



Local Development Framework

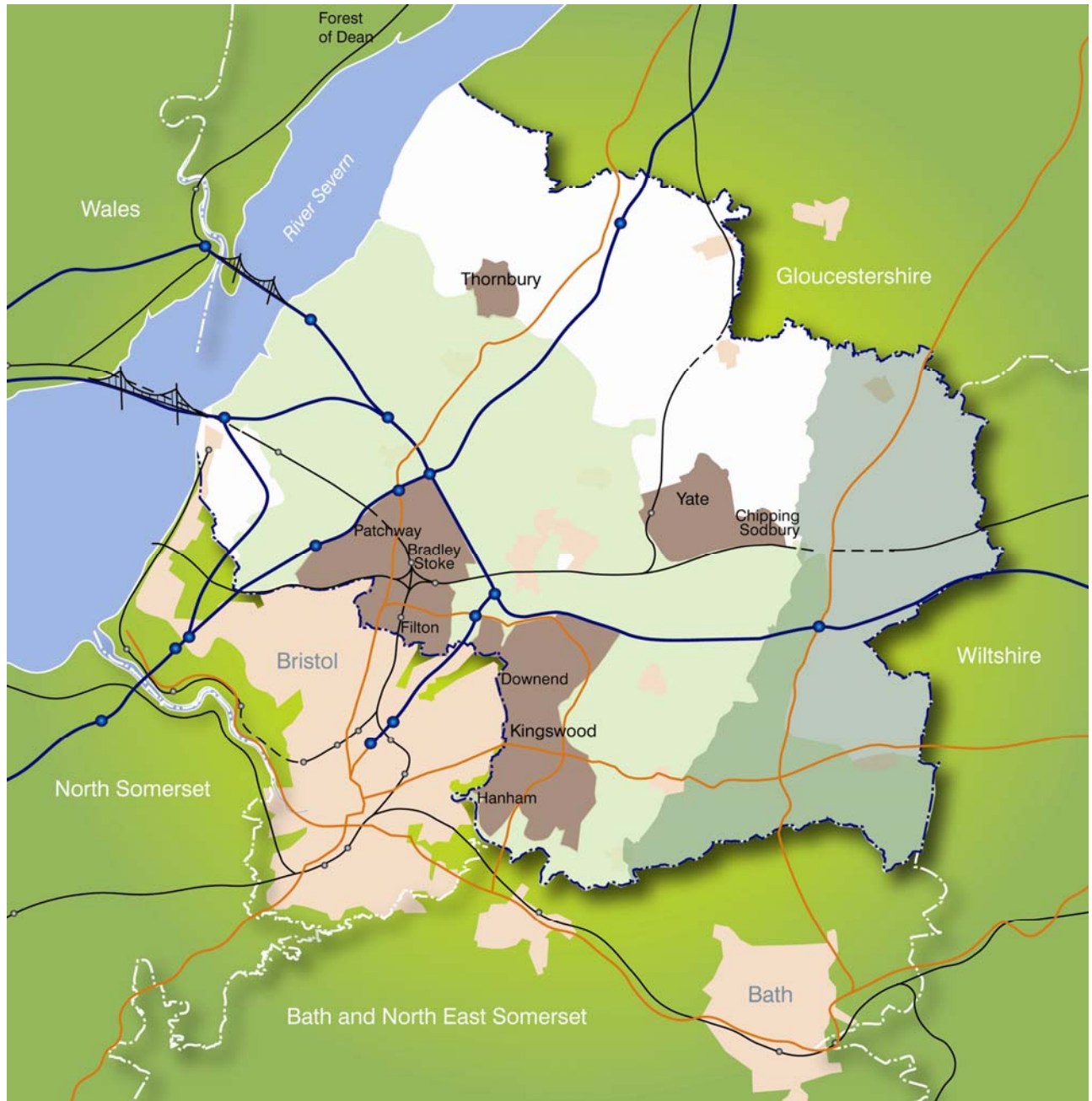
ANNUAL MONITORING REPORT 2012

Covering the period 1 April 2011 - 31 March 2012

Contents

	Chapter	Section	Page
1	Introduction		1
2	The South Gloucestershire Context	Introduction Demographic Structure Society and Communities Housing and the Built Environment Transport and Accessibility Key Environmental Assets	4 5 7 9 10 11
3	Plans and Policies	Planning Policy Context – National Planning Policy Context – Local The Local Development Scheme Progress of Local Development Document Preparation	12 12 12 13
4	Monitoring Local Planning Policy	Introduction 4.1 Providing Housing and Community Infrastructure 4.2 Maintaining Economic Prosperity 4.3 Managing the Environment and Heritage 4.4 Tackling Congestion and Improving Accessibility 4.5 High Quality Design and Responding to Climate Change	14 15 27 40 49 53
5	Monitoring the Joint Waste Core Strategy (JWCS)	Introduction Recycling / Composting Recovery Landfill Municipal Waste Management	59 60 60 61 62
6	Planning Strategically Across Boundaries		63
	Appendices	A: Actual and Expected House Completions B: Commentary on Actual and Expected House Completions 2012	

The South Gloucestershire Local Authority area



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

1. Introduction

1.1 The Annual Monitoring Report (AMR) is a document which the Council publishes 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 Section 35 of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) required each Local Planning Authority to produce an Annual Monitoring Report (AMR) for the period 1 April to 31 March each year and submit it to the Secretary of State by 31 December of that year.

1.3 Section 113 of the Localism Bill (which achieved Royal Assent on 15 November 2011) amends Section 35 of the Planning and Compulsory Purchase Act and removes the requirement for the AMR and Local Development Schemes to be submitted to the Secretary of State by 31 December each year. However, the requirement to publish this information for the public in no more than yearly intervals still exists.

1.4 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.

1.5 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 will

continue to be an essential tool in this process.

1.6 This is the eighth Annual Monitoring Report (AMR) prepared by South Gloucestershire Council; it covers the period 1 April 2011 to 31 March 2012 and builds on data presented in previous AMRs.

Development Plan Provision

1.7 As was the case in the previous year, the AMR is structured around the strategic objectives of the Core Strategy and the Joint Waste Core Strategy (JWCS).

1.8 Following submission of the South Gloucestershire Core Strategy in March 2011, the Examination in Public Hearing Sessions took place during June and July 2012. The Inspector has since submitted his preliminary findings to the council, in which he concludes that the March 2011 Submission Core Strategy, as amended by the December 2011 Core Strategy incorporating Post-Submission Changes, is capable of being made sound provided a number of Main Modifications are made. The Core Strategy presents 24 generic and 12 place based policies to address key local issues and guide development in the period to 2027.

1.9 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 following being found sound by the independent Inspector.

Aim and structure of the AMR

1.10 The aim of this report is to provide a succinct digest of key statistical information relevant to the assessment of the impact of development planning policies in South Gloucestershire. The report is structured as follows:

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)

- Chapter 1 –Introduces the report
- Chapter 2 –Sets the scene by presenting a set of ‘contextual indicators’, which provide the wider social, economic and environmental background to the district.
- Chapter 3 – Reviews progress on implementing South Gloucestershire’s Local Development Scheme (LDS)
- Chapters 4 and 5 – Monitor the policies in the adopted South Gloucestershire Local Plan and Joint Waste Core Strategy respectively, through a range of indicators.
- Chapter 6 – sets out details relating to the Duty to Co-operate.

1.11 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

1.12 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 the emerging Core Strategy Policies.

1.13 This report makes reference to, and reports on, three types of indicator:

Contextual Indicators: measure changes in the wider social, economic and environmental background. These indicators have been developed jointly with the other West of England unitary authorities in order to ensure consistency.

Local Development Framework Core Indicators: are a key component of the monitoring and review of Local Development Frameworks (LDFs), to both assess the success of the Local

Development Document (LDD) and to ensure the components of the framework are updated to reflect changing circumstances nationally, regionally and locally. The Department of Communities and Local Government originally defined a set of Core Output Indicators in July 2008 and these were required to be reported upon in local planning authorities’ Annual Monitoring Reports. However, the guidance³ has been withdrawn.⁴ In October 2010, it was announced that the government would establish a transparent list of data required from councils (the Single Dataset List) and the requirement to report LDF Core Indicators is excluded from this list. Local Authorities now have the flexibility to decide what to report in their AMR’s. However, as the most of the Core Output Indicators are considered by the Council to be useful indicators of local policy effectiveness, the majority of Core Output Indicators will continue to be reported through the AMR process.

Local Indicators: have been chosen by South Gloucestershire Council to help to monitor characteristics and issues which are important in the area but which are not covered by the core indicator set.

Sustainability Appraisal and Significant Effect Indicators

1.14 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 LDF. 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.

³ Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008)

⁴ Letter from Bob Neill, MP, dated 30 March 2011

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

1.16 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 (Chapters 2 and 4). As the LDF 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

1.17 Annual Monitoring Reports are expected to report upon whether the milestones or targets in Local Development Schemes are on track. This information is contained in Chapter 3 of this AMR.

Annual Monitoring Report linkages

1.18 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 \(SCS\)](#).

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

Impact of the economic circumstances

1.20 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

1.21 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 annual Monitoring Report.

1.22 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.](#)

1.23 Up until and following adoption of the Core Strategy the council is preparing a Duty to Co-operate schedule. The schedule is a tool to ensure that strategic planning issues affecting more than one area are identified the processes for taking these issues forward is defined and any outcomes delivered. This will provide a frame work 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. 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.

Note: A large proportion of data in this section of the report is drawn from the Decennial Census for England and Wales.

Demographic structure

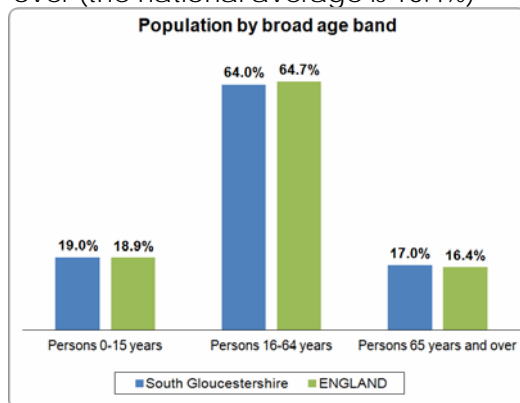
Population...

The population of South Gloucestershire is estimated to be 263,400 (ONS 2011 mid-year population estimate).

Age structure...

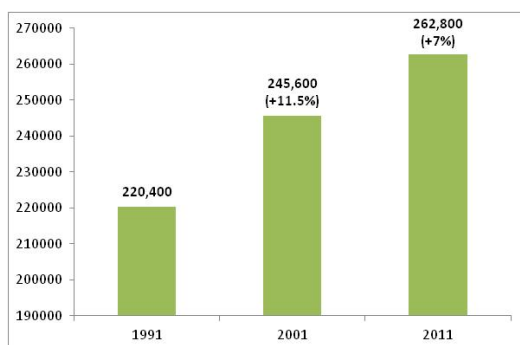
The age structure of the population is very similar to the national average:

- 19% of the population are below the age of 16 (the national average is 18.9%)
- 17% of the population are aged 65 and over (the national average is 16.4%)



Population change...

Emerging data from the 2011 Census suggests 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.



Change at sub-district level

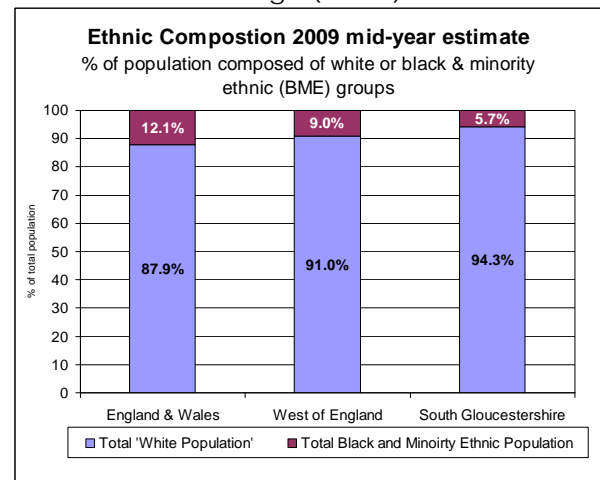
Between 2001 and 2010, the highest levels of population growth have been in the new urban areas at the northern and eastern fringes of Bristol. The wards of Frenchay and Stoke Park (+3,400 residents) and Emersons Green (+3,000) have, in numeric terms, undergone the largest population increases –

primarily due to residential development in these areas.

(Source: ONS Mid-2010 Population Estimates for Wards (Experimental), SAPE and Census 2001). At the time of writing sub-district population data from the 2011 Census is not available.

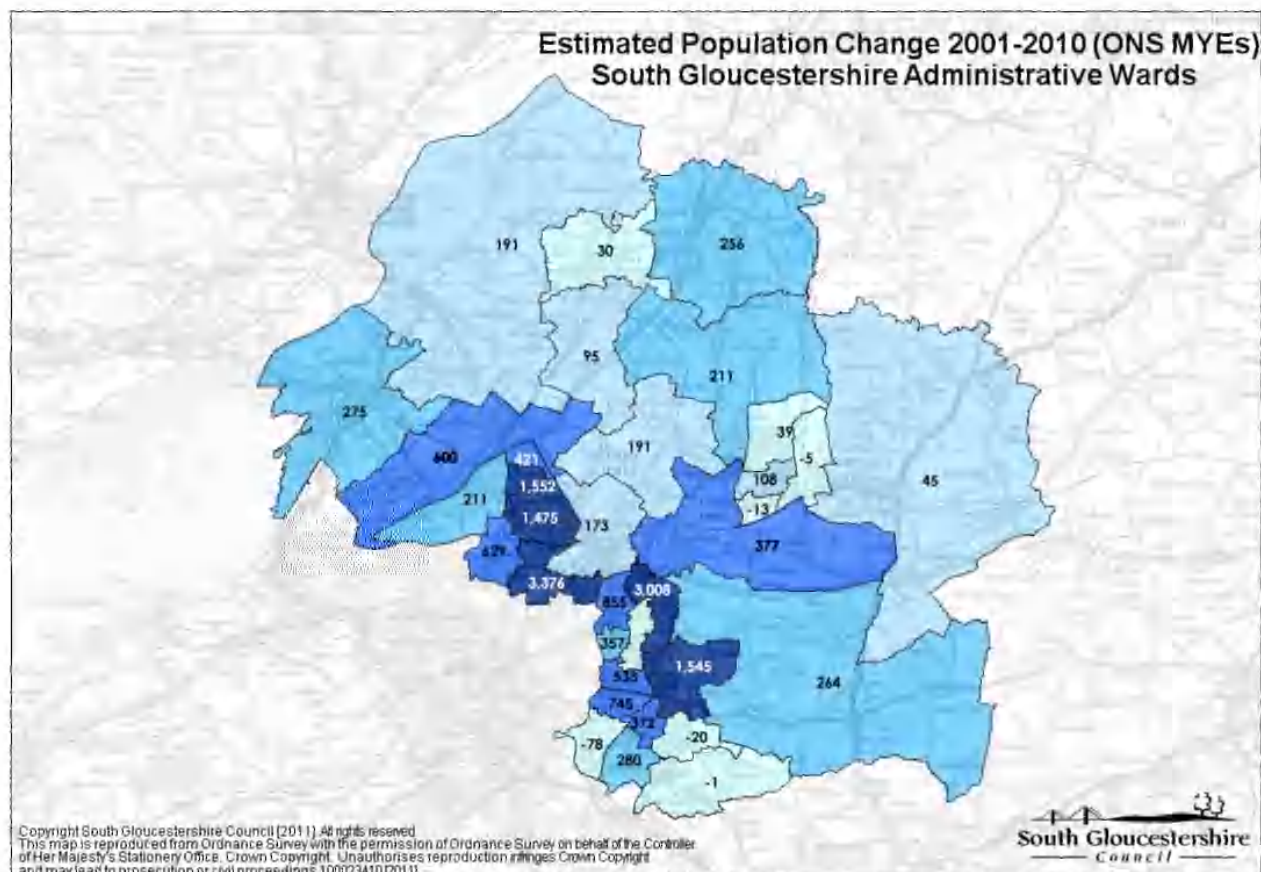
Ethnic composition...

According to the most recent ONS estimates; 14,900 (5.7%), 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%) – an increase of approximately 9,000 residents; however these estimates suggest that the South Gloucestershire rate remains significantly lower than national average (12.1%).



Source: Resident Population Estimates by Ethnic Group 2009 (experimental), ONS. At the time of writing updated information from the 2011 Census is not available.

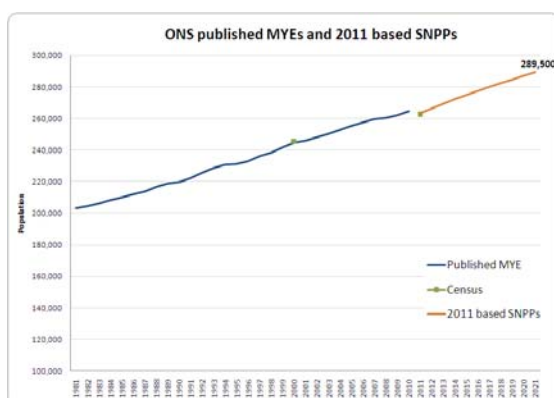
¹ The BME population comprises residents from the following ethnic groups: Mixed: White and Black Caribbean, Mixed: White and Black African, Mixed: White and Asian, Mixed: Other Mixed, Asian or Asian British: Indian, Asian or Asian British: Pakistani, Asian or Asian British: Bangladeshi, Asian or Asian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



(Source: ONS Mid-2010 Population Estimates for Wards (Experimental Statistics), SAPE & Census 2001) (ONS)

Population projections...

The most recent official population projections (the 2011 ONS Sub-National Population projections) suggest that the population of South Gloucestershire will rise to 289,500 in 2021 which represents a 9.9% increase on the 2011 mid-year population estimate (263,400).



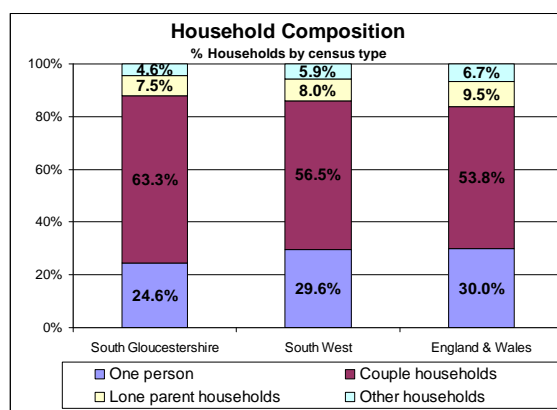
Source: 2011 Census based sub-national population projections. ONS Crown Copyright.

Household composition...

According to the 2001 Census there were 99,038 households in South Gloucestershire, of which:

- 63% (62,668) were 'couple' households, higher than both the national (53.8%) and regional (56.5%) averages.
- 7.5% (7,442) were 'lone parent' households, lower than both the national (9.5%) and regional (8.0%) averages.

According to the Council's development monitoring records there were approximately 109,600 households in the district, as at April 2012.



Source: 2001 Census, Univariate Statistics, ONS Crown Copyright. At the time of writing updated information from the 2011 Census is not available.

Society and Communities

urban wards of Staple Hill, Kingschase, Patchway, Woodstock and Filton.

Deprivation...

