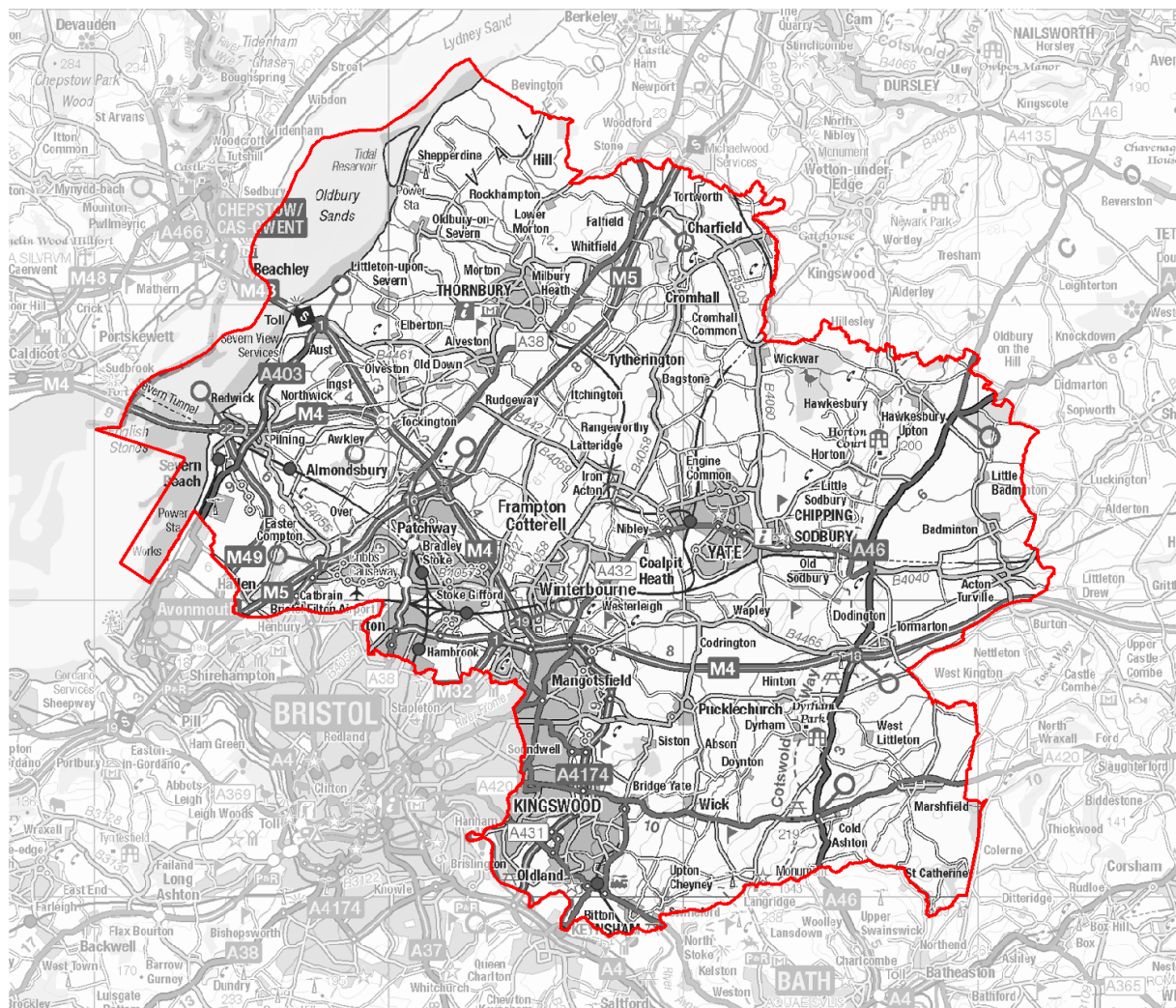


2024 Authority's Monitoring Report and Supporting Appendices

South Gloucestershire Council

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The South Gloucestershire Local Authority Area



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Executive Summary

The Authority's Monitoring Report (AMR) produced by South Gloucestershire Council monitors the performance of the Council's adopted planning policies and sets out progress in preparing the Council's planning documents.

