JSP I&Os the four West of England authorities have prepared an [evidence base](#), this includes the Sustainability Appraisal and SA Scoping Report. Government regulations require consultation with the Environment Agency, Historic England and Natural England on the scope of this Appraisal. Consultation on the draft Scoping Report was undertaken between 15 June and 20 July 2015.

Joint Planning Data Group (JaPDoG)

The West of England authorities take a joint approach to research and intelligence across the sub-region and there is a well-established joint working arrangement across a number of areas, through the Joint Planning Data Group, which meets regularly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

To ensure consistency of approach to monitoring, colleagues in the West of England Office are involved in co-ordinating the preparation of a methodology paper to support the review of Local Plans and assist in the provision of an evidence base to support other work including bids, as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA) and the Joint Spatial Plan.

Further information on the all of the [duty to cooperate](#) work is available via the West of England webpage.

(See Appendix B of the 2015 AMR for Commentary on Expected Completions)

		Past Completions										Years 1 to 5					Years 5 to 10					Years 11 to 12		2027+	Total
		06/07	07/08	08/09	09/10	10/11	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+		
RLS Ref.	Address																								
0002hn	Bradley Stoke		56	34	32																			122	
0002hk	Bradley Stoke	147	35																					182	
0003	Dragon Road, Winterbourne			1																				1	
0005	Hortham		77	107	52	25	9																	270	
0006a	Stoke Park Hospital	1																						1	
0007	Filton College, Filton	51	26																					77	
0008a	Charlton Hayes (PT09/1271/RM) - Bovis [H18]					8	43																	51	
0008b	Charlton Hayes (PT09/0765/RM) - Bovis [H21, H22, H23]					75	18	18																111	
0008c	Charlton Hayes (PT10/0042/RM) - Bovis [H19, H20]						26	27	7															60	
0008d	Charlton Hayes (PT12/1137/RM) - Bovis [LC1]								33															33	
0008e	Charlton Hayes (PT11/1766/RM) - Bovis [Part MU5, Part MU6]							40																40	
0008f	Charlton Hayes (PT11/2687/RM) - Bovis [Part H50, Part H51]							25	28															53	
0008h	Charlton Hayes (PT12/0656/RM) - Barratt [H30]							31	15															46	
0008i	Charlton Hayes (PT12/1849/RM) - David Wilson [H27, H32]								34	6														40	
0008j	Charlton Hayes (PT12/0521/RM) - David Wilson [H31]							22	2	1														25	
0008k	Charlton Hayes (PT12/2470/RM) - Barratt [H28, H29, H33]								85	16														101	
0008m	Charlton Hayes (PT13/1003/RM) - Bovis [H25, H26]								10	65														75	
0008o	Charlton Hayes (PT13/0446/RM) - Bovis [H35, MU3]								65															65	
0008r	Charlton Hayes (PT13/4370/RM) - Bovis [H39]									54														54	
0010a	Wallscourt Farm (Phase 1)			40	60																			100	
0010b	Wallscourt Farm (Phase 2)				6	72	56	17	9															160	
0010c	Wallscourt Farm (Phase 3)					42	27	63	61															193	
0010d	Wallscourt Farm (Phase 4)					28	28	21																77	
0010e	Wallscourt Farm (Phase 5 part)									137														137	
0010f	Wallscourt Farm (Phase 7)							22	50	25														97	
0012	162-164 Gloucester Road, Patchway	-5		4	12																			11	
0015	Toghill Lane, Doynton																								