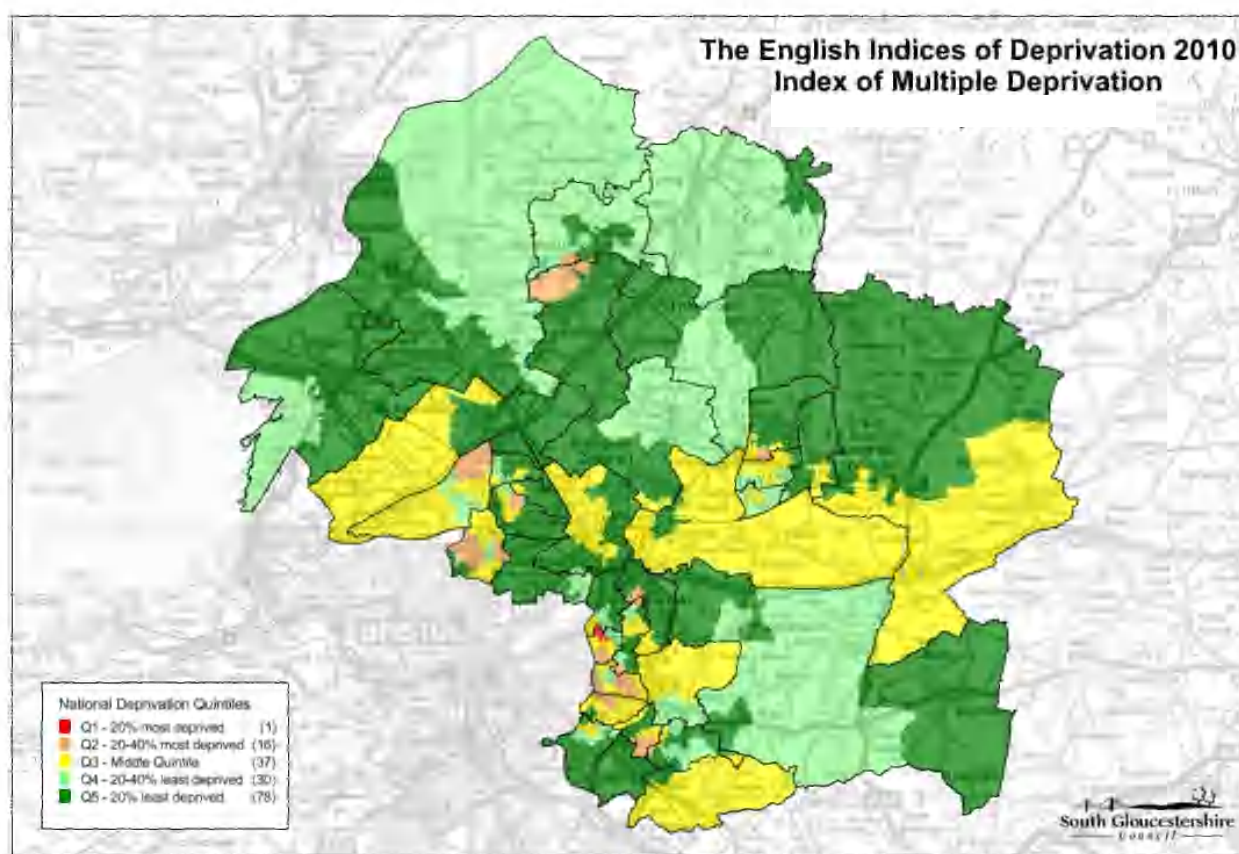
The English Indices of Deprivation 2010 (ID 2010) is the Government's latest official measure of deprivation at small area level (LSOA)*. According to this study:

- South Gloucestershire is the 54th least deprived Local Authority in England (ranked 272nd out of 326 authorities).
- 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

The ID 2010 comprises seven different domains which represent different elements of deprivation. South Gloucestershire has the highest concentration of deprived LSOAs in the following domains:

- 'Crime deprivation' – where 21 LSOA's are within the most deprived 20% of areas nationally
- 'Education, skills and training deprivation' – where 11 LSOAs are within the most deprived 20% of areas nationally
- 'Barriers to housing and services domain' – 10 LSOAs within the most deprived 20% of areas nationally

In South Gloucestershire as a whole, 20,855 residents are 'income deprived, and 8,865 residents are 'employment deprived. **.



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

*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.

Recorded Crime²...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the regional and national averages. In 2011/12 the total rate of recorded crime in South Gloucestershire was 55 offences per 1000 residents – representing a reduction of 3.7% on the previous years figure.

(Source: Home Office, 2012)

Resident satisfaction...

According to the winter 2011 Viewpoint Survey, 81% of South Gloucestershire's residents were satisfied with their local area as a place to live, including 25% who were very satisfied. Satisfaction with the local area has remained at a consistently high level over the last six years.

Source: South Gloucestershire Council, Viewpoint Survey, 2011.

Indicators of health...

In general, South Gloucestershire is a healthy area. According to the 2001 Census 72.4% of residents considered their health was 'good', compared to the national average of 68.8%.

At the time of writing information from the 2011 Census is not available

Life Expectancy: For the period 2008-10 life expectancy in South Gloucestershire was 80.6 years for males and 84.2 years for females, both longer than the national life expectancy.

Premature death: The premature mortality rate in South Gloucestershire has fallen by 36% since 1993 and the rate remains lower than the regional and national rates.

Labour Market Characteristics

Unemployment...

Model based unemployment – the *official* unemployment rate

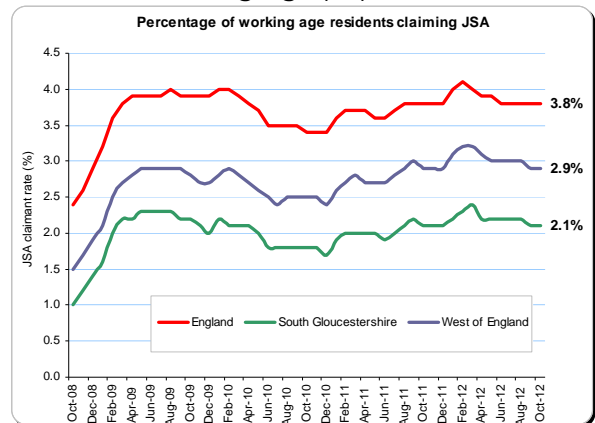
From July 2011 to June 2012 the official unemployment rate in South Gloucestershire was 5.9% of the economically active population, which is considerably lower than the rate for England (8.1%).

Source: ONS Annual Population Survey, Workplace analysis.

Unemployment - claimant count measure

² These data are taken from the database used for the annual National Statistics bulletin on Crime in England and Wales published in July 2011. Recorded crime figures remain subject to revision in future publications, as forces resubmit data to reflect the latest information.

The claimant count provides the most detailed and regularly updated source of unemployment data at local level and enables sub-district analysis. In October 2012, 3,617 (2.1%) of the resident population in South Gloucestershire were claiming JSA. This is a 1.2% reduction on last month's figure (3,660) and almost exactly the same as the number recorded at the same time last year (3,618 / 2.1% of the working age population).

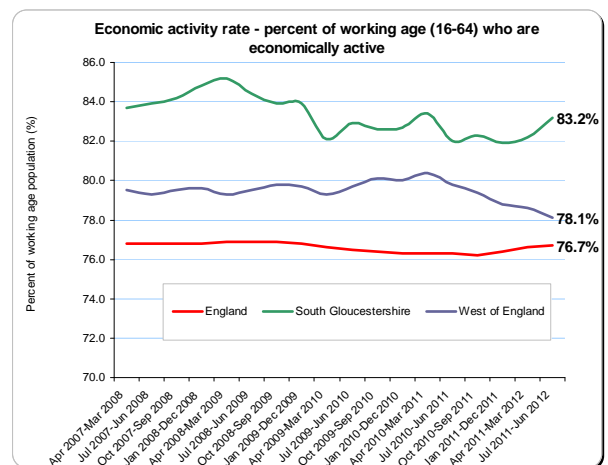


Source: Claimant Count, ONS

Economic Activity...

The economic activity rate measures the proportion of the working age population (16-64) who are either employed or unemployed (i.e. people who were without a job who were available to start work or were waiting to start a job they had already obtained).

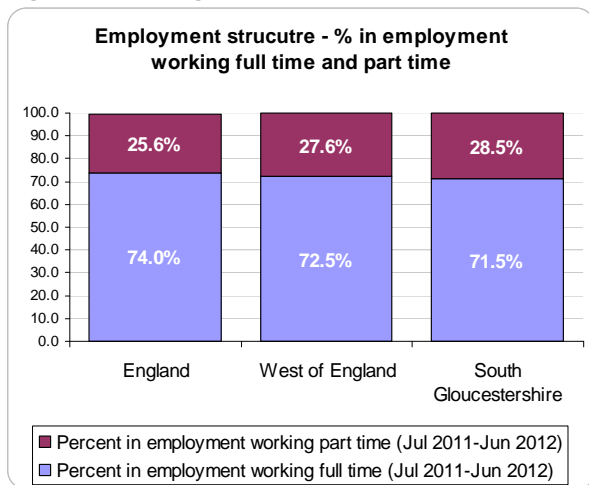
The latest Annual Population Survey (2012), carried out by the ONS, showed that 83.2% of South Gloucestershire's population is economically active (143,300). This represents a slight increase on the rate reported in 2011 (82.0%), and it remains higher than both the national and sub regional averages.



Source: Annual Population Survey (July 2011-June 2012), ONS

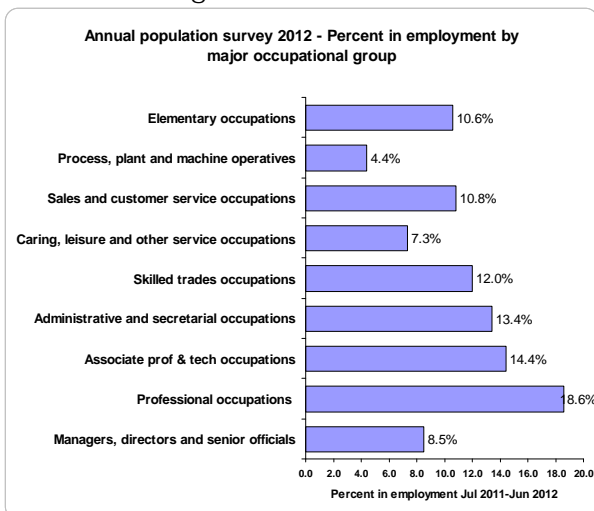
Employment structure...

According to the 2012 Annual population Survey, 71.5% of employed residents work full time. This is lower than the nation and sub-regional averages.



Source: Annual Population Survey (July 2011-June 2012), ONS

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



Source: Annual Population Survey (July 2011-June 2012), ONS

Earnings...

In 2011, the average annual salary* for a full time worker living in South Gloucestershire was £26,783, representing a 3.2% increase on the 2010 figure (£25,956) – a greater increase than has been experienced nationally and regionally.

Source: Annual Survey of Hours and Earnings, ONS
*median gross annual salary for (residents) for a full-time worker.

Qualifications and Education

Adult qualifications...

In 2011, 29.3% of South Gloucestershire's working age population were educated to

NVQ Level 4 or above*, which is below both the England and sub-regional averages (32.7% and 37.8%) respectively.

7.4% of working age adults have no qualifications, which is considerably lower than both the England (10.4%) and sub-regional (9%) averages.

(Source: ONS Annual Population Survey Dec 2011. Crown Copyright Reserved). * NVQ Level 4 is equivalent to having a degree level qualification or postgraduate qualification e.g. a Ph.D.

Pupil attainment (GCSE results)...

In 2012, 55.1% of pupils achieved five or more GCSE A*-C grade GCSE's including English and Mathematics. The achievement rate in South Gloucestershire is below the national average (58.4%).

(Source: Provisional DfE Key Stage 4 Figures via South Gloucestershire Council, Department for Children and Young People)

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

In 2011, the proportion of 16-18 year olds not in education, employment or training (NEET) in South Gloucestershire was 5.1%. This represents an increase on the previous year (3.8%) but is still notably lower than both the national rate (5.9%), and the regional rate (5.4%).

(Source: South Gloucestershire Council, Department for Children and Young People, via the local authority Client Caseload Information System - CCIS)

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 2001 Census:

- 31.2% (30,882) own homes outright;
- 50.4% (49,900) are buying with a mortgage;
- 7.6% (7,572) rent from the local authority;
- 2.2% (2,156) rent from registered social landlords, and;
- 5.6% (5,538) rent from private landlords

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright. At the time of writing updated information from the 2011 Census is not available.

Average house price

In 2011 the average price for a residential property in South Gloucestershire was £206,332 decreasing from £211,643 in 2010.

(Source: House Price Index, Land Registry)

Quality and assets of the built environment

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

- 2,042 listed buildings – of which 45 are Grade I; 117 are Grade II* and 1,880 are Grade II
- 1,479 locally listed buildings
- 36 Scheduled monuments
- 30 Conservation • 8 registered parks and gardens – of which 1 is Grade I; 3 are Grade II* and 4 are Grade II.

Source: Heritage Counts South West 2012, www.heritagecounts.org.uk, and English Heritage's Register of Heritage at Risk 2012, www.english-heritage.org.uk/caring/heritage-at-risk

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.

Overall, the amount of traffic on South Gloucestershire's roads has increased by 31% since 1991, however it has almost doubled in the Bristol North Fringe (+49%).

(Source: South Gloucestershire Council, Transport Policy)

Car ownership...

South Gloucestershire has higher than average car ownership and usage. According to the 2001 Census:

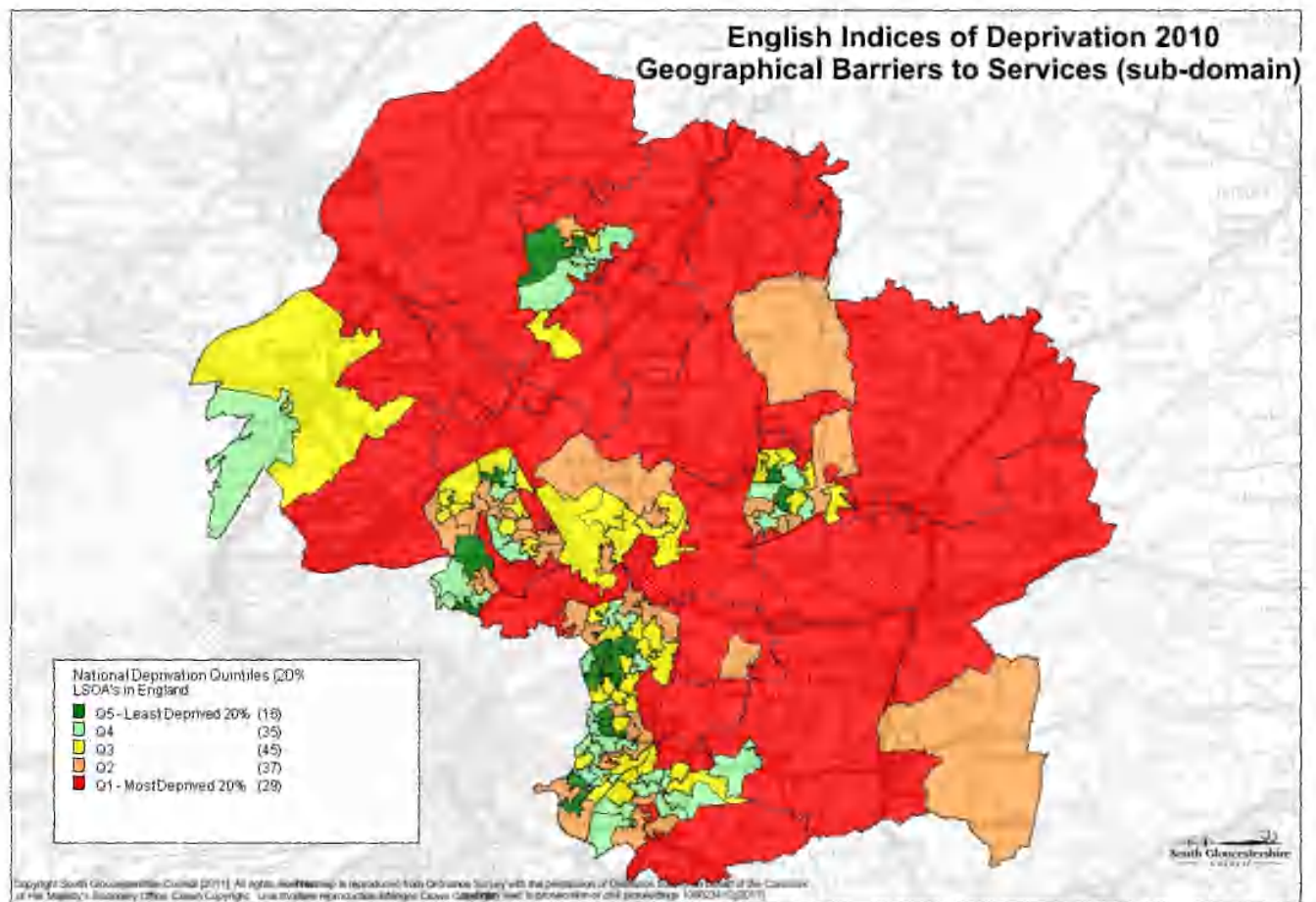
- 86.6% of households had at least one car or van, compared to 73.2% nationally (the second highest proportion amongst authorities in the South West).
- 139,000 cars were owned by the local population, an average of 1.4 cars per household.

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.

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright. At the time of writing updated information from the 2011 Census is not available.

Accessibility of key services...

According to the Indices of Deprivation 2010, South Gloucestershire is particularly deprived in terms of the Geographical Access to Services sub-domain – which is largely due to the semi-rural nature of much of the authority area. Twelve LSOA's within the district fall within the 10% most deprived areas in England.



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

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

- 23,232 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 The Government is streamlining the planning system, making it more efficient and positive in outlook and operation. This supports their Plan for Growth which was announced in the 2011 Budget. The Government's planning policies and how they are expected to be applied have been published in the National Planning Policy Framework (March 2012).

Planning Policy Context - Local

3.2 The current development plan for South Gloucestershire comprises the **West of England Joint Waste Core Strategy** (adopted 2011), together with three plans adopted under the development plan system that was operating prior to the Planning and Compulsory Purchase Act 2004. 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.

3.3 For South Gloucestershire, the former Government Office for the South West agreed the extension of 'saved' policies beyond the three year period for the Joint Replacement Structure Plan, the South Gloucestershire Local Plan and the South Gloucestershire Minerals and Waste Local Plan. Details of the policies which have not been 'saved' are as follows:

- **Joint Replacement Structure Plan** (Adopted 2002). This covers the four authorities in the West of England. The following policies have not been 'saved' beyond 27 September 2007 – Policies 3, 8, 18, 19, 20, 24, 25, 28, 34, 35, 36, 42, 45, 47, 50, 51, 52, 55, 59 & 60. Under the Localism Act, Structure Plans will cease to have effect when the relevant part of this Act comes into force.
- **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.
- **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.

Local Development Scheme (LDS)

3.4 The Local Development Scheme is a rolling three year programme for the preparation of Local Plan* documents and Supplementary Planning Documents. In April 2012, the Local Development Scheme (January 2011 – December 2013) for South Gloucestershire was updated and rolled forward for the period January 2012 – December 2014. Local Plan performance is measured against this LDS.