Indicators relate to policies contained within the adopted Core Strategy (2013) and Policies, Sites and Places (PSP) Plan (2017) are monitored and reported on in the AMR.

This is the twentieth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2023 to 31 March 2024.

This executive summary highlights some of the key findings for this monitoring period. **For full details including data sources please refer to the relevant sections of the AMR.**

A Social Role

1,583 new homes were completed in 2023/2024. This has been the eighth year in a row of consistently high completions.

185 (12%) of which were on previously developed (brownfield) land.

49% of completions were within the established urban areas of the East (20%) and North (29%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (26%) and Thornbury (1%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

567 Affordable Homes were delivered in the monitoring year 2023/2024.

47% of which were in the urban areas of the North and East Fringes of Bristol.

Of the 567 homes, 442 were for social rent, 14 were for affordable rent, and 111 are shared ownership.

The Council has published its Brownfield Land Register to its website. The 2024 Brownfield Land Register comprises of two parts:

Part 1 shows sites within the district that have planning permission on brownfield land and are expected to commence in the next fifteen years. In 2023 the register contains: **162 sites, 71 of these are live with potential to deliver 3,965 new homes.**

Part 2 of the Brownfield Land Register is required to set out sites which the council considers "permission in principle" would be suitable to grant. At this time Part Two does not contain any sites as insufficient information is available to establish if there is a reasonable prospect of sites being delivered.

An Economic Role

From the 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amended the Town and Country Planning (Use Classes) Order 1987 and introduced significant changes to the system for use classes. Among the changes was the introduction of three new use classes Class E – Commercial, Business and Service, Use Class F1 – Learning and non-residential institutions and Use Class F2 – Local community uses. The new 'Class E' combined the previous use classes:

1. A1 Retail
2. A2 Financial and Professional
3. A3 Café and Restaurant
4. B1 Business
5. D1 Clinics, Health Centres and Creches
6. D2 Leisure

The indicators we have historically monitored concerned use classes that no longer exist.

The combining of these use classes into a single use class means that the above uses are interchangeable without planning permission being required.

The continued monitoring of these indicators is therefore no longer possible, and no surveys were undertaken in 2024. The council is currently assessing how we might undertake retail surveys in future to reflect new regulations and ensure monitoring is effective.

An Environmental Role

There has been a minor change to the Statutory Green Belt area in South Gloucestershire for the 2023/2024 monitoring year as a result of updates to the methodology and software used by DLUHC. There has been no 'on the ground' change to the extent of the Green Belt in South Gloucestershire.

Work is on-going for the Avonmouth Severnside Flood Defence Improvements Project. As well as raising the sea wall in response to global warming and rising sea levels, the project will create a minimum of 80ha of new wetland habitat at Northwick and Hallen Marsh in Bristol.

The Council has continued to make progress with its Green Infrastructure initiative in which South Gloucestershire's network of local, national and international wildlife sites form the backbone, with the publishing of the 9 GI strategic corridors in its draft (Reg 18) new Local Plan consultation and the adoption in March 2024 of the Biodiversity and Planning SPD. This assists the Council with mandatory biodiversity net gain which was implemented in January 2024. It also supports work the West of England Combined Authority is undertaking to prepare and publish the Local Nature Recovery Strategy.

Introduction

The Authority's Monitoring Report (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.

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

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

Structure of the AMR

South Gloucestershire is a complex and diverse area. The Council is committed to addressing the issues that local communities feel are important to their social, economic, and environmental well-being in a way which draws on the energy and expertise of all. Key issues have been developed with our partners and communities who have contributed to the preparation of the Local Plan. Our partners are comprised of parish and town councils, voluntary and community groups, local businesses, and public sector agencies among other groups.

The AMR has been structured to follow themes, set out as the Key Issues, in the adopted Local Plan. It reports on policies in the adopted Core Strategy (2013), the Policies, Sites and Places Plan (2017) as well as the Joint Waste Core Strategy (2011).

The AMR examines what has happened in the area in the past and helps to identify key challenges and opportunities for future local planning policy.