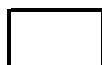
			Past Completions									Years 1 to 5					Years 5 to 10					Years 11 to 12		2027+	
			06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27+	Total
RLS Ref.	Address																								
0048	Hanham Road DSO, Kingswood		21	3																					24
0054	Church Road, Kingswood		23																						23
0060	Carsons Road, Kingswood				4																				4
0063	Depot Downend Road, Kingswood		14																						14
0064	29-35 High Street, Kingswood		14																						14
0065	R/O 1, 3 and 7 Tower Road South, Kingswood				13																				13
0066	65 Cadbury Heath Road, Kingswood		1	12																					13
0067	Jubilee Road, Kingswood			-1	24																				23
0068	1-3 Colston Street, Soundwell			14																					14
0069	21 Portland Street, Soundwell		4	9																					13
0070	Crossroads Service Station, Downend			13																					13
0071	Downend Lower School, Northview, Downend				9	30	13																		52
0073	Kingsway Engineering, Hanham			14																					14
0074	Lintham Drive, Kingswood				20	48																			68
0075	36 High Street, Staple Hill			13																					13
0076	Rear of Cossham Street, Mangotsfield				13																				13
0077	Former Courtaulds Factory, Staple Hill				21	24																			45
0079	Bath Road, Thornbury				30	15																			45
0080	Cambrian Drive/Wellington Road, Yate						60	10																	70
0081	Cattle Market, Thornbury				22																				22
0082	Siblands, Gillingstool, Thornbury				15	8																			23
0084	BFS Diecutting, 27 Hanham Road, Kingswood							14																	14
0085	Adj.22 Memorial Road, Hanham					14																			14
0086	Queens Road, Cadbury Heath				9																				9
0088	Priory Court, Hanham					28																			28
0090	Broad Street/Beaufort Road, Staple Hill				14																				14
0091	Passage Road, Almondsbury							10	2																12
0092	Adjacent to Southmead Road, Filton							65																	65
0093	23 Stanbridge Road, Downend									-1	12														11
0094	Factory, Morley Road, Staple Hill							3	29																32
0097	Wall Tynning Nursing Home, Bitton				-2	11																			9
0099	95 High Street, Kingswood						10																		10
0100	148 Hanham Road, Kingswood				14																				14
0101	Former Police Station, High Street, Kingswood						14																		14
0102	17 and 25a Overnhill Road, Downend					-1	-1	38																	36
0105	Power Electrics, Morley Road, Staple Hill							14																	14
0107	Roseacre, Harry Stoke Road, Stoke Gifford						14																		14
0110	Soundwell Centre, Soundwell							11																	11
0111	67-73 Bath Road, Longwell Green					-3	29																		26
0112	The Rotunda Club, Moravian Road, Kingswood								14																14
0114	894-896 Filton Avenue, Filton								-2	10															8
0115	Fiveways, New Cheltenham Road, Kingswood							40																	40
0116	Factory Site, Portland Street, Staple Hill							30																	30
0117	Sir Bernard Lovell Playing Fields, Oldland Common									13															13
0118	Former School, Beaufort Road, Downend						63																		63
0119	Land adjacent Hares Farm, Mapleridge Lane				10																				10
0120	Land at Abbots Road, Hanham								14																14
0122	The Meads, Frampton Cotterell							88	73	27															188
0123	Sea Stores, Kennedy Way, Yate						4	111	60	53															228
0124	Land at Parkway North, Stoke Gifford						2	32																	34
0130	Land at junction of Whittucks Road and Abbots Road, Hanham							15	19																34
0131	Land off Catbrain Hill, Cribbs Causeway								2	42	6														50
0139	Former Coopers Works, Westerleigh Road, Yate							63		82	10														92
0140	Rear of 60 Wotton Road, Charfield								6	10															16

[illegible]