*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. 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 old policies which have been saved under the 2004 Act and neighbourhood development plans.

Commentary on Progress of Local Development Document Preparation as at December 2012

In accordance with the revised LDS timetable, the **Core Strategy** Examination Hearing sessions were held in June/July 2012. The preliminary findings of the Inspector and his Draft Main Modifications were received on 6th September. Consultation on the Draft Main Modifications and the updated Sustainability Appraisal took place in October and November 2012. The comments received have been passed to the Inspector, who will assess the responses and determine the remaining programme of work to enable him to complete his report. The post-hearing stages have been later than expected and this will delay adoption of the Core Strategy until early 2013.

Starting the **Policies, Sites and Places DPD** has been a little delayed, as the Core Strategy and Neighbourhood Planning has required more resources than anticipated. Work is expected to get underway before the end of 2012.

Preparation of the **CIL Charging Schedule and Developer Contributions Guide SPD** is progressing according to the LDS timetable. The Council consulted on a short guide and technical questions in June/July 2012. A draft Charging Schedule and SPD has been prepared. Public consultation on these documents is taking place between November 2012 and January 2013.

The LDS sets out timetables for a further 10 Supplementary Planning Documents (SPD) although there are no milestones for this AMR. The **Design Guidance on Advertisements and Shopfronts SPD** was adopted in April 2012, slightly ahead of the LDS timetable. Work on the **3 Conservation Area Guidance SPDs** is progressing and 2 draft SPDs (Olveston and Iron Acton) were consulted on between August and October 2012. Consultation on the draft Doynton SPD is due to commence shortly.

Masterplan SPDs for 2 of the new neighbourhoods (Cribbs/Patchway and East of Harry Stoke) are proceeding in accordance with an accelerated timetable that was submitted to the Core Strategy Examination, to ensure their timely delivery. Public consultation on drafts of these SPDs is taking place between November 2012 and January 2013. The Masterplan SPD for North Yate New Neighbourhood has been abandoned following the signing of a developers agreement in September 2012, although the formal decision to abandon has not yet been taken.

Early work on the **Car Parking Standards SPD**, including consultation on a questionnaire, took place at the beginning of 2012. Although work has been progressing, there has been some delay. Public consultation on a draft SPD is taking place between November 2012 and January 2013.

The **Technical Guidance on Wind Turbines SPD** has been expanded to relate to Renewables, and a revised timetable has been drawn up leading to adoption in July 2013. This timetable will be included in the next LDS update.

Work on the **Green Infrastructure SPD** has been delayed, due to staff resources and the Core Strategy Examination, but work is expected to commence in early 2013.

4. Monitoring local planning policy

This chapter sets out information to monitor the strategic objectives of the South Gloucestershire Core Strategy.

Progress towards each strategic objective is monitored by a collection of indicators which closely align with the 'measures' set out in Chapter 19 (Implementation and Monitoring) of the emerging Core Strategy.

The indicators have also been reviewed alongside the Government's new 'Single Data List', to ensure that they are the most effective measures of the emerging Core Strategy policies.

The indicators are selected to reflect the strategic objectives of the emerging Core Strategy. A combination of Local Development Framework Core Output Indicators and local indicators are included:

- Local Development Framework Core Output Indicators (defined by DCLG in 2008) were required to be reported upon in local planning authorities' Annual Monitoring Reports (AMRs). This guidance has since been withdrawn. However, the majority of these core output indicators are considered to be of value in monitoring the performance of local planning policy so, where appropriate, will continue to be reported.
- Local Indicators have been selected by the Council to help to monitor characteristics and issues which are important in the area but are not adequately covered in detail by the Core Output Indicator set.

In some cases further work is required to develop and refine indicators to ensure that they are effective measures of local planning policy. Where further work is required to develop new indicators it is acknowledged at the end of the relevant section.

**Unless otherwise stated all figures relate to the period
1 April 2011 – 31 March 2012**

4.1 Providing Housing and Community Infrastructure

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 2011 – 31 March 2012**

HCI1: Plan period and housing targets (H1)

Commentary

Planning reforms introduced through the Localism Act (November 2011) require local council's to establish a locally derived housing requirement. South Gloucestershire is preparing a new local plan.

The South Gloucestershire Core Strategy. Once adopted will form the statutory development plan for the district up to 2027, by which the housing requirement for the district will be set.

The Core Strategy was submitted to the Secretary of State in March 2011 and the Examination in Public (EiP) took place in June and July 2012. The Inspectors preliminary findings incorporating his draft main modifications were the subject of a six week period of consultation which ended on 16 November 2012. The Council anticipates the receipt of the Inspector's final report this winter, with adoption of the Core Strategy by the Council following early in 2013. The Core Strategy is therefore at an advanced stage and although draft, and subject to change is a material consideration of some weight in identifying the housing target for the South Gloucestershire.

As confirmed by the Inspector's preliminary findings the 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 4,990 of these new homes were been built between April 2006 and March 2012, leaving a minimum of 23,365 new homes to be delivered in the 15 years to 2027

Until the Regional Strategies are formally revoked and the South Gloucestershire Core Strategy is adopted, the adopted development plan is the South Gloucestershire Local Plan (SGLP), its policies having been saved therefore by virtue of s38(6) of the Planning and Compulsory Purchase Act 2004; it is the statutory development plan. In addition to and in support of the SGLP, the Regional Planning Guidance (RPG) 10 also forms part of the Development Plan and sets the broad strategy for housing to 2016. The annual housing provision of 1,184 dwellings per annum from the SGLP forms the basis for identifying the housing target.

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

HCI2(a): Net additional dwellings in previous years (H2a) ; and HCI2(b): Net additional dwellings for the reporting year (H2b) (NI154)

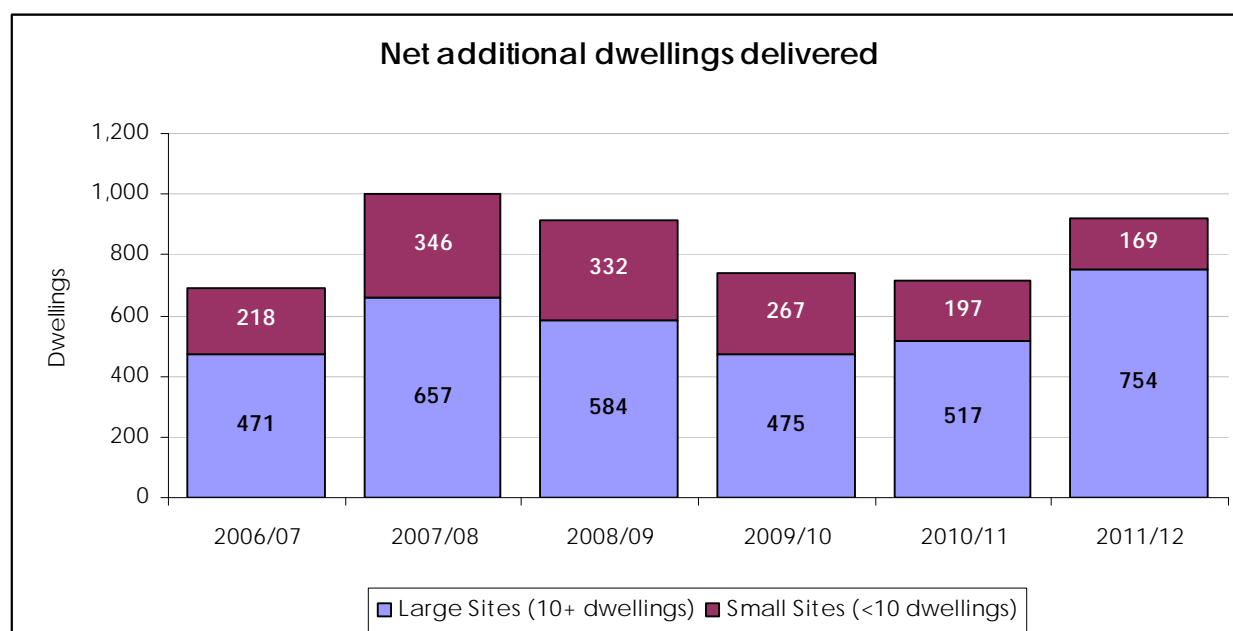


Figure 1.1

Analysis by policy area – completions 2011 to 2012

	*South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate Chipping Sodbury	Thornbury	Rural Areas	Sevenside
New build completions	863	278	322	126	0	135	2
Demolitions	13	4	3	0	0	6	0
Change of use (net gain)	43	15	1	2	2	23	0
Conversions (net gain)	25	17	6	1	0	1	0
Other gains	5	0	0	0	0	5	0
Net additional dwellings	923 (100%)	306 (33%)	326 (35%)	129 (14%)	2 (0.5%)	158 (17%)	2 (0.5%)

Table 1.1

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

HCI3: No. of dwellings lost through demolition for further residential development and the subsequent number of dwellings gained/lost (net) (LH3)

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

Table 1.2

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

Commentary

As illustrated by Fig 1.1, in the year to April 2012, 923 dwellings (net) were completed in South Gloucestershire.

Table 1.1 shows that the vast majority (94%) of new developments were 'new build' developments. In rural areas 'Change of use' applications (mainly barn conversions) accounted for 15% of new dwellings.

Over four fifths (82%) 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, over three quarters of completions were within the established urban areas of the East (33%) and North (35%) fringes of Bristol and the towns of Yate and Chipping Sodbury (14%).

HCI4(a): Net additional dwellings in future years (H2c); and
HCI4(b): Managed Housing Delivery (H2d)

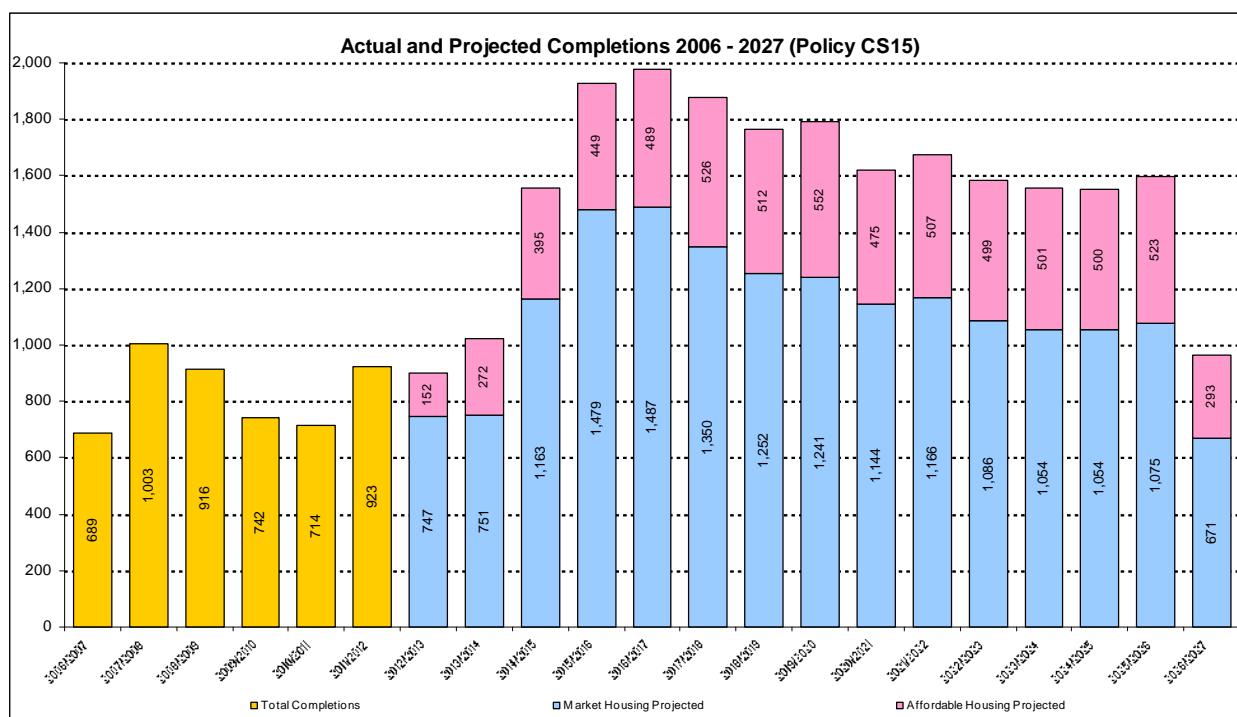


Figure 1.2

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

Note: This graph supersedes all previous versions shown in Policy CS15 and is to be used for land supply purposes. The additional buffer is not shown.

Assessment of Five Year supply against South Gloucestershire Local Plan			
		20% Buffer	
A	Net provision required 2012 to 2017	5,920	7,104
B	Annualised provision required (A/5 years)	1,184	1,421
C	Total identified deliverable supply 2012 to 2017 (Nov.2012)	9,087	9,087
Five Year supply surplus or deficit (C minus A)		3,167	1,983
Five Year supply (C/Ax100)		154%	128%
Five Year supply (C/B)		7.67	6.39

Table 1.3

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

Assessment of Five Year Supply against South Gloucestershire Core Strategy Policy CS15 (South Gloucestershire Council's preferred position as set out in Response to Inspector's Proposed Main Modifications 16 November 2012)			
		20% Buffer	
A	Net provision required 2012 to 2017	7,385	8,862
B	Annualised provision required (A/5 years)	1,477	1,772
C	Total identified deliverable supply 2012 to 2017 (Nov.2012)	9,087	9,087
Five Year supply surplus or deficit (C minus A)		1,702	225
Five Year supply (C/Ax100)		123%	103%
Five Year supply (C/B)		6.15	5.13

Table 1.3(a)

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

Assessment of Five Year Supply against South Gloucestershire Core Strategy Policy CS15 (Inspector's Proposed Main Modifications)			
			20% Buffer
A	Net provision required 2012 to 2017	7,788	9,345
B	Annualised provision required (A/5 years)	1,558	1,870
C	Total identified deliverable supply 2012 to 2017 (Nov.2012)	9,387*	9,387*
	Five Year supply surplus or deficit (C minus A)	1,599	42
	Five Year supply (C/Ax100)	121%	100%
	Five Year supply (C/B)	6.03	5.02

Table 1.3(b)

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

Note: *Figure includes site at Morton Way North, Thornbury

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.

Tables 1.3, 1.3(a) and 1.3(b), set out three alternative land supply calculations based on the South Gloucestershire Local Plan; Policy CS15 of the Core Strategy including the Council's response to the Inspector's main modifications; and Policy CS15 of the Core Strategy (Inspector's proposed main modifications) respectively. (Details of the Council's response to the Inspector's proposed main modifications are available here www.southglos.gov.uk/corestrategy).

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 incorporates feedback from landowners / developers on the likely timescales for the development of their sites. The forecasts and assumptions underpinning likely future dwelling completions are provided at Appendix A and B. 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 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.

HCI5: New and converted dwellings on previously developed land (H3)

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%

Table 1.4

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

Commentary

In the year to April 2012 over two thirds (69%) 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 every monitoring year.

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, now set out in PPS3 (June 2011), to planning permissions resulting in new dwellings being built on former garden land granted after 9 June 2010 date.

HCI6: Housing Density: Percentage of new dwellings completed (on fully completed Large Sites) (LH1) at:

- 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
i) Less than 30 dwellings per ha	10%	0%	17%	22%	0%	0%
ii) Between 30 and 50 dwellings per ha	45%	6%	26%	16%	83%	53%
iii) Above 50 dwellings per ha	45%	94%	57%	62%	17%	47%

Table 1.5

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 2012 over half (53%) of dwellings (on large housing sites) were delivered at between 30 and 50 dph and 47% of dwellings were delivered at over 50 dwellings per ha. In the 2011/2012 monitoring year no dwellings were delivered at a density of less than 30 dwellings per hectare.

Policy H1 of the Local Plan lists 14 sites allocated for residential development. 12 of these sites have a proposed density of over 50 and the remaining 2 have a proposed density of 30. The progress made with delivering these sites will be monitored through future AMRs. 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.

HCI7: Variety and mix of housing: proportions of 1, 2, 3 and 4 bed houses and flats built (LH6)

	2006/2007		2007/2008		2008/2009		2009/2010		2010/2011		2011/2012	
	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat		Flat
1 bed	28 4%	135 17%	28 3%	308 28%	30 3%	183 19%	30 4%	125 16%	8 1%	145 20%	14 2%	152 16%
2 bed	62 8%	268 35%	97 9%	349 31%	115 12%	281 29%	79 10%	196 25%	110 14%	216 28%	164 17%	206 22%
3 bed	171 22%	5 (<1%)	187 17%	12 1%	199 20%	9 1%	179 23%	3 (<1%)	137 18%	0 0%	214 22%	2 (<1%)
4 bed	104 13%	0 0%	122 11%	5 1%	166 17%	1 (<1%)	168 22%	0 0%	146 19%	0 0%	205 21%	0 0%
Totals	365 47%	408 53%	434 39%	674 61%	510 52%	474 48%	456 59%	324 41%	401 52%	361 48%	597 62%	360 38%
	773		1,108		984		780		762		957	

Table 1.6a

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

Note: All completion figures are gross

Analysis by policy area – completions 2011 to 2012

	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	59	95	74	55	50	0	0	334
East Fringe of Bristol	4	42	58	29	81	102	1	0	317
Yate/Chipping Sodbury	0	29	21	29	14	40	0	0	133
Thornbury	0	0	1	0	0	0	1	0	2
Rural Areas	9	34	38	72	2	14	0	0	169
Sevenside	0	0	1	1	0	0	0	0	2

Table 1.6b

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

Note: All completion figures are gross

Commentary

Table 1.6a 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 2012, 38% of all residential development comprised of flats (360 units). This represents a decrease in proportion but the number has remained almost the same at 360 units (361 last year). Current economic circumstances are likely to be a contributing factor to this trend, for example there has been a reduction in demand from the 'buy-to-let' market which significantly inflated the number of flat developments (and conversions) in recent years. Table 1.6a also illustrates that the majority of houses built in 2011/2012 had 3-4 bedrooms and that 2% of new housing completions came in the form of 1 bedroom houses.

Table 1.6b breaks down the information displayed in Table 1.6a by Core Strategy policy area. It shows that in the year to April 2012, 58% of gross completions in the East Fringe of Bristol came in the form of 1 and 2 bed flats; this accounts for over 19% of all completions. These figures suggest that the trend of subdividing existing dwellings to make new flats, although less than in 2010/2011 (25%) continues to be a key feature of housing development in this geographic area.

In contrast, 51% of all completions in the North Fringe of Bristol came in the form of 3 and 4 bed houses. Nearly 33% of all completions in the North Fringe were in the form of 2 bedroom houses and 2 bedroom flats.

HCI8: Long Term Vacant Housing Stock

	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

Table 1.7

Source: Council Tax (South Gloucestershire Council)

Commentary

In September 2012, 456 domestic properties had been vacant for more than one year, this is a reduction on the figure last year and equates to only 0.4% of the total housing stock (according to Council Tax valuation records). Table 1.7 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2006.