Types of indicators monitored in this report

Local planning authorities can choose which targets and indicators they include in their monitoring report. The indicators in this report are regularly reviewed to ensure

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)

that they continue to be the most effective measures to assess the performance of Local Plan. Where appropriate the supporting text explains any changes

As outlined above, the report monitors against the key issues identified in the Local Development Plan which have been highlighted by South Gloucestershire Council to help to monitor key issues which are important in the area locally.

Sustainability Appraisal and Significant Effect Indicators

The purpose of the sustainability appraisal (SA) process is to appraise the social, environmental and economic effects of a Local Plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.

Sustainability appraisal is integral to the plan-making process. It should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process. It should be transparent and open to public participation, and it should inform the decision-making process to facilitate the evaluation of alternatives. It should also help demonstrate that the plan is appropriate given the reasonable alternatives.

The council published its scoping report in 2020 and has continued to prepare SA reports at each stage of its new Local Plan. Further information is available to view on the Local Plan Evidence Base page on the [Council's website](#).

Reporting on the Local Plan Delivery Programme

AMRs are expected to report upon whether the milestones or targets in the Local Plan Delivery Programme (formerly known as the Local Development Scheme), are on track. The council's current LPDP is available at: [Local Plan Delivery Programme | BETA - South Gloucestershire Council](#)

Annual Monitoring Report linkages

The data contained within this AMR is drawn from, and complements, a range of council strategies and other policy areas, notably South Gloucestershire's Council Plan 2020: [Council Plan 2020 – 2024 | BETA - South Gloucestershire Council](#)

Through the West of England Joint Planning Data Group, work continues to be carried out to develop a consistent approach to monitoring.

Planning Strategically Across Boundaries

The National Planning Policy Framework places local planning authorities under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The Council reports on how the duty is

being taken forward through its AMR - further details are set out in the **Duty to Cooperate** section.

The South Gloucestershire Context

Alongside the monitoring the adopted policies in the AMR it is also helpful to develop and understanding of the South Gloucestershire context over time. Below are links to contextual information that help build a picture of the changing dynamic of the South Gloucestershire area which inform and are influenced by the policies monitored in our Local Plan. The links below explore the demographic structure, society and communities, labour market characteristics, housing and the built environment, transport and accessibility, as well as key environmental issues.

6. [Quality of Life Report](#)
7. [Economic Briefings](#)
8. [Interactive Area Data Profile](#)
9. [English Indices of Deprivation Analysis](#)
10. [Know Your Place](#)
11. [Census 2021](#)

Plans and Policies

Planning Policy Context – Local

The current development plan for South Gloucestershire comprises the **Core Strategy** (adopted 2013), the **Policies, Sites and Places (PSP) Plan** (adopted 2017) and the **West of England Joint Waste Core Strategy** (adopted 2011).

1. High Quality Design and 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. This chapter sets out the key policies for managing the impact of climate change and directly links to the priorities of the Council Plan 2020.

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

Core Strategy policies in this chapter:

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS3 Renewable and Low Carbon Energy Generation
- CS4 Renewable or Low Carbon District Heat Networks
- Policies, Sites and Places Plan policies that will feature in this chapter:
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP4 Designated Local Green Spaces
- PSP6 Onsite Renewable and Low Carbon Energy

Declared Climate Change Emergency - 2019

In July 2019 the council declared a Climate Change Emergency and has pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. A set of recommendations for action and Year 1 climate emergency action plan were first published in 2020 which have continued to be

updated annually. Further information on progress and actions can be found [here](#) and an annual report on the Climate Emergency will be published each December. South Gloucestershire's approach to the Climate Emergency includes reducing emissions, preparing for the local impacts of a changing climate and to protect and restore nature. Growth generally increases carbon emissions and puts further pressure on the natural environment; therefore, careful consideration must be given to the elimination of emissions and nature's recovery. The future location of housing, population, jobs and infrastructure has a significant impact on the delivery of these Climate Emergency commitments. The AMR will report on the projects, initiatives and future planning policy that is being put in place to address the emergency.

1.1. Proportion of energy produced from renewables

The Council already publishes these figures in the annual [Quality of Life Report](#) on its website.