			Past Completions									Years 1 to 5					Years 5 to 10					Years 11 to 12		2027+		
			06/07	07/08	08/09	09/10	10/11	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+	Total	
RLS Ref.	Address																									
0133	Land at North Yate - Heron (PK12/1913/O)														125	250	250	250	250	250	250	250	250	250	75	2,450
0133a	Land at North Yate (PK13/1185/RM) - Peg Hill										6	60	60	60	49											235
0137	Hill View and Hill Top, Woodstock Road, Kingswood													6	6											12
0138	Frenchay Hospital														50	50	50	50	50	50	50	50	40			490
0145	Minelco site, Randolph Avenue, Yate													17	17											34
0146	Blackhorse Day Centre, Mangotsfield										27		4													31
0147	Rodford Primary School, Yate (PK14/0120/F)												27	30												57
0151	North of Morton Way, Thornbury													41	50	50	50									191
0151a	North of Morton Way, Thornbury										31	78														109
0153	Adj.The Burltons, Cromhall													6	5											11
0155	Cedar Lodge, Charlton Common, Patchway														13											13
0156	Eastwood Park, Falfield													-10	20											10
0158	Alexandra Way, Thornbury														15	15										30
0160	Former Police Station, Staple Hill												16	16	16											48
0161	Wapley Court, Yate (PK14/4964/F)													12	12											24
0162	Former Police Station, Filton										3	15														18
0163	Cadbury Heath Youth Centre, Park Road, Warmley													12	13											25
0164	Concrete Plant, Quarry Road, Chipping Sodbury														6	5										11
0165	Pound Mill, Lower Morton, Thornbury													12												12
0166	Alexandra, Midland Way, Thornbury													12	11											23
0174a	15 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1490/F)													-2	6											4
0174b	Bell Rd. Coalpit Heath - Merlin scheme (PT14/1489/F)										-2			4												2
0174c	Ridings Rd. Coalpit Heath - Merlin scheme (PT14/1518/F)													-4	8											4
0174e	Willow Way, Coalpit Heath - Merlin scheme (PT14/1496/F)													-6	8											2
0174f	Ware Court, Winterbourne - Merlin scheme (PT14/1836/F)												-4													-4
0174g	Newleaze House, Filton - Merlin scheme (PT14/0344/F)										-37	16														-21
0174h	Algars Drive, Iron Acton - Merlin scheme (PK14/4994/F)													-8	14											6
0174i	Nibley Lane, Iron Acton - Merlin scheme (PK14/4995/F)													-8	13											5
0174k	7 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1492/F)													22												22
0174l	12 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1517/F)												-2	17												15
0174m	Algars/Chilwood, Iron Acton - Merlin scheme (PK14/3334/PND)													-2												-2
0174n	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1262/F)													-6	11											5
0174o	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1265/F)													-4	4											0
0174p	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)														4											4
0174q	Garage site, James Road, Soundwell (PK15/1640/F)														5											5
0175	Extra Care scheme Charlton Hayes (PT14/0760/F) [H24, LC3]													53												53
0177	Charlton House, Filton (PT14/3203/F)													22												22
0178	17-19 Edgeware Road, Staple Hill (PK14/2628/F)													-2	12											10
0182	98 Gloucester Road, Filton (PT14/4404/F)												-1	10												9
0183	47 Broad Street, Staple Hill (PK15/0579/F)													10												10
0184	2-4 Hanham Road, Kingswood (PK15/1645/F)													10												10
0185	South of Wotton Road, Charfield (PT13/4182/O)														10	48	48									106
0186	Bonnington Walk, Stoke Gifford (PT14/2849/F)												15	30	30	20										95
0187	Land at Wotton Road, Charfield														16	15										31
0036c	Safeguarded land, Emersons Green																	50	50	100	150	100	50			500
0128	Intier Site, Bitton (PK15/0532/F)													10	60	43										113
0133	Land at North Yate - Taylor Wimpey																				30	150	120			300
0134a	Cribbs/Patchway NN - West of A4018 (PT14/0565/O)															100	100	100	100	100	100	100	100	100	100	1,000
0134ba	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill (PT12/1930/O)														100	150	150	150	150	150	100					1,100
0134bb	Cribbs/Patchway NN - Charlton Common (Pre-App)															100										100
0134c	Cribbs/Patchway - Former Filton Airfield (PT14/3876/O)														100	150	250	250	250	250	250	250	250	750		2,750
0134d	Cribbs/Patchway NN - Remainder of Area																50	50	100	100	100	100	100	150		750
0135	New Neighbourhood - East of Harry Stoke							65								50	100	150	200	250	250	250	250	100	100	1,600
0148	The Heath/Newton House, Cadbury Heath														60											60