HCI9: Gross affordable housing completions by tenure (H5) (NI 155)

Year	Number of completions
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281
2010/2011	340
2011/2012	269

Table 1.8a

Analysis by Policy Area

Area	Affordable housing completions
East Fringe of Bristol	115
North Fringe of Bristol	73
Yate/Chipping Sodbury	37
Thornbury	2
Rural Areas	42
Total	269

Table 1.8b

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

Commentary

In the year to April 2012, 269 'affordable housing' dwellings were completed 70% of which were in the urban areas of the North and East Fringes of Bristol. Of the 269 dwellings, 145 were for social rent, 40 were for affordable rent and 84 for intermediate. This represents a performance of 17% above the Council's target of 230 affordable homes.

No rural exception schemes were delivered in the 2011/2012 monitoring year.

Since 2011 working with the other authorities in the West Of England a Housing Delivery Panel has been procured which is set to assist in the delivery of new housing, including affordable housing, across the District.

While indicator H5 provides the total figure of affordable housing completions for the year, we

are keen to evaluate how well SGLP policy H6 (relating to affordable housing) is being applied. For this reason, indicator HCI10 specifically monitors the performance of policy H6.

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.

HCI10: Affordable housing completions on sites subject to the South Gloucestershire Local Plan Policy H6 (LH2)

1	2	3	4	5	6	7
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 (%)
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
Dowend Lower School, North View, Dowend (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	14.2% (45 units)	14.2% (45 units)	0
Baugh Farm, Downend (ref. 3191)	01/10/1999	2000-2002	52	10.0% (5 units)	9.6% (5 units)	0
Former DRG Factory, Carsons Road, Shortwood (ref. 3183)	17/06/1999	1999-2005	144	14.0% (20 units)	13.9% (20 units)	0
Rear of High Street, Marshfield (ref. 1083)	14/01/1999	1999-2001	44	10.0% (4 units)	9.1% (4 units)	-1
Park Farm, Frampton Cotterell (ref. 1292)	27/10/1997	1997-2000	196	20.0% (40 units)	20.4% (40 units)	0
School Site, Cossham Street, Mangotsfield (ref. 3179)	17/04/1997	1997-2001	177	14.0% (25 units)	14.1% (25 units)	0
Townwell, Cromhall (ref. 1254)	13/11/1995	1996-1997	12	33.3% (4 units)	33.3% (4 units)	0

Table 1.9

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

Commentary

Policy H6 of the SGLP sets out the Council's approach to securing affordable housing. In general terms it states that on new developments of 15 or more dwellings, or 5 or more in rural settlements, the Council will negotiate to ensure that 33.3% of housing is 'affordable'.

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 policy H6 is at securing affordable housing provision is derived from analysing completion data over the build-out of the schemes.

Table 1.9 lists the housing sites completed since 1996 that meet the requirements for policy H6. 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 2011/2012 monitoring year, development was completed on seven housing sites where policy H6 was applied (shown as bold in rows 1-7 of Table 1.9). An account of affordable housing delivery on these sites is provided below:

- Hortham Hospital, Hortham Lane, Almondsbury – a development scheme of 270 units (houses and flats), 30.0% of which (80) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy, it accords with the Council endorsed Development Brief for the site.
- Fiveways, New Cheltenham Road, Kingswood (Falcon Court) – a 100% affordable housing scheme of 40 “Extra Care” flats managed / financed by Housing 21.
- Charlton Hayes, Patchway – a development scheme of 51 units (houses and flats), 27.5% of which (14) 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.
- Factory Site, Portland Street, Staple – a development scheme of 30 units (houses and flats), 33.3% of which (10) were “affordable” in accordance with SGLP policy H6.
- Land at Parkway North, Stoke Gifford (“The Junction”) – a development scheme of 34 units (houses and flats), 33.3% of which (11) were “affordable” in accordance with SGLP policy H6.
- Former Woodstock School, Courtney Road, Kingswood – a 100% affordable housing scheme of 66 units (houses and flats) by Sovereign Housing Association.
- Cambrian Drive/Wellington Road, Yate (Cambrian Green Court) – a scheme of 60 “Extra Care” flats managed / financed by Housing 21, together with 10 bungalows/houses for sale for over 55s.

Table 1.9 illustrates that the Council is being successful in negotiating policy H6 of the SGLP. Despite the economic circumstances the Council is working with developers, housing associations and the Homes and Communities Agency (HCA) to support affordable housing delivery.

Policy CS18 of the Core Strategy 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.

HCI11: Net additional pitches (Gypsy and Traveller) (H4)

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

Table 1.10

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

Commentary

In the 2011/2012 monitoring year, 2 additional Gypsy/Traveller pitches were delivered in South Gloucestershire at the following locations:

- 1 private residential Gypsy/Traveller pitch at Bridge View (Westerleigh)
- 1 transit pitch at Bridge View (Westerleigh)

* indicates temporary pitch (total of 4 in 2010/2011)

HCI12: Vacancy rate on the Council's authorised Gypsy/traveller sites (LH5)

Date	Vacancy rate at Northwood Park (Winterbourne) and Highwood Park (Patchway)
2006/2007:	7.0%
2007/2008	2.0%
2008/2009	3.0%
2009/2010	3.0%
2010/2011	2.0%
2011/2012	Less than 1.0%

Table 1.11

Source: Traveller Unit (South Gloucestershire Council)

Commentary

South Gloucestershire has two authorised Gypsy / Traveller sites at Northwood Park (Winterbourne) and Highwood Park (Patchway). Table 1.11 shows that the official vacancy rate at the Council's two residential sites remains exceptionally low.

HCI13: Number of Extra Care housing units completed

Date	Number of Extra Care housing units completed
2010/2011	123
2011/2012	40

Table 1.12

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 2012, 40 extra Care housing units were completed through one newly constructed development scheme in South Gloucestershire as a result of planning permission for the redevelopment of the former Fiveways site at New Cheltenham Road, Kingswood:

- o Falcon Court, Kingswood – 40 units

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.

HCI14: Amount of completed leisure development in South Gloucestershire (sqm net floorspace) (LCI2)

Date	D2 – leisure
2006/2007	-44
2007/2008	2,954
2008/2009	391
2009/2010	1,808
2010/2011	150
2011/2012	-820

Table 1.13

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

HCI15: Amount of completed leisure development in town centres (LCI3)

Date	D2 - leisure
2006/2007	0%
2007/2008	0%
2008/2009	0%
2009/2010	0%
2010/2011	0%
2011/2012	0%

Table 1.14

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

Commentary

Table 1.13 shows that there has been a net loss in leisure floorspace of 820 square metres. This was as a result of the completion of a new clubhouse at the Bitton Sports Club to replace the existing which resulted in a slightly reduced floorspace.

Table 1.14 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).

New indicators – to be reported in future AMRs

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor new policies in the Core Strategy, these indicators are being developed in tandem with the emerging Core Strategy policies and will be reported in future AMRs. The new indicators are:

- o Amount of completed 'community facilities'
- o Provision of new green infrastructure
- o Number of dwellings completed on rural exception sites

4.2 Maintaining Economic Prosperity

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
- 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 2011 – 31 March 2012**

MEP1: Employment land available – by type (hectares) (BD3)

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

Table 2.1

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 emerging 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 2.1 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 and sites with planning permission for employment related purposes.

In the 2011/2012 monitoring year there was a total of 397.18ha of employment land in South Gloucestershire. There has been little change across the B1a, B1b, B1c and B8 land uses, although there has been some increase in B2 and mixed land use. The rise in employment land available for B2 development is as a result of planning permission for a new rail maintenance depot on almost 17.5 ha of land at the Filton Railway Triangle. The figure shown in the 'Mixed' category is significantly higher than that shown last year due to the inclusion of the employment land identified in the Core Strategy New Neighbourhoods which have been included within the overall figures for the first time.

Policy CS12 of the Core Strategy proposes the safeguarding of an additional quantum of land for employment purposes. Following adoption of the Core Strategy this indicator will be monitored against CS12 instead of SGLP E4.

MEP2: Total amount of additional employment floorspace – by type (net) (BD1)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	15,788	0	0	16,216	-25,233	1,251	8,022
2009/2010	2,921	0	0	-93,329	46,190	10,100	-34,118
2010/2011	8,491	0	-1,422	1,043	-1,508	0	6,604
2011/2012	-2,217	9,152	-550	-256	-12,680	11,922	11,537

Table 2.2

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

Commentary

Table 2.2 shows that in the 2011/2012 year, there was a net gain of 11,537 square metres of employment floorspace.

There has been an overall loss in B1 office space in the 12 months to April 2012 due to the change of use of office development to other uses including a D1 use at Park Avenue, Aztec West and mixed office and storage use at St Ivel Way, Warmley.

The majority of completed B1b development in the twelve months to April 2012 can be attributed to the completion of the first schemes at the Science Park at Emersons Green.

There have been no large scale completions in the B1(c) and B2 use classes in the 2011/2012 monitoring year, although there have been a number of losses in B8 storage space across South Gloucestershire as a result of changes to other employment uses including the Former Kleeneze premises at St Ivel Way, Warmley to SG Industrial and a unit in Lawrence Drive, Yate to B2

MEP3: Total amount of floorspace for 'town centre uses' (BD4)

		A1	A2	B1a	D2	Mixed			Total
2008/ 2009	Town Centre Area	-955	0	0	0	27441			26,486
	SG Total	2,420	0	15,788	391	28409			47,008
2009/2010	Town Centre Area	0	0	0	0	0			0
	SG Total	2,475	0	2,921	1,808	12056			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

Table 2.3

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 2.3 shows that there has been a significant gain of A1 floorspace in South Gloucestershire's town centres. This gain can be attributed to the replacement of an existing Tesco store with a new Tesco Extra store at Yate Town Centre.

Table 2.3 shows that there has been an overall gain in floorspace for 'town centre uses' across South Gloucestershire in the 2011/2012 monitoring year. As well as the new Tesco at Yate in the "A1" category major gains have taken place in the "Mixed" category as result of the completion of the Patchway Locality Hub, together with a number of changes of use from traditional "B" employment use to more flexible uses. The loss in office floorspace (B1a) can be largely attributed to change of use from B1a to mixed B1a/B8 of Unit 1 St Ivel Way, Warmley.

MEP4: Losses of employment land (B use classes) within safeguarded employment areas (net ha) (LEC1)

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

Table 2.4

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 2011/2012, 4.98ha of employment land within safeguarded employment areas (under SGLP policy E4) 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 Submission Draft of the Core Strategy proposes the safeguarding of an additional quantum of land for employment purposes. Following adoption of the Core Strategy this indicator will be monitored against CS12 instead of SGLP E4.

MEP5: Amount of employment land lost to residential development within safeguarded areas (LEC2)

Year	Amount of employment land lost (LEC2)
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

Table 2.5

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

Commentary

Data returns for this AMR show that there has been a loss of 1.56 ha loss of employment land to residential development in this monitoring year, the first loss in the past six years. The one site that accounted for this loss is the former Coopers Works, Westerleigh Road, Yate, where the factory was demolished. Current proposals (planning application PK12/2924/F) show the site being developed for 48 dwellings and 44 flats for the elderly, together with 350 sq m of B1a offices. Whilst the SGLP safeguards this site for employment purposes Policy CS12 of the Core Strategy incorporating post submission changes December 2011 identifies the site as an "Interim Safeguarded Area" and subject to review. The site was reviewed as part of this process and residential development together with some small scale employment use is appropriate.

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

Policy CS12 of the Submission Draft of the Core Strategy proposes the safeguarding of an additional quantum of land for employment purposes. Following adoption of the Core Strategy this indicator will be monitored against CS12 instead of SGLP E4.

MEP6: Losses of employment land (B uses only) to residential development outside of the safeguarded areas (LEC6)

Prev. use class	2006/2007		2007/2008		2008/2009		2009/2010		2010/2011		2011/2012	
	No. of units created	Loss of area (net Ha)	No. of units created	Loss of area (net Ha)	No. of units created	Loss of area (net Ha)	No. of units created	Loss of area (net Ha)	No. of units created	Loss of area (net Ha)	No. of units created	Loss of area (net Ha)
B1a	2	0.03	2	0.01	27	1.89	7	0.05	55	0.94	8	0.07
B1	-	-	-	-	-	-	-	-	2	0.01	8	0.24
B1c	-	-	-	-	4	0.03	1	0.09	-	-		
B2	21	0.34	14	0.15	39	0.21	60	0.71	29	0.57		
B8	-	-	12	0.34	12	0.86	7	0.25	229	3.84		
Total	23	0.37	28	0.50	82	2.99	75	1.10	315	5.36	16	0.31

Table 2.6

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

Commentary

Table 2.6 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in 2011/2012 has decreased on the levels reported in all the previous years.

This indicator should be read in conjunction with Indicator MEP5. In comparison to MEP6, Table 2.5 shows that between 2006 and 2012 there was 1.56 Ha of land lost within areas safeguarded for employment to residential use. In comparison, over 10.5 Ha of traditional "B -use" employment land has been lost to residential development outside of safeguarded employment areas.

In the current monitoring year, 0.31 Ha of employment land was lost to residential development.

In policy terms it will be important 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.

MEP7: Amount of completed retail development (sq m net floor space) (LTC1)

Year	Amount of completed retail development (A1 & A2)
2006/2007	2,304
2007/2008	8,488
2008/2009	-45
2009/2010	2,475
2010/2011	-4,082
2011/2012	13,173

Table 2.7

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

Commentary

Table 2.7 shows that, in the 2011/2012 monitoring year there has been a significant gain of retail floorspace. This gain can be mostly attributed to the erection of a new Tesco Extra store at Yate Town Centre to replace a much smaller store on the same site. The new store opened in Autumn 2011. There has also been some expansion at Cribbs Causeway with an extension to one unit at The Mall and the construction of mezzanine floors in two units at the Cribbs retail park.

MEP8: Amount of total primary frontage in LP Policy RT9 town and District centres plus amount and proportion of primary frontage in A1 uses (LTC3) ***

	Total Primary Frontage (metres)	Amount in A1 use (metres)	% of primary frontage in A1 Use
2006/2007	4,386	3,364	77.7%
2007/2008	4,386	3,342	76.2%
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%

Table 2.8

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

Commentary

The Local Plan (SGLP) and the emerging 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 2.8 shows that the percentage of primary frontage in A1 use has remained at very similar level as that shown last year. The change in the total primary frontage this year is as a result of the redevelopment of the Tesco store at Yate.

Over the past 5 years, the percentage of primary frontage in A1 use has remained at over 75%, indicating that policy RT9 of the South Gloucestershire Local Plan is performing well.

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

MEP9: Percentage of vacant A1 (retail) units in South Gloucestershire's town centres (LTC4) ***

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Chipping Sodbury	5.5%	7.3%	6.8%	8.8%	1.8%	5.6%
Downend	20.7%	10.7%	7.4%	3.7%	3.7%	3.8%
Emersons Green	8.3%	15.4%	0%	0%	0%	0%
Filton	0%	5.3%	10.5%	5.3%	0%	5.0%
Hanham	5%	10%	7.9%	10.5%	15.4%	10.8%
Kingswood	10.1%	9.8%	15.2%	15.7%	19.1%	12.1%
Staple Hill	7.2%	12.7%	12.3%	13.9%	7.3%	4.7%
Thornbury	8.3%	12.5%	13.9%	9.9%	9.9%	8.2%
Yate (Shopping Centre)	3.4%	5.7%	12.6%	11.2%	15.9%	19.3%
Bradley Stoke	-	-	-	-	-	0%
Total	7.4%	9.7%	11.5%	11%	10.7%	9.3%

Table 2.9

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 2012, 9.3% of all A1 units in town centres across the District were vacant. This represents a decrease of almost 1.5% in the A1 vacancy rate recorded in August 2011 (10.7%). In August 2012:

- Yate (Shopping Centre) had the highest A1 vacancy rate (19.3%) which equates to 17 vacant A1 units
- Emersons Green and Bradley Stoke both had no vacant A1 units (0%)

Between August 2011 and August 2012 the most significant decrease in A1 vacancy rate was observed in Kingswood, where the rate fell from 19.1% to 12.1%. There has also been an increase in the percentage of A1 units occupied/trading in Hanham, Thornbury and Staple Hill in the 2011/2012 monitoring year.

The percentage of vacant A1 units has remained the same in Downend, Emersons Green and Thornbury between August 2011 and August 2012.

In terms of actual A1 Units – Kingswood recorded the greatest decrease in vacancy (an additional seven units became occupied for A1 use. In contrast between August 2011 and August 2012 there has been an increase in the vacancy rate in A1 units in Chipping Sodbury, Filton, and Yate town centres where two, one and three more units respectively, have become vacant.

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 indicator MEP10 overleaf.

MEP10: Number of vacant units (all uses) ***

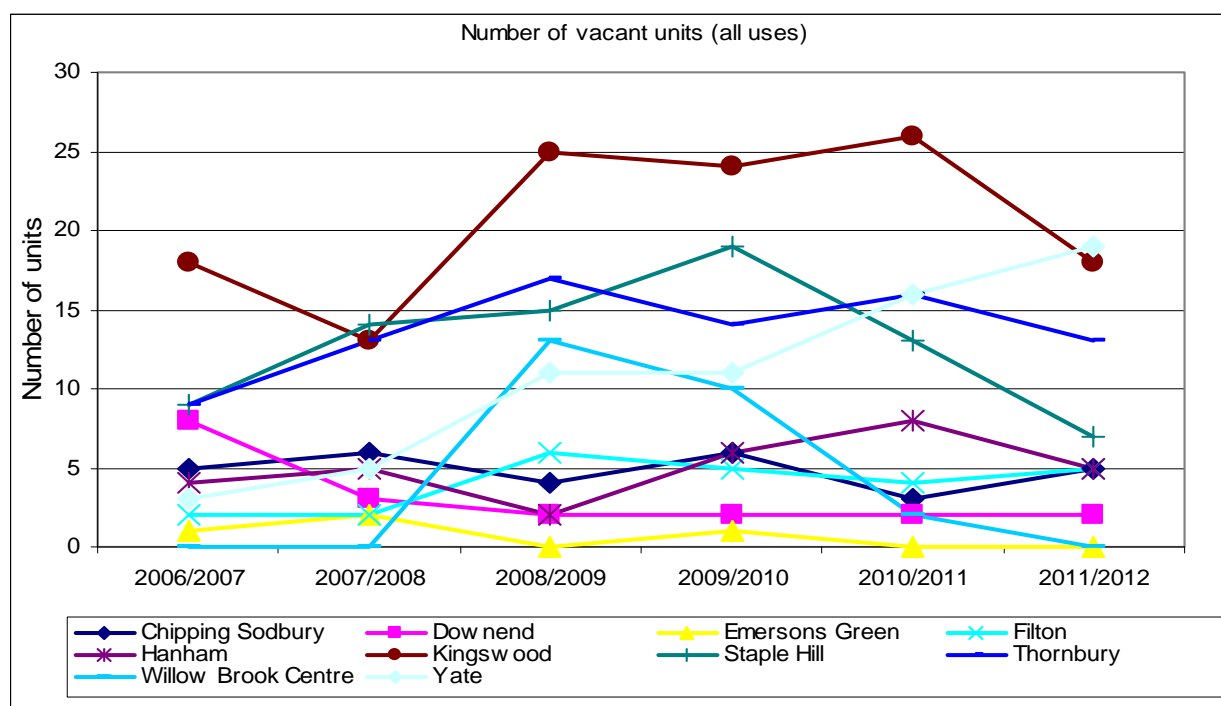


Figure 2.1

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Chipping Sodbury	5	6	4	6	3	5
Downend	8	3	2	2	2	2
Emersons Green	1	2	0	1	0	0
Filton	2	2	6	5	4	5
Hanham	4	5	2	6	8	5
Kingswood	18	13	25	24	26	18
Staple Hill	9	14	15	19	13	7
Thornbury	9	13	17	14	16	13
Willow Brook Centre	-	-	13	10	2	0
Yate	3	5	11	11	16	19
Total	59	63	95	98	90	74

Table 2.10

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). Table 2.10 and Fig 2.1 show how the number of vacant units in South Gloucestershire's town centres has changed over the past five years. In summary they shows that:

- Chipping Sodbury historically has high rates of occupancy across the town centre.
- Downend has had only two vacant units in each of the past four years.
- Emersons Green has no vacant units in this monitoring year and although there have been low rates of vacancy for the last three 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 three years.