1.2. Number of permissions on Local Green Space that are contrary to Policy PSP4

| | Application contrary to PSP4 | | Application not contrary to PSP4 | | |
|-----------------|------------------------------|---------------------|----------------------------------|---------------------|------------------------|
| Monitoring Year | Applications approved | Application Refused | Applications approved | Application Refused | Applications withdrawn |
| 2018/19 | 0 | 2 | 1 | 0 | 0 |
| 2019/2020 | 0 | 0 | 3 | 0 | 0 |
| 2020/2021 | 0 | 0 | 0 | 0 | 0 |
| 2021/2022 | 0 | 0 | 0 | 0 | 0 |
| 2022/2023 | 0 | 0 | 1 | 0 | 0 |
| 2023/2024 | 0 | 0 | 1 | 0 | 0 |

Table 1.1

Commentary

There have been no applications approved contrary to the objectives of policy PSP4 Designated Local Green Spaces.

2. Managing Future Development

The core principle of national policy is delivering sustainable development.

Managing future development is a key priority of the Council Plan 2020, so that we deal positively with the challenges posed by growth, by planning in a sustainable and integrated way for high quality homes, associated employment opportunities, local community facilities and a convenient and safe transport network which meets our communities' needs and aspirations.

Future development in South Gloucestershire will put further pressure on existing infrastructure, much of which is at or nearing capacity. In order to cope with the additional demand generated by new development and to meet Council Plan objectives, this infrastructure will require improvement and, in some cases, additional provision. Without new investment, both existing communities and future new neighbourhoods will not be sustainable. New development will therefore be expected to contribute towards the provision of necessary infrastructure to support the development of sustainable healthy communities and climate change mitigation and adaptation objectives.

Core Strategy Objectives

- Concentrating the majority of new development to take advantage of existing services and facilities and higher levels of accessibility
- Locating development where it will provide the opportunity to minimise the need to travel and allow safe and convenient access to services by walking, cycling and public transport
- Recognising and protecting the identity and heritage of existing communities
- Promoting greater self-containment and enhancing the service centre role of the market towns of Thornbury, Yate and Chipping Sodbury
- Supporting local housing needs and services in villages
- Protecting the Green Belt and the countryside from inappropriate development
- Providing a range of infrastructure, together with integration and access, in step with new development
- The Council will continually and positively work with communities, developers, and infrastructure providers to ensure implementation of the plan is viable and not put at risk throughout the economic cycle as part of pursuing sustainable development

Core Strategy policies in this chapter

- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS6 Infrastructure and Developer Contributions

Policies, Sites and Places Plan policies that feature in this chapter

- PSP7 Development in the Green Belt
- PSP8 Residential Amenity
- PSP9 Health Impact Assessments

2.1. Statutory Green Belt change (Related to Policy CS5 and PSP7)

| Year | Statutory Green Belt change |
|-----------|-----------------------------|
| 2013/2014 | - 205.47 ha |
| 2014/2015 | None |
| 2015/2016 | None |
| 2016/2017 | None |
| 2017/2018 | -0.1 ha |
| 2018/2019 | None |
| 2019/2020 | None |
| 2020/2021 | None |
| 2021/2022 | None |
| 2022/2023 | -3.5ha |
| 2023/2024 | -17.8ha |

Table 2.1

Source: MapInfo (Cartesian Measure)

Commentary

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

There has been a minor change to the Statutory Green Belt area in South Gloucestershire for the 2023/2024 monitoring year as a result of updates to the methodology and software used by DLUHC. There has been no 'on the ground' change to the extent of the Green Belt in South Gloucestershire.