			Past Completions								Years 1 to 5					Years 5 to 10					Years 11 to 12		2027+		
			06/07	07/08	08/09	09/10	10/11	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+	Total
RLS Ref.		Address																							
0169		Goodmans additional land "Northfield Park" (PT14/5028/O)													35	50	35								120
0179		Hollies Farm, Rangeworthy													10	10									20
0174?		Irving Close, Staple Hill (PK15/1651/F)										-20	25												5
0174?		Phase 2 - Merlin schemes (Little Stoke)										-12		18											6
0174?		Phase 2 - Merlin schemes (Filton)										-24		40											16
		Small Sites *										210	210	210	210	210	210	210	210	210	210	210	210	1,890	4,410
			689	1,003	916	742	714	923	823	1,095	1,224	1,001	1,476	2,052	2,115	2,015	1,761	1,742	1,687	1,695	1,659	1,610	1,470	3,099	31,511
			Total 2006 to 2015									Total 2015 to 2020					Total 2020 to 2025					Total 2025 to 2027			
			8,129									8,659					8,544					3,080			
			28,412																						

Key



Sites fully complete. This category comprises Large sites of 10 homes or more which are listed individually and Small sites of less than 10 dwellings which are aggregated by area.



Sites with planning permission. This category comprises Large sites of 10 homes or more with outline, detailed, and/or reserved matters permission which are listed individually.



Sites awaiting the completion of a S106 agreement, allocated in the South Gloucestershire Local Plan, identified in the Core Strategy, or allocated in the Policies Sites and Places Plan.



Sites currently progressing through the development management process.

Note

Small Sites *

Small sites are sites fewer than 10 homes and total 721 with planning permission (outline, detailed, and/or reserved matters) of which 247 are under construction (April 2015). Monitoring of past completions of small sites reveals an annual average of 185 units for the period 1996 to 2015 and since the start of the SGC Core Strategy period in 2006 an annual average of 241 units. To reflect these figures a conservative allowance of 210 dwellings per annum, has been assumed.

Appendix B: Commentary on Expected House Completions - 2015

RLS Ref	Location	Assessment	Commentary on Deliverability
0008	Northfield	Available	<p>Outline planning permission granted (2008), with a Deed of Variation approved in Dec 2010 to address viability concerns regarding the site and ensuring the scheme is NPPF compliant. Succession of reserved matters applications submitted to date, all determined by SGC in a timely manner and thereafter implemented. Masterplans for phases 2 and 3 approved and design codes submitted under conditions attached to the outline, thereafter reserved matters applications for those phases can be submitted.</p> <p>Currently one application pending decision for 75 homes and pre-application for one site of 237 homes.</p> <p>Overall completions expected to be in the region of 300 dwellings per annum over the whole site with site fully complete by 2019/2020</p>
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008l	Northfield	Available	Three homes remain to be completed and site expected to be complete within the next 12 months.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008n	Northfield	Available	Site complete.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008p	Northfield	Available	Site nearing completion with last 6 homes under construction. Site expected to be complete within the next 12 months.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		

RLS Ref	Location	Assessment		Commentary on Deliverability
0008q	North Field	Available	<input checked="" type="checkbox"/>	No activity on site. Site expected to be complete within the next 3 to 4 years.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008s	Northfield	Available	<input checked="" type="checkbox"/>	Site well advanced with some 69 homes complete and remainder under construction. Site expected to be complete within the next 12 months.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008t	Northfield	Available	<input checked="" type="checkbox"/>	Construction commenced and first 27 homes under construction. Site expected to be complete within the next 2 years.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008v	Northfield	Available	<input checked="" type="checkbox"/>	Site preparation works commenced. Site expected to be complete within the next 2 years.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008w	Northfield	Available	<input checked="" type="checkbox"/>	No activity on site but site expected to be complete within the next 2 years.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			