- Hanham has a lower rate of vacancy in the current monitoring year than it has had in the previous two years.
- There has been a significant fall in the number of vacant units in Kingswood over the past 3 years. The rate of vacancy in 2011/2012 is the lowest seen since 2007/2008.
- The number of vacant units in Staple Hill has decreased to the lowest levels seen since 2006/2007.
- The rate of vacancy in Thornbury has decreased to the level of 2007/2008.
- 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 are no vacant units.
- The number of vacant units in Yate has increased significantly over this five year period.

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.

MEP11: Mix of occupied 'A' uses in town / district centres

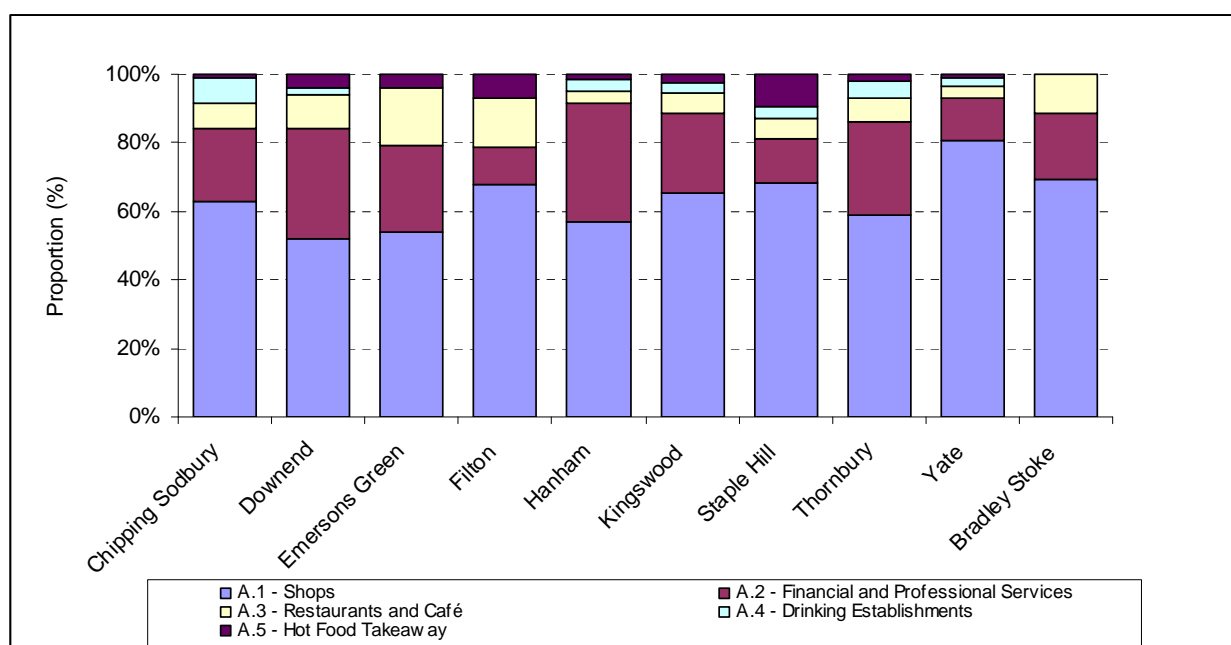


Figure 2.2

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

Commentary

Figure 2.2 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 emerging 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 2.2 shows that:

- Yate has the highest proportion of occupied town centre units in A1 (retail) use, whilst Downend has the lowest;
- Hanham has the highest proportion of units in A2 (financial and professional services) use, Filton has the lowest;
- The Emersons Green has the highest proportion of occupied units in A3 (restaurants)

- and cafés) use, Hanham and Yate 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.

MEP12: Total number of jobs by sector and geographical policy area

Section	Bristol East Fringe	Bristol North Fringe	Rural Area	Severnside	Thornbury	Yate / Chipping Sodbury	New Total (Exc. Out of District)
Accommodation And Food Service Activities	1200 (22%)	2240 (41%)	1400 (25%)	10 (0%)	260 (5%)	420 (8%)	5530 (4%)
Administrative And Support Service Activities	9000 (49%)	6820 (37%)	1560 (9%)	10 (0%)	260 (1%)	690 (4%)	18340 (13%)
Agriculture, Forestry And Fishing	10 (4%)	0 (0%)	230 (85%)	0 (0%)	20 (7%)	20 (7%)	270 (0%)
Arts, Entertainment And Recreation	670 (28%)	590 (25%)	280 (12%)	0 (0%)	420 (18%)	410 (17%)	2360 (2%)
Construction	2150 (24%)	3330 (38%)	2110 (24%)	20 (0%)	180 (2%)	990 (11%)	8780 (6%)
Education	2880 (26%)	4900 (45%)	1500 (14%)	20 (0%)	680 (6%)	980 (9%)	10970 (8%)
Electricity, Gas, Steam And Air Conditioning Supply	0 (0%)	10 (1%)	690 (99%)	0 (0%)	0 (0%)	0 (0%)	700 (0%)
Financial And Insurance Activities	440 (8%)	3940 (70%)	690 (12%)	0 (0%)	250 (4%)	310 (6%)	5630 (4%)
Human Health And Social Work Activities	4840 (39%)	5170 (41%)	1100 (9%)	20 (0%)	450 (4%)	950 (8%)	12530 (9%)
Information And Communication	560 (8%)	5860 (80%)	270 (4%)	0 (0%)	240 (3%)	440 (6%)	7360 (5%)
Manufacturing	1430 (8%)	10090 (60%)	1400 (8%)	360 (2%)	720 (4%)	2940 (17%)	16930 (12%)
Mining And Quarrying	0 (0%)	0 (0%)	40 (29%)	0 (0%)	10 (7%)	90 (64%)	140 (0%)
Other Service Activities	500 (30%)	410 (24%)	340 (20%)	0 (0%)	100 (6%)	350 (21%)	1690 (1%)
Professional, Scientific And Technical Activities	7860 (57%)	4220 (31%)	1080 (8%)	0 (0%)	260 (2%)	380 (3%)	13790 (10%)
Public Administration And Defence; Compulsory Social Security	730 (7%)	6570 (64%)	1150 (11%)	20 (0%)	470 (5%)	1280 (13%)	10200 (7%)
Real Estate Activities	310 (34%)	310 (34%)	130 (14%)	0 (0%)	50 (5%)	130 (14%)	920 (1%)
Transportation And Storage	1250 (21%)	1610 (28%)	790 (14%)	790 (14%)	300 (5%)	1090 (19%)	5820 (4%)
Water Supply; Sewerage, Waste Management And Remediation Activities	50 (11%)	80 (18%)	140 (32%)	0 (0%)	60 (14%)	100 (23%)	440 (0%)
Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	5420 (27%)	9320 (46%)	1410 (7%)	80 (0%)	840 (4%)	3330 (16%)	20400 (14%)
Grand Total	39280 (28%)	65470 (46%)	16300 (11%)	1330 (1%)	5560 (4%)	14870 (10%)	142810 (100%)

Table 2.11

Source: Strategic Inter Departmental Business Register (IDBR) 2010 (ONS)

N.B. Totals and % may not sum because of rounding

Note. Most recent data for 2011 not available at the time of publication of the 2012 AMR

Commentary

The Inter Departmental Business Register (IDBR) contains information on all businesses in the United Kingdom which are VAT registered or operating a PAYE scheme*. It is a relatively new, and powerful source of data which has not previously been used by the Council to monitor and inform local economic planning policy.

According to the 2010 IDBR, there are in the region of 142,800 jobs in South Gloucestershire**. The distribution of jobs by Sector and Core Strategy Policy Area is shown in table 2.11. In summary, it shows that approximately:

- o 65,470 jobs (46%) are located within the Bristol North Fringe;
- o 39,280 jobs (27%) are within the Bristol East Fringe;
- o 16,300 jobs (11%) are within the rural area;
- o 14,870 (10%) are within Yate / Chipping Sodbury;
- o 5,560 (4%) are within Thornbury and;
- o 1,330 (1%) are within Severnside

Analysis by Sector (SIC 2007) reveals that approximately:

- o 20,400 people work in retail related services (14% of all jobs in the district) -of which approximately 9,320 jobs (46%) are within the Bristol North Fringe;
- o 18,340 people work in Administrative and support service activities (13% of all jobs in the district) - of which approximately 9,000 jobs (49%) are within the Bristol East Fringe
- o 16,930 people work in manufacturing, of which approximately 10,090 jobs (60%) are within the Bristol North Fringe

* The IDBR is the most detailed source of business employee data available to local authorities, but it should be noted that it misses some very small businesses operating without VAT or PAYE schemes (self employed and those with low turnover and without employees) and some non-profit organisations. In addition, it may also distort job numbers as some businesses may be "pay points" for employees working outside the area.

** Based on 'Employment' Jobs i.e. the employees plus any working proprietors (owners directly involved in the business).

*** Data is rounded to the nearest 10

MEP13: Potential number of jobs arising from implemented planning permissions (New Indicator)

	Retail (A1-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
Total	1,000	4,100	2,100	900	8,100

Table 2.12

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

Commentary

Since 2006 it is estimated that a potential 8,100 additional jobs *may* have been created in the district through completed developments which required planning permission; 900 of these jobs *may* have been created in the last monitoring year (2011/12)**.

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.

MEP14: Business registrations and closures per 10,000 resident adult population (former NI171 – *Number of new business start-ups*)

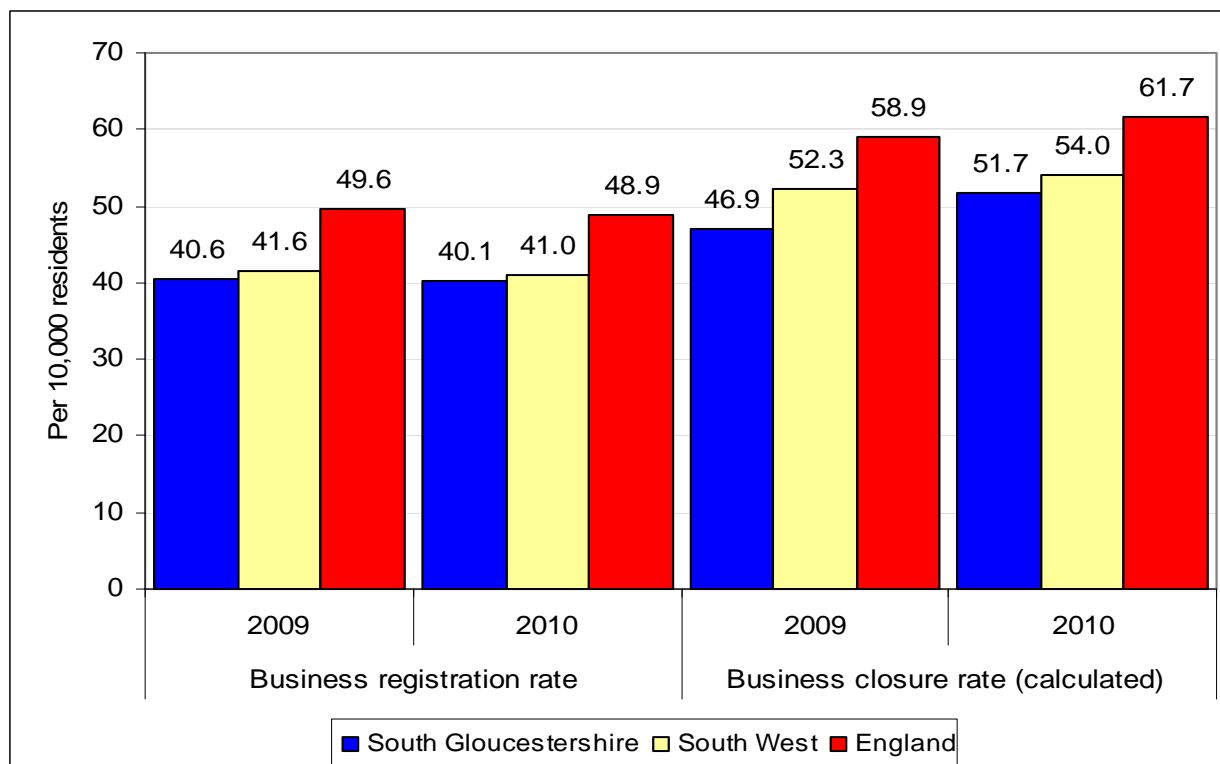


Figure 2.3

Source: Business Registration and Closure Rates were calculated using Births and Deaths of Enterprises, respectively, from Business Demography and Resident Population Estimates from the Office for National Statistics (ONS). Via: <http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Excel%20Local%20Profiles/Enterprise%20Local%20Profile.xls>

Commentary

In 2010 the Business registration rate in South Gloucestershire was 40.1 new businesses per 10,000 resident adults. This represents a reduction on the 2009 rate (40.6 new businesses per 10,000). As a consequence of the global economic downturn, the business closure rate in South Gloucestershire increased between 2009 and 2010. However, the local rate remains lower than both the regional and national averages.

New indicators – to be reported in future AMRs

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor new policies in the Core Strategy, these indicators are being developed in tandem with the emerging Core Strategy policies and will be reported in future AMRs. The new indicators are:

- New employment development (floorspace & jobs) compared to the number new residential development in the North Fringe Policy Area
- New employment development in the three enterprise areas
- Changes in employment use classes within safeguarded employment areas by geographical policy area
- Percentage of households within 500m of a food store selling basic food provisions

4.3 Managing the Environment & Heritage

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 and to improving health and well-being.

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

Relevant Core Strategy Policies

- CS9 – Managing the environment and heritage
- CS10 – Minerals

**Unless otherwise stated all figures relate to the period
1 April 2011 – 31 March 2012**

MEH1: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds (E1)

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

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.

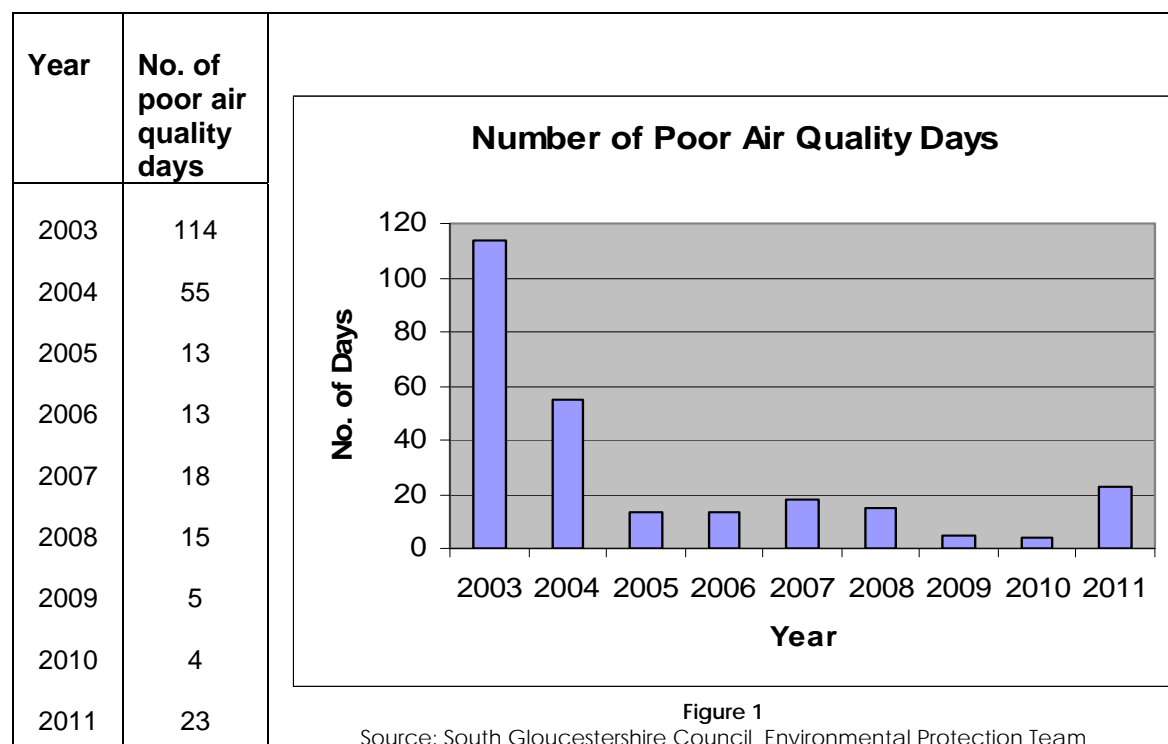
Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2011/2012. The table shows that in over 90% of cases the EA had no outstanding objection. In some of these cases an initial EA objection was later withdrawn as a result of further information 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:

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

In the 2011/2012 monitoring year, no planning applications were granted approval contrary to EA advice.

MEH2: No. of 'poor' air quality days when pollution exceeds national air quality objectives (LEP1)



MEH3: Annual average nitrogen dioxide levels

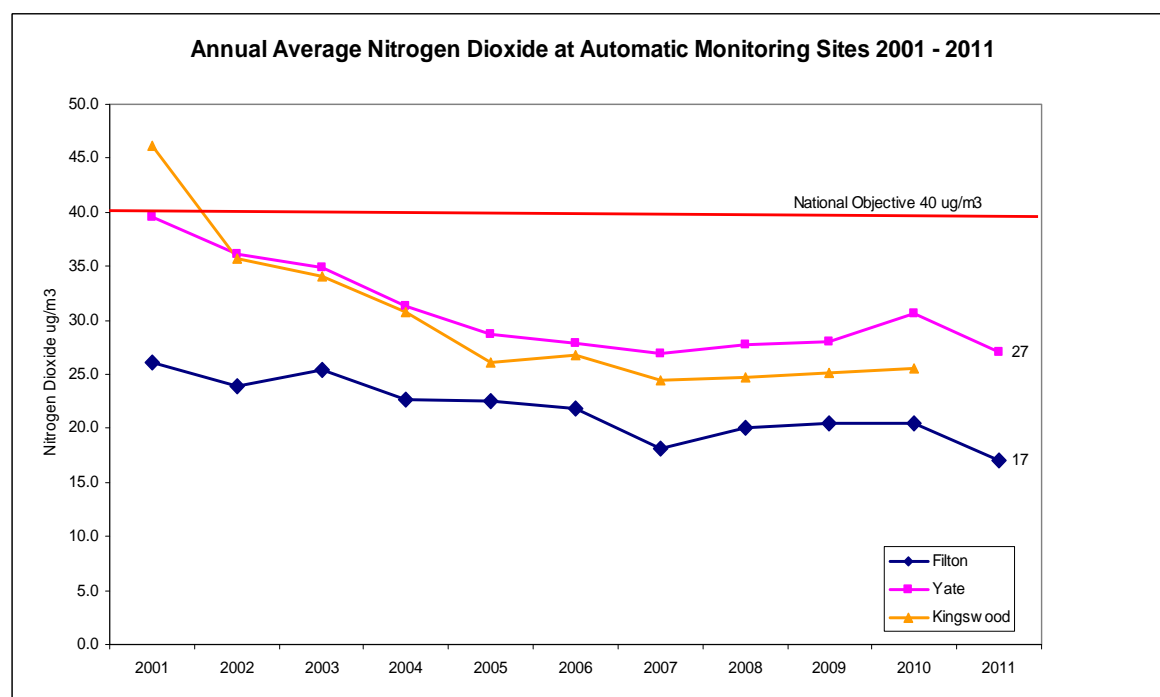


Figure 2

Source: South Gloucestershire Council Environmental Protection Team

Commentary

The Council has a duty to monitor and manage 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. At high concentrations, it can affect the respiratory system and increase the response to allergens in sensitive people.