2.2. Appeals Allowed / Dismissed where Policy PSP7: Green Belt was a material consideration.

| Date | PSP7 | |
|-----------|---------|-----------|
| | Allowed | Dismissed |
| 2018/2019 | 3 | 0 |
| 2019/2020 | 8 | 1 |
| 2020/2021 | 0 | 5 |
| 2021/2022 | 5 | 10 |
| 2022/2023 | 1 | 11 |
| 2023/2024 | 4 | 6 |

Table 2.2

Commentary

The Policies, Sites and Places Plan includes PSP7 Development in the Green Belt. In the monitoring year 2023/24, 6 appeals have been dismissed where PSP7 was a material consideration with 4 appeals allowed. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

2.3. Appeals Allowed /Dismissed where Policy PSP8: Residential Amenity was a material consideration

| Date | PSP8 | |
|-----------|---------|-----------|
| | Allowed | Dismissed |
| 2018/2019 | 11 | 0 |
| 2019/2020 | 8 | 2 |
| 2020/2021 | 1 | 16 |
| 2021/2022 | 15 | 27 |
| 2022/2023 | 4 | 15 |
| 2023/2024 | 10 | 12 |

Table 2.3

Commentary

The Policies, Sites and Places Plan includes PSP8 Residential Amenity. In the monitoring year 2023/24, 12 appeals have been dismissed, where PSP8 was a

material consideration. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

2.4. Policy PSP9 - Very Major Developments and other qualifying developments that have submitted a Health Impact Assessment (HIA) as part of a planning application

| Year | Very Major applications approved | HIA Submitted as part of the application |
|------------------|---|---|
| 2018/2019 | 7 | 0 |
| 2019/2020 | 3 | 1 |
| 2020/2021 | 1 | 0 |
| 2021/2022 | 1 | 0 |
| 2022/2023 | 0 | 1 |
| 2023/2024 | 1 | 0 |

Table 2.4

Commentary

In relation to this policy, Very Major Development is defined as:

- for residential development, over 200 dwellings or a site area of over 4ha;
- for other development, over 10,000m² floor space or a site area of over 4ha;
- Significant Sites, as defined in the Council's Statement of Community Involvement

2.5. Southwest Design Review Panel

During 2024, 21 development proposals were considered by the Southwest Design Review Panel. This demonstrates the Council's commitment to supporting higher quality design through the statutory planning system.

3. Tackling Congestion and Improving Accessibility

The Council is committed to working with the other three West of England unitary authorities and the West of England Combined Authority on transport issues. The JLTP provides the primary strategy for improving transportation in the locality. Relieving congestion is paramount to the continued economic prosperity of South Gloucestershire, to the health and wellbeing 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 JLTP and Council's Core Strategy. This is consistent with the Council Plan 2020 priority of managing future development in a positive way.

Core Strategy Objectives

- Reducing congestion and air pollution 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 North Fringe to Hengrove Package, the link from Temple Meads – Emersons Green and the Greater Bristol Metro Project

Core Strategy policies in this chapter

- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility

Policies, Sites and Places Plan policies that will feature in this chapter

- PSP15 Park and Ride/Share

3.1. Number of permissions for Park and Ride/Park and Share/Kiss and Ride

Commentary

There have been no Park and Ride/Park and Share/Kiss and Rides since the last AMR.

3.2. Additional Information on Chapter 3

There are currently no further monitoring indicators for this key issue. However, the Council continues to support and progress the objectives outlined above to reduce the overall number of cars on the road by promoting initiatives such as expanding the cycle network and investment in Metrobus.

The Council will continue to consider how this key issue can be monitored in future to ensure the objectives outlined in the development plan can be measured for success.

As part of the Joint Local Transport Plan (JLTP) process, an annual report on progress is produced. The most recently published versions of this relate to the JLTP4, and can be accessed through the TravelWest website at: [Joint Local Transport Plan - Combined Authority](#).

4. Managing the Environment and Heritage

Valuing the environment is a key priority of the Council's Sustainable Community Strategy and the Council Strategy and is central to the vision of the Core Strategy.

This chapter of the Core Strategy sets out the Council's approach to managing the high quality and diversity of our natural and historic environment. 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

Core Strategy policies in this chapter

- CS9 Managing the Environment and Heritage
- CS10 Minerals

Policies, Sites and Places Plan policies that will feature in this chapter

- PSP17 Heritage Assets and the Historic Environment
- PSP18 Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSI's), PSP19 Wider Biodiversity
- PSP20 Flood Risk, Surface Water and Watercourse Management
- PSP21 Environmental Pollution and Impacts
- PSP22 Unstable Land
- PSP23 Mineral Working and Restoration
- PSP24 Mineral Safeguarding Areas
- PSP25 Hydrocarbon Extraction (inc. Fracking)