RLS Ref	Location	Assessment	Commentary on Deliverability
0009	Former Lime Works Itchington	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Planning permission revised and new developer on site carrying out site access works. Site expected to be complete within the next 2 to 3 years.
0010g	Cheswick Filton Road Stoke Gifford "Phase 5"	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site under construction and expected to be complete within the next 2 years.
0011a	Land east of Coldharbour Lane Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site has planning permission. First Phase of a two phase hybrid application (See also 0011b). Affordable viability concluded, developer targeting first sales, includes additional outlet for an extra care scheme alongside market housing. The extra care scheme comprises 261 units which have to be complete by March 2018 under the terms of the funding requirement, Whole site expected to be complete within the Five Year period.
0011b	Land east of Coldharbour Lane Stoke Gifford	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Site has planning permission. Second Phase of a two phase hybrid application (See also 0011a). Site expected to deliver outside Five Year period following completion of phase one.
0021	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Outline planning permission granted (2007) initial phase "Highbrook Park" (see site 0021a) nearing completion. Delivery pushed back to only include 50 dwellings in Five Year period to reflect delay in delivery due to developer led delays.

RLS Ref	Location	Assessment		Commentary on Deliverability
0021a	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Construction on site well advanced with over 90% of site either complete or under construction. Developer anticipates site will be complete by end of March 2016.
0034	Hanham Hall Hospital Whittucks Road Hanham	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site complete.
0035	South of Douglas Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Full planning permission granted. Viability was addressed at planning stage and so available, but only likely to proceed as a small single block conversion in the Five Year period. Site only expected to deliver 50 homes within the Five Year period.
0036a	Emersons Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Outline planning permission approved. A number of Reserved Matters applications approved and construction well advanced. It is expected that in the region of 275 homes per annum will be constructed across the site. Active sites currently selling well with good reservation levels evidencing strong demand. The site is expected be fully complete in 2021/2022.
0036ab	Parcels 6 and 7 Emersons Green East "Lyde Green"	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Construction well advanced and almost 80% of homes complete and remaining homes under construction. Whole site expected to be complete within the next 12 months.

RLS Ref	Location	Assessment	Commentary on Deliverability
0036ac	Parcel 2 Emersons Green East	Available Suitable Achievable	Construction well advanced and almost 90% of homes complete. Whole site expected to be complete within the next 12 months.
0036ad	Parcel 3 Emersons Green East "Lyde Green"	Available Suitable Achievable	Site complete.
0036ae	Parcel 8 Emersons Green East "Lyde Green"	Available Suitable Achievable	Site nearing completion with last 3 homes under construction. Site expected to be complete within the next 12 months.
0036af	Parcels 9 and 10 Emersons Green	Available Suitable Achievable	Construction well advanced and first homes complete. Site expected to be complete within the next 2 years.
0036ag	Parcel 12 Emersons Green	Available Suitable Achievable	Site under construction. Site expected to be complete within the next 2 years.

RLS Ref	Location	Assessment		Commentary on Deliverability
0036ah	Parcel 11	Available	<input checked="" type="checkbox"/>	Site has planning permission and expected to be complete within the next 3 years.
	Emersons Green	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0036ai	Parcels 13 an d14	Available	<input checked="" type="checkbox"/>	Site has planning permission and expected to be complete within the next 3 years.
	Emersons Green	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0036b	Emersons Green	Available	<input checked="" type="checkbox"/>	Outline planning permission approved and S106 Agreement signed. First Reserved Matters application approved and construction commenced see site 0036ba. Awaiting decision on application PK15/2918/RM for 128 dwellings on part of site. Subsequent Reserved Matters applications have potential to marginally increase overall capacity. Whole site expected to be complete within the Five year period.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0036ba	Gateway Site	Available	<input checked="" type="checkbox"/>	First homes under construction. Site expected to be complete within the next 3 years.
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0036c	Emersons Green	Available	<input type="checkbox"/>	Site expected to follow completion of other Emersons Green sites, therefore not expected to deliver within the Five Year period.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary on Deliverability
0039	Waterworks Site Soundwell Road Kingswood	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Site remains occupied by Bristol Water. Outline planning approval gained in December 2008. The illustrative layout shows how the site could accommodate 75 units. Consent for extension of time K11/3750/EXT 31/07/2015. Whilst there is no evidence to suggest the site will not come forward within the "Five year" period, it is considered prudent to discount the site's contribution to housing supply within the "Five year" period.
0095	Kingswood Trading Estate Elmtree Way Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Partial demolition of existing warehouses commenced. Pre-commencement conditions discharged. Deed of variation to S106 if build within three years nil AH required. Developer anticipates spring 2016 start on site after viability matters resolved commencing housing delivery within one year.
0109	R/O 13, 14 and 15 Harry Stoke Road Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site complete.
0127	Mount Pleasant Farm Longwell Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Existing buildings partly demolished. Conditions were discharged in January 2015 and first home under construction. Site expected to be complete within the Five Year period.
0128	Former Intier Site Bath Road Bitton	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site allocated in the PSP DPD (May 2015) and application submitted. New owner resetting viability with agreement to trade to Linden on consent. Sub structure work required. Expected consent end 2015 and first sales end first quarter 2017. Site therefore expected to be complete within the Five year period.