Pollutant levels are assessed against air quality objectives set by the Government, which are based on scientific research into the risks to human health. Where it is identified that pollutant levels are above the national objectives, the Council has to declare Air Quality Management Areas (AQMAs).

The above Figures show data derived from the automatic monitoring sites in South Gloucestershire operating during 2011 in Filton and Yate.

Figure 1 shows the number of poor air quality days in 2011 has increased in comparison to 2010. This follows a local pattern also observed at automatic monitoring stations in Bristol and Bath and is likely to be due to meteorological conditions. However, the number of exceedences remains well below the target level. Figure 2 shows the annual average nitrogen dioxide levels for 2011 have decreased slightly compared to the 2010 levels. The levels of nitrogen dioxide remain well below the national annual mean objective for nitrogen dioxide (40µg/m³) at the automatic monitoring sites.

Nitrogen dioxide is also monitored extensively 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, air quality management areas were declared at the following locations; Kingswood – Regent Street; Staple Hill – Broad Street, High Street, Soundwell Road, Victoria Road crossroads and at Cribbs Causeway – adjacent to the M5 at Junction 17.

Following the declarations, the Council completed a further assessment of air quality in the air quality management areas. As a result of this assessment, the Kingswood and Staple Hill AQMAs were extended in May 2012. However, the further assessment identified that the Cribbs Causeway AQMA could potentially be revoked, subject to 2011 monitoring results being below the objective. These results will be reviewed in the 2012 annual air quality report.

An Air Quality Action Plan aimed at improving air quality in the Kingswood and Staple Hill air quality management areas has been produced. The plan focuses predominantly on transport measures and work to put the actions into place has begun.

MEH4: Change in areas of biodiversity importance (E2)

	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
2006/2007	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2007/2008	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
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

Table 3.2

***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

Source: Ecological Officer (South Gloucestershire Council)

Commentary

There is an extensive portfolio of areas of nature and biodiversity importance in South Gloucestershire, many of which are protected by local, regional, national or international designations. South Gloucestershire has a predominantly rural and agricultural landscape greatly influenced by large scale scarps, ridges, vales, levels and estuary landforms overlain by a variety of land cover, in places comprising unique natural or historic features.

Following a significant increase in the first AMR monitoring year (2004/05) the area of Local Nature Reserves in the District had been static until 2009/2010 when two new Local Nature Reserves, (Bradley Brook and Monks Pool) were designated.

While there have been no changes in areas of biodiversity importance in the 2011/2012 monitoring year, there are a significant number of areas of biodiversity importance in South Gloucestershire; all of which make an important contribution towards biodiversity. However, there is concern that the management and monitoring of these sites is not sufficient, which impacts upon the quality of some of the SNCI assets. These issues will be addressed through the South Gloucestershire Biodiversity Action Plan process.

MEH5: Change in priority habitats and species, by type (LL1)

Priority Habitat (2011/2012)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2011/2012	Static	Static	Static	Increasing	Static	Static	Static

Table 3.3a

UK Priority Species (2011/2012)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2011/2012	Static	Static	Static	Declining	Declining	Static	Static

Table 3.3b

Local Priority Species (2011/2012)

Year	Adders Tongue Spearwort	Bath Asparagus	Wild Service Tree	Bithynian Vetch	Glow Worm	Slow-Worm	Barn Owl	Hedgehog
2011/2012	Static	Static	Increasing	Static	Static	Declining	Increasing	Static

Table 3.3c

Source: Ecological Officer (South Gloucestershire Council)

Commentary

It is not possible to gather data on the actual figures relating to species and habitat population and area. However, the Council's Strategic Planning Policy and Specialist Advice Team do monitor whether populations and areas are increasing, decreasing or static. Table 3.3a shows that in the 2011/2012 monitoring year only ponds, rhynes, rivers and water bodies are increasing of all the priority habitats, while the rest of them are static. The increase is largely the result of new development, as was the case in last year's AMR.

Table 3.3b demonstrates that, of the seven UK Priority Species, none are increasing in the 2011/2012 monitoring year. Last year's AMR reported that the Great Crested Newt population was decreasing, but it is thought that the population in South Gloucestershire has stabilised and is now shown as 'static'. Of the seven UK Priority Species, only two are now thought to in decline in South Gloucestershire (White Clawed Cray Fish and Song Thrush), the remaining five species' populations are 'static'.

Table 3.3c shows that of the Local Priority Species, two are 'Increasing' (Wild Service Tree and Barn Owl), one is 'Declining' (Slow Worm) and five are static (Adders Tongue Spearwort, Bath Asparagus, Bithynian Vetch, Glow Worm and Hedgehog).

South Gloucestershire Biodiversity Action Plan

In 2006 the South Gloucestershire Biodiversity Action Plan was drawn up by the Council with the help of local residents, wildlife enthusiasts and experts and it was adopted in October 2007. During 2011 the Council has completed a mid-term review of the South Gloucestershire Biodiversity Action Plan, reporting on actions achieved over the past five years. Partner organisations and volunteers were asked to submit a summary of key Biodiversity Action Plan activities undertaken between 2006 - 2011. The 2011 review

demonstrates that a significant amount of work has been undertaken with 70 actions (58%) being completed or having significant progress made. A further 30 actions (24%) have some action reported against them, whilst little or no activity has been reported against just 19 actions (18%) to date. For further details of the South Gloucestershire BAP Review 2011, go to [the Council's website](#).

MEH6: No. of appeals won/lost by the Council where AONB, a Conservation Area or Listed Building was a material consideration (LL3)

Date	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
	Won	Lost	Won	Lost	Won	Lost
2006/2007	3	2	3	0	3	1
2007/2008	2	1	2	1	10	0
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

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) 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 2011/2012 monitoring year, the Council won all of the appeals where Local Plan policies L12 (relating to Conservation Areas) was a material consideration. The Council won 80% of appeals where policy L13 and L14 (relating to Listed Buildings) were a material consideration. In the one appeal that was lost the Inspector found the appeal proposal would have a beneficial impact on the historic integrity of the site. There were no appeals in the 2011/2012 monitoring year where the Cotswolds AONB was a material consideration.

MEH7: Number of trees given Tree Preservation Orders (TPOs) (LL6)

Year	Individual Trees	Groups of Trees	Area Orders	Woodland Orders
2006/2007	58	9	4	5
2007/2008	128	15	2	3
2008/2009	34	2	0	0
2009/2010	27	1	0	1
2010/2011	43	23	3	2
2011/2012	67	30	2	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.

In the 2011/2012 monitoring year a total of 27 TPOs were issued; this figure is made up of a mixture of individual trees and groups of trees.

MEH8: Production of primary land won aggregates by minerals planning authority (M1)

Year	Annual production of primary land won aggregates for West of England*
2006/2007:	3.63 million tonnes
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

Table 3.6

Source: South West Regional Aggregates Working Party (SWRAWP) Report*

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

Commentary

Owing to the monitoring cycle of the South West Regional Aggregates Working Party (SWRAWP), there is no data available for this AMR.

MEH9: Size of landbank for crushed rock (LMI1a)

Year	Size of West of England landbank for crushed rock*
2006/2007:	28 years
2007/2008:	27 years
2008/2009:	33 years
2009/2010:	39 years
2010/2011:	39 years

Table 3.7

Source: South West Regional Aggregates Working Party (SWRAWP) Report*

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

Commentary

Owing to the monitoring cycle of the South West Regional Aggregates Working Party (SWRAWP), there is no data available for this AMR.

MEH10: Size of landbank for clay (LMI1b)

Year	Size of landbank for clay
2006/2007:	35 years (15 years at Shortwood and 35 years at Cattybrook)
2007/2008:	33 years (13 years at Shortwood and 33 years at Cattybrook)
2008/2009:	no information publicly available
2009/2010:	no information publicly available
2010/2011:	no information publicly available

Table 3.8

Source: Minerals and Waste Development Control (South Gloucestershire Council)

Commentary

Due to reasons of commercial sensitivity

Owing to the fact that there is only one production unit operating in the area, no data is published due to the commercially sensitive nature of this information.

MEH11: Area of land affected by permissions for major built development in the Mineral Resource Areas (LM13)

Year	Area of land affected
2006/2007:	No land affected
2007/2008:	No land affected
2008/2009:	No 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)

Table 3.9

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

Commentary

In the 2011/2012 monitoring year Outline planning permission was granted for a new supermarket and approximately 190 dwellings on an area of land within the former Barnhill Quarry, Chipping Sodbury. The site falls within the Minerals Resource Area.

New indicators – to be reported in future AMRs...

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor new policies in the Core Strategy, these indicators are being developed in tandem with the emerging Core Strategy policies and will be reported in future AMRs. The new indicators are:

- o Amount of best and most versatile agricultural land lost to built development
- o Proportion of planning permissions for large residential and employment developments incorporating SuDS
- o Improved local biodiversity – active management of local sites (former NI197)

4.4 Tackling Congestion & Improving Accessibility

Relieving congestion is paramount to the continued economic prosperity of South Gloucestershire, to the health and well-being of its residents and to climate change mitigation objectives. Delivery of enhanced travel options to significant destinations, by means other than the private car is therefore a key objective of the Core Strategy. This is consistent with the Sustainable Community Strategy's priority of managing future development in a positive way.

Core Strategy Objectives

- Reducing congestion by improving accessibility by means other than the private car
- Widely, improving and enhancing opportunities for walking, cycling and using public transport, and particularly to significant destinations, such as educational establishments, hospitals and employment areas
- Completing delivery of the Greater Bristol Bus Network and delivering the Bus Rapid Transit route from Hengrove – North Fringe, the Emersons Green spur, the link from Temple Meads – Emersons Green and the Greater Bristol Metro Project

Relevant Core Strategy Policies

- CS7 – Strategic Transport Infrastructure
- CS8 – Improving Accessibility
- CS3 – Renewable and Low Carbon Energy Generation
- CS4 – Renewable or Low Carbon District Heat Networks

TCIA1: No. of bus passenger journeys (LST3)

	No. of bus passenger journeys	Target
2006/07	8,329,714	8,224,000
2007/08	7,933,489	8,450,000
2008/09	8,289,669	8,650,000
2009/10	7,345,786	8,850,000
2010/11	7,845,686	8,850,000
2011/12	7,900,000	8,850,000

Table 4.1

Source: Transport Policy & Asset Management Team (South Gloucestershire Council)

Commentary

Table 4.1 shows that the number of bus passenger journeys in 2011/2012 has increased significantly from the levels reported in the previous monitoring year.

The West of England authorities, in partnership with the Department for Transport and public transport operators, invested £80 million to improve key bus corridors. The Greater Bristol Bus Network programme was completed in 2012. In South Gloucestershire the investment in this major project totalled £24.3 million. It is encouraging that there has been a steady increase in passenger numbers in recent years.

TCIA2.1: Revised LTP3 Cycling Indicator

	No. of cycle trips		
	SGC	WoE	WoE Target
2008/09	100.00	100	100
2009/10	102.81	108	109
2010/11	113.12	112	118
2011/12	120.38	131	128

Table 4.2a

Source: Transport Policy & Asset Management Team (South Gloucestershire Council)

Note: This indicator has been revised through the LTP3 process and replaces the data shown previously for TCIA2.

Commentary

Table 4.2a shows that, for the 2011/2012 monitoring year the number of cycle trips in South Gloucestershire has continued to grow at a steady rate. The table also shows that following a slight dip below the West of England target trajectory in 2010/11, this year has seen sustained growth across the sub-region as Cycling City measures kick in.

In 2008 Greater Bristol was chosen as England's first Cycling City and received £11m from the Department for Transport to transform cycling. This helped bring about a strong cycling renaissance in the city. New dedicated on-road cycle lanes, new traffic-free routes, 3400 new cycle parking spaces, as well as cycle training and lots of other 'softer measures' projects which encouraged thousands of people to saddle up.

TCIA3: Mode split for travel to school (LST5)

	Walk	Cars (including vans/taxis)	Car share	Public transport	Cycle	Other
2007/08	56.4%	26.7%	3.8%	7.3%	5%	0.8%
2008/09	57.1%	26.1%	4.1%	7.5%	4.6%	0.7%
2009/10	58.3%	26.9%	2.7%	7.4%	4.5%	0.2%
2010/11	56.1%	25.7%	3.6%	7.9%	4.2%	2.6%

Table 4.3

Source: Transport Policy & Asset Management Team (South Gloucestershire Council)

Commentary

This data is no longer collected following publication of the Government's Single Data List.

TCIA4: Section 106 contributions to green commuting (No. of applications and total financial contribution [£])

	Number of applications	Financial Contribution
2007/2008	9	£3,323,100*
2008/2009	11	£336,500*
2009/2010	3	£127,000*
2010/2011	5	£57,000
2011/2012	6	£239,273

Table 4.4

Source: Section 106 Co-ordinator (South Gloucestershire Council)

* figures reflect those shown in the previous AMR and do not take account of changes made to s106 agreements since its publication.

Commentary

For the purpose of this indicator, the term 'green commuting' refers to financial contributions towards improvements to bus stops, payments for bus passes for residents to new developments, contributions towards school transport, and cycle paths. Table 4.4 illustrates that the amount of s106 monies negotiated through planning consents for green commuting in the year to April 2012 was £239,273 which represents a significant increase in the figure shown for the previous monitoring years.

The majority of the s106 monies received in this year have come through contributions made related to the redevelopment of Barnhill Quarry in Chipping Sodbury and at Mount Pleasant Farm, Longwell Green.

TCIA5: Access to employment by public transport within 40 minutes

	South Gloucestershire		West of England	
	All households	All households without access to a car	All households	All households without access to a car
2006/07	45.3%	51.8%	65.6%	77.0%
2007/08	59.1%	68.6%	68.7%	79.4%
2008/09	58.7%	66.3%	73.4%	83.3%
2009/10	52.8%	58.4%	72.7%	83.7%
2010/11	59.2%	66.3%	74.2%	84.4%

Table 4.5

Source: Transport Policy & Asset Management Team (South Gloucestershire Council)

Commentary

This data is no longer collected following publication of the Government's Single Data List.

TCIA6: Access to health facilities in the Bristol Health Services Plan by public transport within 30 minutes

	South Gloucestershire		West of England	
	All households	All households without access to a car	All households	All households without access to a car
2006/07	54.4%	63.2%	58.6%	67.4%
2007/08	58.5%	66.9%	61.8%	70.0%
2008/09	57.9%	67.7%	61.0%	69.4%
2009/10	53.6%	62.3%	57.6%	66.0%
2010/11	54.1%	64.0%	56.9%	65.6%

Table 4.6

Source: Transport Policy & Asset Management Team (South Gloucestershire Council)

Commentary

This data is no longer collected following publication of the Government's Single Data List.

4.5 High Quality Design & Responding to Climate Change

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

- 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

**Unless otherwise stated all figures relate to the period
1 April 2011 – 31 March 2012**

DCC1: Per Capita Co2 emissions in the district (Former NI 186)

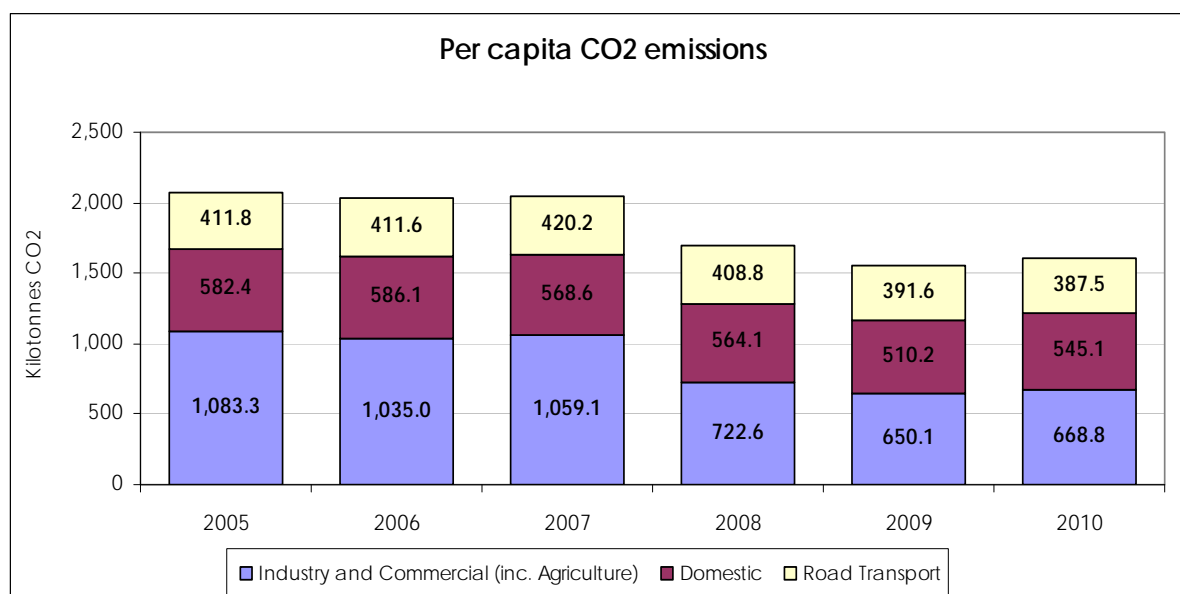


Fig 5.1

Year	2005	2006	2007	2008	2009	2010
Total	2,077.5	2,032.7	2,047.9	1,695.5	1,551.9	1,601.4
Tonnes per person	8.1	7.9	7.9	6.5	5.9	6.0

Table 5.1

Source: Department of Energy and Climate Change (DECC) (2012)

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 2010 was 1,601.4 tonnes (6.0 tonnes per person). This represents a 26.0% reduction on the 2005 baseline, which is more than twice the reduction achieved nationally (down 12%), and almost twice the reduction achieved across the south west (down 14%).