4.1. Policy PSP20 - Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds

| Year | No. of applications with no outstanding EA Objection or concerns* | | | No. of applications with an unresolved EA Objection | | | Total |
|-----------|---|-------------------------------|---------------------------------------|---|-------------------------------|--|-------|
| | No. of applications refused planning permission | No. of applications withdrawn | No. of applications granted approval* | No. of applications refused planning permission | No. of applications withdrawn | No. of applications granted approval contrary to EA advice | |
| 2014/2015 | 12 (8%) | 8 (5%) | 116(79%) | 5(3%) | 2(1%) | 3(2%) | 146 |
| 2015/2016 | 8 (8%) | 3 (3%) | 76 (76%) | 5 (5%) | 1 (1%) | 3 (3%) | 100 |
| 2016/2017 | 19 (16%) | 5 (4%) | 86 (70%) | 9 (7%) | 2 (2%) | 1 (1%) | 122 |
| 2017/2018 | 5 (6%) | 6 (7%) | 66 (80%) | 3 (4%) | 0 (0%) | 3 (4%) | 83 |
| 2018/2019 | 7 (9%) | 5 (6%) | 65 (80%) | 3 (4%) | 1 (1%) | 0 (0%) | 81 |
| 2019/2020 | 11 (15%) | 24 (32%) | 35 (47%) | 2 (3%) | 3 (4%) | 0 (0%) | 75 |
| 2020/2021 | 9 (9%) | 4 (4%) | 73 (74%) | 5 (5%) | 2 (2%) | 5 (5%) | 98 |
| 2021/2022 | 3 (4%) | 16 (19%) | 62 (74%) | 1 (1%) | 1 (1%) | 1 (1%) | 84 |
| 2022/2023 | 11(20%) | 10(18%) | 27(48%) | 2(4%) | 3(5%) | 3(5%) | 56 |
| 2023/2024 | 9 (18%) | 14 (29%) | 22 (45%) | 2 (4%) | 2 (4%) | 0 (0%) | 49 |

Table 4.1

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.

Table 4.1 shows the number of applications on which the Environment Agency provided formal comments to the Council, including this monitoring year. The table shows that in 92% of cases the EA had no outstanding objection. In a lot of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informative or conditions in the Decision Notice.

4.2. Air Quality Monitoring

Previously the following indicators were monitored under the AMR however these are now included in the [Air Quality Reports](#):

1. Annual average nitrogen dioxide levels
2. Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m³) in South Gloucestershire
3. No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m³) outside AQMAs

4.3. CO₂ emissions in South Gloucestershire

The Council already publishes these figures in the annual [Quality of Life Report](#) on its website.

4.4. No. of appeals Allowed / Dismissed by the Council where AONB, a Conservation Area or Listed Building was a material consideration (Policies PSP2, CS9 & PSP17)

| Date | AONB | | Conservation Area | | Listed Building | |
|-----------|---------|-----------|-------------------|-----------|-----------------|-----------|
| | Allowed | Dismissed | Allowed | Dismissed | Allowed | Dismissed |
| 2013/2014 | 0 | 1 | 2 | 1 | 1 | 0 |
| 2014/2015 | 0 | 0 | 5 | 0 | 5 | 3 |
| 2015/2016 | 1 | 0 | 2 | 1 | 8 | 1 |
| 2016/2017 | 1 | 0 | 2 | 1 | 3 | 2 |
| 2017/2018 | 1 | 0 | 5 | 1 | 9 | 2 |
| 2018/2019 | 0 | 0 | 4 | 0 | 4 | 1 |
| 2019/2020 | 10 | 0 | 6 | 0 | 3 | 0 |
| 2020/2021 | 0 | 9 | 1 | 7 | 1 | 4 |
| 2021/2022 | 6 | 10 | 1 | 4 | 2 | 1 |
| 2022/2023 | 1 | 1 | 3 | 4 | 1 | 7 |
| 2023/2024 | 2 | 4 | 2 | 8 | 0 | 8 |

Table 4.4

Note: 2020/2021 onwards Policies, Sites and Places Plan policy PSP17.