RLS Ref	Location	Assessment	Commentary on Deliverability
0129a	Land off Barnhill Road Chipping Sodbury	Available Suitable Achievable	Site complete.
0129b	Land at Barnhill Quarry Chipping Sodbury "Barnhill Gate"	Available Suitable Achievable	Site well advanced and first homes complete. Over 50% of remaining homes under construction. Site expected to be complete within the next 3 years.
0132	Land north of Park Farm Butt Lane Thornbury	Available Suitable Achievable	Planning application approved start on site delayed due to technical drainage issues, now resolved and site works commenced. Developer estimates show home release July 2016 and first completions September 2016. Likely second outlet next to land at Butt lane delayed until 2018/2019. Over 50% of site expected to be complete within the Five Year period.
0132a	Park Farm Butt Lane Thornbury "Phase 1"	Available Suitable Achievable	See comments on site 0132.
0133	New Neighbourhood Yate	Available Suitable Achievable	Section 106 signed and options being exercised. Period for design and reserved matters likely to be complete by August 2016. First phase infrastructure expected to start October 2016 with first sales beginning July 2017. Delivery assumptions comparable to Emersons Green site 0036a in region of 250 and 275 dpa. Taylor Wimpey part of site (300 homes) expected to come forward as the back end of the main site is opened up.

RLS Ref	Location	Assessment	Commentary on Deliverability
0133a	Land north of Peg Hill Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>Construction well advanced with first homes completed and 78 units sold or reserved to date after February 2015 release. Site expected to be complete within the next 4 years.</p>
0134a, 0134ba, 0134bb, 0134c, 0134d	New Neighbourhood Cribbs/Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>Site comprises five main parcels: 0134a, 0134ba, 0134bb, 0134c and 0134d</p> <p>Site 0134a. Developer has land acquisition and planning challenges which are causing delays and envisage first sale no earlier than April 2018. Outline planning application PT14/0565/O currently being considered. Likely start on site in 2017/2018 with some 200 homes completed in the Five year period.</p> <p>Site 0134ba. Application PT12/1930/O for 1,100 homes. Start on site delayed due to land owner delays. Developer have a signed Section 106 and are progressing their acquisition process which is not likely to conclude till early 2016, first infrastructure completion October 2016 and first sales April 2017.</p> <p>Site 0134bb. Requires developer at Fishpool Hill to complete first phase infrastructure which will create a delay in delivery, but expected to be completed within the Five Year period.</p> <p>Site 0134c. Planning permission approved subject S106 for 2,750 and comparable annual delivery rate as per North Yate and Emersons Green developments. Sale currently in progress to investor. Residential development land delivery likely to fall behind neighbouring sites, but some 350 homes expected within the Five Year period.</p> <p>Site 0134d. Site not expected to deliver within the Five Year period.</p>
0135	New Neighbourhood East of Harry Stoke	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>Land owners SGC/Crest/Private - Master planning Stage pre-application but constrained due to landowner delays. Therefore only assumed 50 dwellings likely in Five Year period.</p>