DCC2: Renewable energy generation (E3)

	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	0.02	0	0.05	3.38	83	0	1.48	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	2081	0	0.0015	2.825	0.111	0	6.402728	9.340228	150	0	1.621	0.6429	0	0.28	2.54

Table 5.2

Source: RegenSW: Survey of Renewable Electricity and Heat Projects in South West England, January 2011

<http://www.regensw.co.uk/projects/support-for-decision-makers/annual-survey>

Commentary

The total identified renewable energy capacity of South Gloucestershire is 11.88 MW – which represents a significant increase on the figure reported in last years AMR. 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 survey of renewable

energy installers across the region. The 2012 survey shows that:

- There are 2081 renewable electricity installations in the district, of which the vast majority of these (2071) are domestic, roof mounted Solar PV installations, largely as a result of the Government's Feed In Tariff (FIT). At 1.1 MW, the Landfill Gas Facilities at Harnhill Quarry and Shortwood Quarry generate the largest amount of renewable electricity in the district.
- There are 150 renewable heat installations in the district, of which 44 schemes were completed since the last AMR was published. The majority of the total renewable heat capacity in South Gloucestershire is generated through biomass, which accounts for over 60% of the total.
- There was a minor increase in renewable energy generation from on-shore wind sources last year (from 0.051MW in 2011 to 0.111MW). These increases can be attributed to new turbine installed as a result of the Government's Feed in Tariff.

The significant increase in number of schemes in the 2011/2012 year is, partly due to the availability of additional data provided through the FIT register on existing generators migrated from the Renewables Obligation register. Prior to 2010/11 this data was not available at local authority level.

DCC3: 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

Table 5.3

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.

At present, 23,231.62 ha of South Gloucestershire is designated greenbelt – this equates to approximately 43.3% of the district's total area. This figure has remained unchanged since January 2006 when 15.4ha of land (at Abbots Road, Hanham) was added back in to the green belt following the adoption of the South Gloucestershire Local Plan.

When adopted, the Core Strategy will amend the inner boundary of the Green Belt and release two areas of land for strategic allocations, totalling 205.47 hectares. The Core Strategy is currently at Examination. Hearings were held in the summer and the Inspector has produced his preliminary findings and draft Main Modifications, which are supportive of this.

DCC4: Area of SSSI lost as a result of built development

Year	Amount of SSSI lost as a result of built development
2006/2007	None
2007/2008	None
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None

Table 5.4

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 5.3, 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 5 years.

DCC5: Number of open spaces managed to Green Flag Award standard.

Year	Number of open spaces managed to Green Flag Award standard
2006/2007	None
2007/2008	None
2008/2009	1 – Wick Golden Valley
2009/2010	1 (no new sites)
2010/2011	1 (no new sites)
2011/2012	1 (no new sites)

Table 5.5

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.

Wick Golden Valley Local Nature Reserve (LNR) is an important and unique place and, in 2008, was awarded Green Flag status. There are few reserves within the West of England with such a diverse habitat so readily accessible to the local community. Once a ochre processing factory, the site is a haven for wildlife with the remnants of its industrial past hidden amongst the vegetation.

In the 2010/11 monitoring year, volunteers from Willsbridge Valley Local Nature Reserve received a Green Flag Community Award for their work at Willsbridge Mill, a site which has a variety of habitats including meadow, scrub, ponds, stream and a wildlife garden. Although there were no new sites awarded the Green Flag Award in the 2011/2012 monitoring year, Warmley and Siston Community Gardens were awarded this standard in July 2012. This will be reflected in next year's AMR.

DCC6: Housing Quality – Building for Life Assessments (H6)

This indicator, and how it is monitored, is currently being reviewed in line with Core Strategy policy CS1. Progress will be reported in future AMRs.

DCC7: Amount of publicly accessible Green Infrastructure (GI) per 1,000 population

	Quantity per 1,000 residents	Core Strategy Policy CS24 Standard
Informal recreational greenspace	1.141	1.4
Natural/Semi-Natural greenspace	5.261	1.5
Allotments	0.128	0.2
Outdoor sports	1.301	1.6
Children's play	0.057	0.25

Table 5.6

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.

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 5.6 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.

In February this year, a partnership lead by the Council was awarded a grant by the Heritage Lottery Fund to develop a Landscape Partnership project entitled 'A Forgotten Landscape'. The project covers the Lower Severn Vale Levels (the foreshore and coastal floodplain between Avonmouth (including Lawrence Weston) in Bristol and Gloucestershire)

and extends out into the Severn Estuary. Its main aim is to help restore the heritage to the Levels and in enabling local communities, schools and businesses to become actively involved in its conservation, as well as improving access to, and an understanding of, the project area. The HLF Project will make a significant contribution to the delivery of the Core Strategy policy objectives, especially in the context of Policies CS2 (Green Infrastructure) and CS9 (Managing the Environment and Heritage). Further information will be available in the New Year.

New indicators – to be reported in future AMRs...

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor new policies in the Core Strategy, these indicators are being developed in tandem with the emerging Core Strategy policies and will be reported in future AMR's. The new indicators are:

- Number of applications refused on design grounds
- Proportion of appeals won where CS1 was a material consideration
- Percentage of major development providing a renewable or low carbon heat generation network or CHP or connecting to an existing facility

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 2011/12 (tonnes)	Capacity lost during 2011/12 (tonnes)	Capacity operational at 31/03/2012 (tonnes)	Capacity permitted but not operational at 31/03/2012 (tonnes)
Bath & North East Somerset*				112,300	
Bristol City		170,000	40,000	464,704	443,999
North Somerset		0	0	103,000	0
South Gloucestershire		68,000	0	120,950	116,000
West of England	858,000¹	238,000	40,000	800,954	559,999

* taken from JWCS evidence base

¹ municipal, commercial & industrial waste

Table 5.1

Source: The four West of England authorities

Commentary

This year's figures are not comparable with last year's due to inaccuracies in the 2011 AMR table. There has however been an actual increase in operational capacity, principally due to New Earth Energy's MBT facility at Avonmouth. The new permitted capacity this year includes two MRF at Avonmouth, a secondary aggregate recycling facility at Wickwar Quarry and a green waste composting facility. One of the MRF permissions replaces an existing permission and the earlier permission is recorded as lost capacity. 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 as set out in the Spatial Strategy (Policy 5 of the JWCS)	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2011/12 (tonnes)	Capacity lost during 2011/12 (tonnes)	Capacity operational at 31/03/2012 (tonnes)	Capacity permitted but not operational at 31/03/2012 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa		850,000	100,000	80,000	982,000	0
B~100,000tpa		0	0	0	0	N/A
C~150,000 tpa		0	0	0	0	N/A
D~60,000tpa		0	0	143,750	0	0
E~100,000tpa		15,000	0	0	15,000	N/A
West of England	800,000	865,000	100,000	223,750	997,000	0

Table 5.2

Source: The four West of England authorities

Commentary

While there has been no change in operational capacity since last year, the strong market demand has resulted in a substantial amount of new recovery capacity being permitted. In Zone A (Avonmouth/Sevenside) this new capacity is two Energy from Waste facilities and a gasification plant, the latter of which supersedes an earlier permission which is recorded as lost capacity, while in Zone E the new permitted capacity is an Anaerobic Digestion plant in Weston super Mare. It should be noted that last year's figures for Zone A contained inaccuracies which suggested a higher than actual amount of permitted capacity.

JW3: Landfill

Hazardous/ non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2012 as set out in the JWCS ² (tonnes)	Site Name	Capacity of applications approved during 2011/12 (tonnes)	Landfill capacity which became unavailable during 2011/12 (tonnes)	Landfill operational at 31/03/2012 (tonnes)	Time period of landfilling	Indicative operational supply p/a (tonnes)	Landfill permitted but not started at 31/03/2012 (tonnes)
Bath & North East Somerset*		N/A			0	N/A	N/A	
Bristol City		N/A	0	0	0	N/A	N/A	0
North Somerset		N/A	0	0	0	N/A	N/A	0
South Gloucestershire		Shortwood Landfill Site	0		2,000,000	12 years Sept 2007 - Sept 2019	200,000	0
West of England	676,000		0	0	2,000,000		200,000	0

* taken from JWCS evidence base

² calculated from Table 6.4

Table 5.3

Source: The four West of England authorities

Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2012 as set out in the JWCS ³ (tonnes)	Site Name	Capacity of applications approved during 2011/12 (tonnes)	Landfill capacity which became unavailable during 2011/12 (tonnes)	Landfill operational at 31/03/2012 (tonnes)	Time period of landfilling	Estimated operational supply p/a at 31/03/2012 (tonnes)	Landfill permitted but not started at 31/03/2012 (tonnes)
Bath & North East Somerset*		N/A			0	N/A	N/A	
Bristol City		N/A	0	0	0	N/A	N/A	0
North Somerset		Lulsgate Quarry, Felton	0		202,000	4 years Oct 2009 - Oct 2013	50,500	0
South Gloucestershire		Elm Park Playing Fields, Filton		100,000 ^	0	N/A	N/A	N/A
South Gloucestershire		Shortwood Landfill Site	0		250,000	assumed to be 12 years	20,800	0
South Gloucestershire		Shireway Community Centre	0		0	18 months	N/A	56,100
South Gloucestershire		Woodlands Golf Course	0		0	2 years	N/A	80,000
South Gloucestershire		Lydes Vale House, Dodington	0		0	18 months	N/A	6,000
South Gloucestershire		Beech Hill Farm, Westerleigh	45,000		0	2 years	N/A	45,000
West of England	631,000		45,000	100,000	452,000		71,300	187,100

* taken from JWCS evidence base

³ calculated from Table 6.5

^Permission lapsed

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.

There has been a net loss in inert landfill capacity due to a lapsed planning permission, which has been partly offset by a permission for inert waste importation for agricultural land improvement. However, as a substantial amount of inert waste is re-used/recycled, there may not be a significant requirement for inert landfilling capacity. The indicative requirement in the Joint Waste Core Strategy for inert landfill capacity arising is, therefore, only a general guide to the capacity that may be required.

Amount of municipal waste arising, and managed by management type by waste planning authority (W2)

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%)

Table 6.5

Source: Waste Management (South Gloucestershire Council)

Commentary

Table 6.5 shows that there has been a reduction in total waste arising in this monitoring year, and that over 53% of South Gloucestershire's municipal waste was recycled or composted in this period. This figure broadly reflects that shown in previous reports. This year has also seen a significant reduction in the amount of waste sent to landfill.

The massive increase in the amount of municipal waste appearing in the 'Other' column is a result of the new Mechanical Biological Treatment (MBT) facility at Avonmouth. South Gloucestershire Council, in partnership with the other West of England unitary authorities, now sends the majority of its black bin and other residual waste for further treatment to this new recycling facility. Once there metals and plastics are separated for recycling, organic waste is processed into a compost like material and used as a soil conditioner in agriculture, any remaining material that cannot be recycled is either sent for incineration and energy recovery or sent back to landfill.

6. Planning Strategically Across Local Boundaries

The Localism Act establishes a new duty to co-operate which relates to 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 must give details of what action they have taken during the period covered by Authorities' Monitoring Reports.

The West of England local authorities have been working jointly for 10 years on strategic issues that transcend local authority boundaries such as; transport, planning, housing and economic development.

The partnership has been consistently supported by its constituent authorities, with the four local authority lead members working closely together through a formally constituted Joint Transport Executive Committee to agree a Joint Local Transport Plan and a Planning, Housing & Communities Board, to take a coordinated approach to their statutory planning function (for example jointly producing the Joint Waste Core Strategy, adopted April 2011 and the Joint Local Transport Plan March 2006).

The structure provides appropriate mechanisms for active, ongoing, and constructive engagement as required by the duty to co-operate and mechanisms for joint decision making at both officer and Member level.

In 2011, the formal establishment of the West of England Local Enterprise Partnership (LEP) augmented existing local authority governance arrangements, by developing a model for effective business and public sector engagement on economic issues. This brings together the main business organisations – Institute of Directors, Federation of Small Businesses, Chambers of Commerce, Confederation of British Industry and Business West – and also a wide range of sector based organisations.

In addition the Authorities have a joint working agreement with each other and a number of specific formal Memorandums of Understanding (MoU) with Statutory Agencies including:

- Highways Agency MoU and Action Plan (November 2009)
- Rail Industry MoU and Action Plan (July 2010)
- MoU with the Health Sector (September 2010)
- Environment Agency and Natural England MoU and Action Plan (June 2011)

These MoUs provide the framework for a more consistent and transparent working relationship in the field of Spatial Planning, where the priorities of the authorities, and the relevant agencies are better aligned. Where relevant MoUs are underpinned by an Action Plan.

In addition to this there are several on-going joint working initiatives/projects which South Gloucestershire has been working with its partners during 2012 and will continue to during 2013.

Key achievements are:

Strategic Framework- endorsed by the Planning Homes and Communities Board in November 2012. The Strategic Framework has been jointly prepared by the four West of England Unitary Authorities in order to set out in one place the over-arching narrative and growth ambitions for the West of England, which unite the strategic visions and priorities from each of the four Core Strategies.

The Strategic Framework sets out how the Authorities have prioritised areas for investment and responded to current economic challenges, with a particular focus on the infrastructure requirements to deliver the Enterprise Zone and Enterprise Areas and other priority growth locations as set out in Core Strategies. [Planning Homes and Communities Board](#)

Planning Toolkit – launched April 2012 and adopted by all four authorities as part of the LEP. It promotes a more positive and consistent approach to handling large-scale and complex development proposals, where UAs, developers and stakeholders work together to deliver high quality planning applications and effective decision-taking. A next steps programme is currently being implemented and a Developer/Member summit was held in October 2012 to take forward this initiative. [Planning Toolkit](#)

Future-proofing of affordable housing – report published April 2011 and in practical use by all four authorities. It sets out options for maximising affordable housing contributions during the economic downturn by ensuring that site viability on multi-phased developments is not fixed at the bottom of the market so that affordable housing delivery increases alongside market improvement. It provides a robust framework for reviewing affordable housing contributions at different stages of a development, and identifies other innovative approaches to unlocking stalled schemes through collaborative working. [Future proofing affordable housing](#)

West of England Housing Delivery Panel - launched October 2011 with the objective of maximising the opportunities to increase the number of new homes delivered by 2015. A mix of registered providers and house builders, the aim is to improve collaborative working and achieve efficiencies, and to create a strong housing sector that is capable of attracting new investment, and by working together along with the development industry, to prioritise and direct this investment to support the delivery of the four Core Strategies. [West of England Housing Delivery Panel](#)

Transport Major Schemes - the authorities are working jointly progressing a number of cross boundary major schemes and projects. These include the recently completed £70m Greater Bristol Bus Network, pursuing a programme approach to the three cross boundary schemes which comprise the Bus Rapid Transit Network (Ashton Vale to Temple Meads, South Bristol Link, and North fringe to Hengrove Package), and implementing a £50million package of walking, cycling and behaviour change measures. These schemes are managed by a set of joint authority project boards reporting quarterly to JTEC [Joint Transport Executive Committee](#).

City Deal - an agreement between Government and the West of England authorities and their partner stakeholders giving increased financial flexibilities and other freedoms to local authorities in exchange for a focussed programme of investment to enable the region to achieve specific ambitions to help realise the full economic growth of their areas. [City Deal](#)

Other Local Planning Authorities/Bodies

South Gloucestershire is also working with a number of other local authorities and bodies where joint co-operation will help support strategic planning and effective cross boundary working. This has recently involved liaison with Stroud District Council and the Cotswold AONB. We also continue to share emerging local plan policy documents and information with these authorities as well as with Cotswold District Council; Forest of Dean District Council; Gloucester City Council; Monmouthshire Council; Gloucestershire County Council; Somerset County Council; Wiltshire Council where appropriate and necessary.

Planning Strategically Across Local Boundaries (Duty to Co-operate) Schedule

The council is preparing a Duty to Co-operate schedule to provide a framework to ensure effective co-operation throughout the plan-making process. The schedule will be taken forward in 2013 thereby ensuring that strategic issues are concisely and consistently recorded, and will be regularly monitored and updated.

(See Appendix B for Commentary on Expected Completions)

Table 2 shows the additional % "buffer" in line with the response submitted by the Council to the Inspector's Main Modifications following the EiP)

[illegible]

[illegible]

[illegible]

Table 2

							Additional supply to comply with % "buffer" in Years 1 to 5				
	Address						12/13	13/14	14/15	15/16	16/17
0095	Kingswood Trading Estate, Kingswood								30	27	
0112	The Rotunda Club, Moravian Road, Kingswood						14				
0113	Bath Street Garage, Staple Hill									14	
0117	Sir Bernard Lovell Playing Fields, Oldland Common									13	
0129, 0129a	Barnhill Quarry, Chipping Sodbury									40	
0133a	Land North of Peg Hill, Yate (PK12/0429/O)							45	80	80	45
0143	Frome Court, Thornbury						14				
0144	Land off Broad Lane, Yate							14			
0133	New Neighbourhood - Yate (PK12/1913/O)							125	73	21	21
0134a	New Neighbourhood - Cribbs/Patchway (Land west of A4018)								80	54	28
0134b	New Neighbourhood - Cribbs/Patchway (Land south of Filton Airfield)							50	104	83	57
0134c	New Neighbourhood - Cribbs/Patchway (Filton Airfield)								52	150	200
0145	Minelco site, Randolph Avenue, Yate								17	17	
0146	Blackhorse Day Centre, Mangotsfield (App. Rec'd PK12/3018/R3O)								31		
0147	Rodford Primary School, Yate (App. Rec'd PK12/3163/R3O)								30	33	
0148	The Heath/Newton House, Cadbury Heath								60		
							28	234	557	532	351
							Total 2012 to 2017 1,702				
							927 1,257 2,115 2,460 2,327				
							Total 2012 to 2017 9,087				

Key

Sites fully complete. This category comprises Large sites of 10 dwellings 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 dwellings or more with outline, detailed, and/or reserved matters permission which are listed individually and Small sites sites of less than 10 dwellings with outline, detailed, and/or reserved matters permission which are aggregated. (Total Small sites with planning permission = 714 where no development has commenced the figures are rounded down and distributed evenly over the four year period 2013 to 2017. A 10% discount for non-implentation allowed for on these sites).



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



Sites currently progressing through the development management process. This category includes large sites of 10 dwellings or more which have been listed individually for the period 2012/2013 to 2021/2022 and aggregated after 2022 under the headings of: "SHLAA Sites". Small Site Windfalls are also included.

Appendix B: Commentary on Expected House Completions 2012

RLS Ref	Location	Assessment		Commentary
0008, 0008g, 0008k	Northfield	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date remaining balance of Outline planning permission. The outline permission was re-negotiated, approved and a number of reserved matters applications are being constructed and under consideration. Delivery on the site slowed to allow for the re-negotiation of the S106 agreement to address viability concerns arising from the current economic climate. This issue has been resolved with a Deed of Variation approved in December 2010. In addressing the viability issues an additional 200 units for the site was agreed. Following the positive approach of South Gloucestershire to address viability concerns, Bovis Homes have now embarked upon a rolling programme for the submission of reserved matters applications. Part of site sold to Barratt/David Wilson.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008b	Northfield	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date construction on site almost complete with last 2 units under construction. It is expected that the site will be fully complete within the next six months.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008c	Northfield	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date 26 units complete and 28 units under construction and well advanced. Whole site expected to be complete within the next 12 months.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			

RLS Ref	Location	Assessment		Commentary
0008d	Northfield	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date no activity on site. Planning permission for 33 flats part of a mixed retail scheme forming part of the neighbourhood centre. Start expected within the next 12 months and completion of the centre including the residential element anticipated by 2013/2014.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008e	Northfield	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date phase 1 complete and phase 2 under construction. Site expected to be complete within the next 12 months.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008f	Northfield	Available	<input checked="" type="checkbox"/>	At October 2012 survey date first unit complete and half site under construction some units at an advanced stage. Whole site expected to be completed within the next 2 years.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			

RLS Ref	Location	Assessment		Commentary
0008h	Northfield	Available	<input checked="" type="checkbox"/>	At October 2012 survey date over 50% of units under construction site expected to be complete with in the next 12 to 18 months.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008i	Northfield	Available	<input checked="" type="checkbox"/>	At October 2012 survey date site recently granted planning permission. Site compound erected and construction expected to commence shortly. Site expected to be completed within next 12 to 18 months.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008j	Northfield	Available	<input checked="" type="checkbox"/>	At October 2012 survey date site well under construction and only 1 unit not started. First houses complete. Site expected to be complete within the next 12 to 18 months.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			

RLS Ref	Location	Assessment		Commentary
0009	Former Lime Works Itchington	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the October 2012 survey date no activity on site. Site not considered likely to be developed within the short term, but potential to be developed beyond the "Five year" period.
0010b	Wallscourt Farm Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date construction on site almost complete with 142 units of the total of 160 units complete. It is expected that the site will be fully complete within the next 12 months.
0010c	Wallscourt Farm Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date 105 units of the total of 194 units complete and 39 under construction. It is anticipated that the whole of the site will be complete within the "Five Year" period.

RLS Ref	Location	Assessment	Commentary
0010d	Wallscourt Farm Stoke Gifford	Available	At the October 2012 survey date all but 4 units complete and these nearing completion. It is expected that the site will be fully complete within the next 6 months.
		Suitable	
		Achievable	
0010e	Cheswick Filton Road Stoke Gifford "Phase 5"	Available	At the October 2012 survey date recent planning permission PT12/0684/RM for 137 flats associated with the neighbourhood centre. Site expected to be completed within the "Five year" period.
		Suitable	
		Achievable	
0010f	Wallscourt Farm Stoke Gifford	Available	At the October 2012 survey date construction commenced and first units complete. Almost 1/3 of remaining units under construction. Site expected to be complete within the "Five year" period.
		Suitable	
		Achievable	

RLS Ref	Location	Assessment	Commentary
0011	Land east of	Available	At the October 2012 survey date current owners, the University of the West of England (UWE), have declared the site surplus to requirements. The development of this site is essential to secure the vision contained within both the South Gloucestershire Local Plan and Core Strategy to provide a more balanced pattern of housing and employment across the Bristol north fringe area. A Concept Statement has been agreed to bring forward an outline application for the site. The first dwelling completions are expected in 2014/2015. The site is at present partially used as a car parking facility that serves the University. The car park is subject to a limited temporary planning consent to accord with the projected implementation date, after which the car park will move to a site already identified on the UWE campus. UWE are currently actively marketing the site for development.
	Coldharbour Lane	Suitable	
	Stoke Gifford	Achievable	
0019	Rear of 69	Available	At the October 2012 survey date current application PK12/3171/RM for erection of 9 dwellings. Site expected to be complete within the "Five Year" period.
	Westerleigh Road	Suitable	
	Yate	Achievable	
0020	Coopers Site	Available	At the October 2012 survey date first 18 units under construction. Site expected to be complete within the next 2 to 3 years.
	Westerleigh Road	Suitable	
	Yate	Achievable	

RLS Ref	Location	Assessment		Commentary
0021	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site allocated within the South Gloucestershire Local Plan for residential purposes and forms one of the key strategic residential sites, being well located for employment opportunities and strategic infrastructure. The development itself also delivers the first stage of the Stoke Gifford Transport link. Correspondence from Crest Nicholson, the developer for Harry Stoke, confirms the housing trajectory position and asserts that the delivery programme is "realistic" where there will be a number of housebuilders on site at any one time.
	Harry Stoke	Suitable	<input checked="" type="checkbox"/>	
	Stoke Gifford	Achievable	<input checked="" type="checkbox"/>	
0021a	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site recently (September 2012) granted planning permission (PT12/1302/RM). First phase of site indentified in the South Gloucestershire Local Plan for residential purposes and forms one of the key strategic residential sites. Site expected to be complete within the "Five Year" period.
	Harry Stoke	Suitable	<input checked="" type="checkbox"/>	
	Stoke Gifford	Achievable	<input checked="" type="checkbox"/>	
0034	Hanham Hall Hospital	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date developer on site, first units complete and 25% of remaining units under construction. It is expected that the whole site will be complete within the "Five year" period.
	Whittucks Road	Suitable	<input checked="" type="checkbox"/>	
	Hanham	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0035	South of	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date resolution to grant planning permission PK10/1057/F subject to S106 Agreement 23/06/11. Scheme comprises 306 dwellings, a 40 bed nursing home and 28 bed sheltered housing scheme. The applicant has raised concerns regarding the viability of the development in the current economic climate, ongoing negotiations are taking place to reach an agreed position. Given the Council's positive approach to addressing genuine viability concerns on other key sites an agreed position should be reached. To allow sufficient time for a negotiated solution the majority of completions are not anticipated until the middle and latter part of the "Five year" period with some completions beyond the "Five year" period. Capacity shown reflects the proposals detailed in the planning application. These proposals include conversion and extension of Douglas House to provide 16 flats expected to be completed first followed by the 28 unit sheltered housing scheme. The remainder of the proposal comprises a mixture of 152 flats and 138 houses.
	Douglas Road	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	
0036a, 0036b	Emersons Green	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site identified as an allocated housing site within the South Gloucestershire Local Plan the whole development site comprises 177ha which includes the Science Park currently under construction with the remainder comprising a strategic mixed use development. Outline planning applications for the majority of the housing site in 2004 and 2005. The larger application approximately 2,150 dwellings (Site 0036a) and the smaller 400 dwellings (Site 0036b). A separate, full application was submitted in March 2010 seeking permission for a multi-modal interchange and the main infrastructure road, providing access to the whole development site from the Avon Ring Road. Emersons Green comprises part of the Council's key strategic housing delivery programme as identified in the South Gloucestershire Local Plan. The Council acknowledges there has been a delay in determining the two residential applications due to the need to address viability issues generated from the current economic climate. The Council has proven successful in achieving a negotiated solution and a resolution to grant planning permission for both residential applications was achieved in July 2010. The process of drafting the associated S106 agreements is almost complete and it is anticipated that outline planning permission will be issued shortly. Critically, the full application delivering the first major infrastructure road was approved in November 2010. Ongoing discussions are also underway in relation to the necessary master planning work to inform the first reserved matters planning applications and a number of key steps are currently taking place to demonstrate the commitment to deliver this site. For example the developers are in the process of serving notice on Western Power to terminate wayleaves necessary to secure undergrounding of pylons and a whole site drainage strategy review is underway to satisfy the requirements of the Environment Agency. Correspondence has been received from the two landowners confirming the delivery figures shown within the "Five year" period. Technical submission in respect of first phase of infrastructure has been submitted, followed by early commencement on site.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0039	Waterworks Site	Available	<input type="checkbox"/>	At the October 2012 survey date site occuppied by Bristol Water. Outline planning approval gained in December 2008. The illustrative layout shows how the site could accommodate 75 units. Since that date limited contact has been made to progress the site further. 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. Outline Planning Permission expires December 2013.
	Soundwell Road	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0041	Land off	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date half of the remaining units under construction and marketing suite open. Original permission related to "Live/work" units and PK10/0990/RVC removes this condition. It is anticipated that the site will be complete within the next two years.
	Southway Drive	Suitable	<input checked="" type="checkbox"/>	
	Warmley	Achievable	<input checked="" type="checkbox"/>	
0091	Passage Road	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site complete.
	Almondsbury	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0093	23	Available	<input type="checkbox"/>	At the October 2012 survey date no activity on site. Planning permission PK11/0793/EXT for extension of time. Principle of development of site accepted but, site not considered deliverable within the "Five year" period.
	Stanbridge Road	Suitable	<input checked="" type="checkbox"/>	
	Downend	Achievable	<input type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0094	Factory Site	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date 25 units complete and 7 units under construction and nearing completion. Whole site expected to be completed within the next 12 months..
	Morley Road	Suitable	<input checked="" type="checkbox"/>	
	Staple Hill	Achievable	<input checked="" type="checkbox"/>	
0095	Kingswood Trading Estate	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date partial demolition of existing warehouses commenced. Pre-commencement conditions discharged 04/05/2012. Delivery now expected within the "Five year" period and therefore part of the additional five year housing potential since April 2012.
	Elmtree Way	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	
0108	24 Church Road	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date no activity on site, however recent planning permission PT10/3011/EXT for extension of time. Principle of development accepted therefore completion expected within the "Five year" period.
	Stoke Gifford	Suitable	<input checked="" type="checkbox"/>	
	BS34 8QA	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
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"/>	At the October 2012 survey date no activity on site, however conditions being discharged and application for non material amendment PT12/3181/NMA) minor details of house design. Early start on site anticipated and site expected to be complete within the "Five year" period.
0112	The Rotunda Club Moravian Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date existing buildings demolished and over 1/2 units complete with the remainder well advanced. Site now expected to be complete within the next 12 months and therefore part of the additional five year housing potential since April 2012.
0113	Bath Street Garage Broad Street Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date site remains occupied by car repair workshop. Planning permission PK11/2491/EXT for extension of time. Site now expected to be complete within the "Five year" period and therefore part of additional five year housing potential since April 2012.

RLS Ref	Location	Assessment		Commentary
0114	894 to 896	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date existing houses demolished and foundations being excavated. Scheme expected to be completed within the next 12 months.
	Filton Avenue	Suitable	<input checked="" type="checkbox"/>	
	Filton	Achievable	<input checked="" type="checkbox"/>	
0117	Part of Playing Field	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date application PK12/2249/F for erection of 13 dwellings submitted by Cotswold Homes delivery expected within the "Five year" period.
	Sir Bernard Lovell School	Suitable	<input checked="" type="checkbox"/>	
	Oldland Common	Achievable	<input checked="" type="checkbox"/>	
0120	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site complete.
	Abbots Road	Suitable	<input checked="" type="checkbox"/>	
	Hanham	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0122	The Meads	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date construction well advanced. 131 units complete and 31 units under construction some at an advanced stage. Site expected to be complete within the next 2 years.
	Frampton Cotterell	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0123	Sea Stores	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date development well advanced with over 75% of site either complete or under construction. Whole site expected to be complete with the next 2 years.
	Kennedy Way	Suitable	<input checked="" type="checkbox"/>	
	Yate	Achievable	<input checked="" type="checkbox"/>	
0125	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date South Gloucestershire's Housing Enabling Team was working with Western Challenge Housing Association to bring forward this scheme on Council owned land with an expected start on site within the "Five Year" period. The Council has a good record of supporting small Housing Association development on areas of Council owned land and there is no evidence to suggest this site will not be delivered.
	Newnham Place	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0126	Land off	Available	<input type="checkbox"/>	At the October 2012 survey date planning application for the erection of 56 units and a doctors surgery withdrawn. Large part of site covered by "Village Green" and no new housing proposals for remainder of the site. Site to be withdrawn from future surveys.
	Oaktree Avenue	Suitable	<input type="checkbox"/>	
	Pucklechurch	Achievable	<input type="checkbox"/>	
0127	Mount Pleasant Farm	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date work underway to demolish existing buildings. Sovereign Housing Association keen to start construction and anticipate completions of 35 units in 2013/2014 and 35 units in 2014/2015.
	Longwell Green	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0128	Fomer Intier Site	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date factory site vacant. Concept Statement process commenced in December 2008 involving stakeholder workshops and community engagement to bring forward an outline application for the site. The delay in bringing forward the Concept Statement to the Council relate to the need to address Environment Agency concerns regarding flood risk, which have now been resolved. The draft document indicates that the site could provide 145 dwellings and a 60-bed care home. Further revisions to Concept Statement and pre-application discussions ongoing and majority of site expected to be completed within the "Five year" period.
	Bath Road	Suitable	<input checked="" type="checkbox"/>	
	Bitton	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0129	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site has Outline planning permission PK10/1675/O. The scheme comprises a foodstore, infilling of part of quarry and two phases of residential development. Foodstore has Reserved Matters planning permission and work due to commence on construction in December 2012. Reserved Matters application PK12/1828/RM submitted for Phase One comprising 62 elderly persons flats. Approval subject to S106 (November 2012) for extraction of existing quarry waste to supply the material to form part of the residential development platform. Pre-application discussions on Phase Two currently taking place. Site now considered likely to be built out faster than previously anticipated and some 40 additional units therefore form part of the additional housing potential since April 2012.
	Barnhill Quarry	Suitable	<input checked="" type="checkbox"/>	
	Chipping Sodbury	Achievable	<input checked="" type="checkbox"/>	
0130	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site complete.
	Whittucks Rd/Abbots Rd	Suitable	<input checked="" type="checkbox"/>	
	Hanham	Achievable	<input checked="" type="checkbox"/>	
0131	Hillcrest	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date existing house demolished and first units under construction. Site expected to be complete within the next two/three years.
	Land off Catbrain Hill	Suitable	<input checked="" type="checkbox"/>	
	Cribbs Causeway	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0132	Housing Opportunity Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date in parallel with the adoption process of the Core Strategy active engagement with the sole developer of the site, Barratt Homes is well established, with the delivery statement again identifying no overriding barriers to delivery. Barratt have submitted a programme for the determination and submission of necessary planning applications which shows potential occupation of the first dwellings early within the Five Year period. Resolution to grant Outline planning permission PT110/1442/O for 500 dwellings 18/10/2012.
0133, 0133a	New Neighbourhood Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date in parallel with the adoption process for the Core Strategy, the Council is actively engaging with the main developer on this site. There are no overriding barriers to prevent construction commencing within the "Five year" period. Stakeholder Supplementary Planning Document (SPD) masterplanning workshops were held in September 2012 by the Council. The SPD will then be used to support the Council's allocation of this site and will be used to inform future planning applications. Part of site (133a) covered by Outline application PK12/0249/O for 250 dwellings planning permission 5/10/2012 . Review of phasing arrangements during the EiP identified these 250 coming forward within the first five years and a further review of phasing gives potential to bring forward another 240 dwellings. Both these elements totalling 490 dwellings form part of additional housing supply since April 2012.
0134a, 0134b, 0134c, 0134d	New Neighbourhood Cribbs/Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date this site is effectively divided into four main areas: Area A - land west of A4018; Area B - land south of Filton Airfield; Area C - Filton Airfield; and Area D - Rest of Cribbs/Patchway Area. Areas A, B and C are likely to see development commence within the first Five Year period. Area D is likely to see the redevelopment of the current Patchway Trading Estate for residential development with the overall development being integrated with the adjoining retail area of The Mall therefore developemnt is unlikely to occur until later in the plan period. The Council are preparing an SPD which is programmed for adoption and publication in January 2013. Review of phasing arrangements during the EiP gives potential to bring forward an additional 858 dwellings. These form part of additional housing supply since April 2012.

RLS Ref	Location	Assessment		Commentary
0135	New Neighbourhood	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date in parallel with the adoption process for the Core Strategy, the Council is actively engaging with the main developer on this site and in support of the allocation has produced a detailed delivery statement. This concludes that there are no overriding barriers to prevent delivery. In support of the Council's commitment to delivery is the preparation of a Supplementary Planning Guidance Document. The document will be used to support the Council's allocation of this site and inform future planning applications.
	East of Harry Stoke	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0136	land off	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date planning permission PK10/1593/O recently granted. Site considered capable of development within "Five Year" period.
	Harolds Way	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	
0137	Hill View and Hill Top	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date Outline planning permission PK11/0690/O recently granted. Scheme anticipated to be complete within the "Five Year" period.
	Woodstock Road	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0138	Frenchay Hospital	Available	<input checked="" type="checkbox"/>	At October 2012 survey site Outline planning application for the redevelopment of the hospital site for a mix of residential and community uses including a Community Hospital expected. Development will follow the closure of the hospital and transfer to the new South Mead Hospital in 2014. Indicative proposals show approximately 450 dwellings the first of which are anticipated to be completed within the "Five Year" period.
	Park Road	Suitable	<input checked="" type="checkbox"/>	
	Frenchay	Achievable	<input checked="" type="checkbox"/>	
0139	Former Coopers Works	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date existing factory premises demolished and planning application PK12/2924/F for the erection of 48 dwellings and 44 elderly persons flats and 1 x B1 office building submitted. New retirement flats being marketed. Site considered capable of being developed within the "Five Year" period.
	Westerleigh Road	Suitable	<input checked="" type="checkbox"/>	
	Yate	Achievable	<input checked="" type="checkbox"/>	
0140	Rear of 60	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date first six units well under construction and developer about to commence a further 4 units. Anticipated completion within the next 12 to 18 months.
	Wotton Road	Suitable	<input checked="" type="checkbox"/>	
	Charfield	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0141	Land at	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date site complete.
	Savages Wood Road	Suitable	<input checked="" type="checkbox"/>	
	Bradley Stoke	Achievable	<input checked="" type="checkbox"/>	
0142	Kings Chase Shopping Centre	Available	<input checked="" type="checkbox"/>	At the October 2012 survey date no activity on site. Development anticipated within the five year period.
	Regent Street	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	
0143	Frome Court House	Available	<input checked="" type="checkbox"/>	At October 2012 survey date site under construction. Site part of additional housing potential since April 2012.
	Frome Court	Suitable	<input checked="" type="checkbox"/>	
	Thornbury	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0144	Land south of Broad Lane Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2012 survey date no activity on site. Applicant seeking discharge of conditions. Construction expected to commence late November and site expected to be complete in the first part of the "five year" period. Site part of additional housing potential since April 2012.
0145	Land off Randolph Avenue Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date awaiting signing of S106 Agreement. Site expected to be complete within the "Five Year" period. Site part of additional housing potential since April 2012.
0146	Blackhorse Day Centre Mangotsfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2012 survey date planning application submitted for residential development (PK12/3018/R3O) on this Council owned site. Site subject to pre-application discussion and no "in principle" objection to residential development. Site expected to be complete within the "Five year" period. Site part of additional housing potential since April 2012.

RLS Ref	Location	Assessment	Commentary
0147	Rodford Primary School Yate	Available Suitable Achievable	At the October 2012 survey date planning application submitted for residential development (PK12/3163/R3O) on this former primary school. Site subject to pre-application discussion and no "in principle" objection to residential development. Site expected to be complete within the "Five year" period. Site part of additional housing potential since April 2012.
0148	The Heath/Newton House Cadbury Heath	Available Suitable Achievable	<p>At the October 2012 survey date the property which extends to 0.77 ha and comprises The Heath a former children's home and Newton House former EPH. Newton House has been identified for decommissioning and closure between Autumn 2012 and Autumn 2013. The Heath is currently being considered for formal disposal. An Extra Care Housing Scheme on the combined site is proposed as the most likely future use, but any potential for residential subject to viability and C of U consent following bids for the reprovision of an Extra Care Housing scheme. (December update the proposal has now been tendered to Housing Delivery partners with a closing date of the 4th January 2013).</p> <p>Following the Council decision (5th Nov 12) to dispose and tender through the Housing Delivery Panel the site will deliver an ExtraCare scheme consisting of minimum of 60 mixed tenure self contained flats and ancillary communal areas for older people. This development will deliver a significant contribution to the South Gloucestershire Strategic target of 700 ExtraCare units by 2016 and thereby improve choice of secure independent living for older people.</p> <p>Site part of additional housing potential since April 2012.</p>