RLS Ref	Location	Assessment		Commentary on Deliverability
0137	Hill View and Hill Top Woodstock Road Kingswood BS15 9UB	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Reserved Matters planning application PK15/0718/RM approved June 2015. Site expected to be complete within the next 3 years.
0138	Frenchay Hospital Park Road Frenchay	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Outline consent granted for the redevelopment of the hospital site for a mix of residential and community uses. Hospital closed May 2014. Temporary use of existing buildings and use of land for staff park and ride site until all car parking completed at Southmead Hospital. Development likely to take place in a number of different phases. Proposals show up to 490 dwellings. Housing construction Q3 2016 sales latest end Q1 2017 allowing for completion of part of the site within the Five Year period.
0145	Land off Randolph Avenue Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site preparation works underway and construction about to commence. Site expected to be complete within the next 2 to 3 years.
0146	Blackhorse Day Centre Blackhorse Road Mangotsfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site complete.
0147	Rodford Primary School Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site under construction and first homes complete. Whole site expected to be complete within the next 2 years.

RLS Ref	Location	Assessment		Commentary on Deliverability
0148	The Heath/Newton House Earlstone Crescent Cadbury Heath	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site allocated in PSP DPD (May 2015) as Extra Care Housing Scheme expected to deliver an Extra Care scheme consisting of minimum of 60 mixed tenure self-contained flats and ancillary communal areas for older people. This development is to deliver part of South Gloucestershire's Strategic target of 700 Extra Care units. Earliest completion expected would be September 2017.
0151	Land at Morton Way North Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site has planning permission as part of a hybrid application PT12/2395/O. Developer expects to overlap scheme with site 0151a and trade as a single outlet and expect to trade at average of 50 dpa. Site therefore expected to be complete within the Five Year period.
0151a	Land at Morton Way North Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site over 70% complete and almost all remaining homes under construction. Site expected to be complete within the next 12 months.
0153	Land at The Burltons Cromhall	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site has planning permission and being marketed. Completion expected within the Five year period.
0155	Kennels Cedar Lodge Charlton Common	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site has Outline planning consent. Site expected to be complete within the Five Year period.

RLS Ref	Location	Assessment	Commentary on Deliverability
0156	Training Centre Eastwood Park Falfield	Available Suitable Achievable	Site has Outline planning permission. Commencement on site expected early next year and completion of site by end 2017/2018.
0158	Care Home Alexandra Way Thornbury BS35 1LA	Available Suitable Achievable	Site has Outline planning permission. Expected to be implemented upon disposal of the elderly persons home by the Council. Site requires demolition following closure of home. Site expected to be complete within the latter part of the Five Year period.
0160	Police Station Staple Hill BS16 5LX	Available Suitable Achievable	Site site under construction. Site expected to be completed within the next 2 to 3 years.
0161	Former Care Home Wapley Court Kelston Close Yate	Available Suitable Achievable	Demolition works commenced when complete construction due to start. Site expected to be complete within the next 2 to 3 years.
0162	Filton Police Station Gloucester Road North Filton	Available Suitable Achievable	Site complete.

RLS Ref	Location	Assessment		Commentary on Deliverability
0163	Cadbury Heath Youth Centre Park Road Warmley	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Outline planning permission and awaiting decision on new application PK15/1260/F for 25 units. Site expected to be completed within the Five Year period.
0164	Concrete Plant Quarry Road Chipping Sodbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	New application amends scheme PK15/2533/F rec'd June 2015. Plant and equipment demolished and site expected to be completed within the Five Year period.
0165	Land west of Pound Mill Centre Lower Morton Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site under construction and expected to be complete within the next 2 years.
0166	Alexandra Midland Way Thronrbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Existing building demolished and site works underway. Site expected to be complete within the next 2 to 3 years.
0169	Northfield Park Charlton Hayes Filton	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Site allocated in PSP DPD (May 2015) and application submitted for a mixed-use development comprising 8,000 sq m of office development (class B1), up to 120 residential units (class C3) and up to 650 sq m ancillary retail (classes A1 and A5). Site expected to be completed in the Five Year period.

RLS Ref	Location	Assessment	Commentary on Deliverability
0174	Merlin redevelopment schemes	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Merlin Housing association is currently engaged in a private rented re-development project which runs from summer 2014 until 2022, which will see an investment of £100m within South Gloucestershire. The scheme will operate in phases focusing upon geographic areas of the district. A number of planning applications have already been approved (see site details below) showing positive progress with the Merlin re-development project. The additional homes on sites at Staple Hill, Little Stoke and Filton are expected to be completed in the Five Year period as per Merlin's programme.
0174a	15 Oldlands Avenue Coalpit Heath	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site has planning permission and completion expected within the Five year period as per Merlin's programme.
0174b	33 Bell Road Coalpit Heath	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site preparations underway and completion expected within the next 2 years.
0174c	37 Ridings Road Coalpit Heath	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site has planning permission and completion expected within the Five year period as per Merlin's programme.
0174e	11 Willow Way Coalpit Heath	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site has planning permission and completion expected within the Five year period as per Merlin's programme.

RLS Ref	Location	Assessment	Commentary on Deliverability
0174f	Ware Court	Available	Site under construction and completion expected within the next 12 months.
	Harcombe Road	Suitable	
	Winterbourne	Achievable	
0174g	Newleaze House	Available	Site under construction and completion expected within the next 12 months.
	Roycrosft Road	Suitable	
	Filton	Achievable	
0174h	10	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	Algars Drive	Suitable	
	Iron Acton	Achievable	
0174i	10	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	Algars Drive	Suitable	
	Iron Acton	Achievable	
0174k	7	Available	Site under construction and expected to be complete within the next 2 years.
	Oldlands Avenue	Suitable	
	Coalpit Heath	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0174l	12	Available	Site under construction and expected to be complete within the next 2 years.
	Oldlands Avenue	Suitable	
	Coalpit Heath	Achievable	
0174m	21 and 23	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	Chilwood Close	Suitable	
	Iron Acton	Achievable	
0174n	Newlands Avenue	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	Coalpit Heath	Suitable	
	BS36 2SQ	Achievable	
0174o	Newlands Avenue	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	Coalpit Heath	Suitable	
	BS36 2SQ	Achievable	
0174p	Garage site off	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	Adjacent to 24	Suitable	
	Coalville Road	Achievable	
	Coalpit Heath		

RLS Ref	Location	Assessment	Commentary on Deliverability
0174q	Garage site off	Available	Site has planning permission and completion expected within the Five year period as per Merlin's programme.
	James Road	Suitable	
	Soundwell	Achievable	
0175	Extra Care Scheme	Available	Site under construction. Site expected to be completed within the next 12 months.
	Charlton Hayes	Suitable	
	H24 and LC3	Achievable	
	Patchway		
0177	Charlton House	Available	Site under construction. Completion expected within the next 12 month.
	Rectory Lane	Suitable	
	Filton	Achievable	
	BS34 7BX		
0178	17-19	Available	Existing building vacant site expected to be complete within the next 3 years.
	Edgeware Road	Suitable	
	Staple Hill	Achievable	
0179	Hollies Farm	Available	Site allocated in Policies Sites and Places Plan. Site expected to deliver within the five year period.
	Rangeworthy	Suitable	
		Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0182	98 Gloucester Road Filton BS34 7PF	Available Suitable Achievable	Full planning permission granted and property vacant and awaiting demolition. Site expected to be complete within the next 2 years.
0183	47 Broad Street Staple Hill BS16 5LS	Available Suitable Achievable	Site under construction and expected to be complete within the next 2 years.
0184	2-4 Hanham Road Kingswood	Available Suitable Achievable	Full planning permission granted and conversion expected to be completed within next 2 years.
0185	Land south of Wotton Road Charfield	Available Suitable Achievable	Site has Outline planning permission and is expected to be completed within the Five Year period.
0186	Playing Fields Bonnington Walk Stoke Gifford BS7 9YU	Available Suitable Achievable	Site under construction and expected to be complete with the next 4 years.

RLS Ref	Location	Assessment	Commentary on Deliverability
0187	Land at Wotton Road Charfield	Available Suitable Achievable	Site has Outline planning permission and is expected to be completed within the Five Year period.