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

Commentary

Policies CS1/CS9 of the Core Strategy 2006-2027 and PSP2/PSP17 of the Policies, Sites and Places Plan 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 4.4 indicates that these policies are generally achieving this objective.

4.5. Conservation Areas/Listed buildings/Scheduled Ancient Monuments on the at-risk register (Policies CS9 & PSP17)

| Year | Conservation Area | Registered Parks and Gardens | Scheduled Monuments | Listed Buildings |
|-----------|-------------------|------------------------------|---------------------|------------------|
| 2018/2019 | 2 | 2 | 4 | 7 |
| 2019/2020 | 2 | 2 | 4 | 8 |
| 2020/2021 | 2 | 2 | 4 | 8 |
| 2021/2022 | 2 | 2 | 4 | 8 |
| 2022/2023 | 2 | 2 | 4 | 8 |
| 2023/2024 | 2 | 2 | 4 | 8 |

Table 4.5

Commentary

The Heritage at Risk Register currently holds 16 assets which are within the Local Authority area. Monitoring will continue to assess the impact of heritage and conservation policies on the number of assets on the list.

4.6. Number of trees given Tree Preservation Orders (TPOs)

| Year | With Individual Trees | With Groups of Trees | Area Orders | Woodland Orders |
|------------|-----------------------|----------------------|-------------|-----------------|
| 2013/2014 | 29 | 6 | 7 | 1 |
| 2014/2015 | 25 | 8 | 9 | 1 |
| 2015/2016 | 22 | 11 | 6 | 3 |
| 2016/2017 | 33 | 12 | 7 | 4 |
| 2017/2018 | 33 | 6 | 12 | 0 |
| 2018/2019 | 14 | 1 | 3 | 4 |
| 2019/2020 | 22 | 3 | 5 | 2 |
| 2020/2021 | 21 | 4 | 3 | 1 |
| 2021/2022 | 5 | 0 | 3 | 0 |
| 2022/2023 | 13 | 2 | 5 | 2 |
| 2023/2024 | 10 | 3 | 6 | 5 |
| Cumulative | 227 | 56 | 66 | 23 |

Table 4.6

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.

4.7. Policies CS10 & PSP23 - Production of primary land won aggregates

| Year | Annual production of primary land won aggregates for West of England* |
|-----------|---|
| 2013/2014 | 2.66 million tonnes |
| 2014/2015 | 3.19 million tonnes |
| 2015/2016 | 3.62 million tonnes |
| 2016/2017 | 3.72 million tonnes |
| 2017/2018 | 3.59 million tonnes |
| 2018/2019 | 3.38 million tonnes |
| 2019/2020 | 4.42 million tonnes |
| 2020/2021 | 4.17 million tonnes |
| 2021/2022 | 4.54 million tonnes |
| 2022/2023 | Data not currently available |
| 2023/2024 | Data not currently available |

Table 4.7

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

Commentary

The data for this indicator is always produced a year behind the AMR. The data for 2023 is not currently available but will be updated in due course in the West of England Local Aggregates Assessment (LAA), which is available on the Council's [New Local Plan evidence base | BETA - South Gloucestershire Council](#).

4.8. Size of landbank for crushed rock

Commentary

Policy CS10 of the Core Strategy relates to minerals and states that the Council will seek to maintain a landbank for crushed rock of at least 10 years. The Policies, Sites and Places Plan, which was adopted in 2017, makes provision for additional land for mineral working, to ensure that a 10-year landbank can be maintained.

Currently the calculated landbank for the West of England*, is in excess of 26 years. Further information is available in the West of England Local Aggregates Assessment (LAA), which is available on the Council's [New Local Plan evidence base | BETA - South Gloucestershire Council](#).

*Commercial confidentiality restrictions prevent publication of production figures for individual mineral planning authorities.

4.9. Policies PSP24 - Area of land affected by permissions for major built development in the Mineral Safeguarding Areas (MSA)

| Year | Area of land affected |
|-----------|-----------------------|
| 2018/2019 | 0.23ha |
| 2019/2020 | None |
| 2020/2021 | 1.96ha |
| 2021/2022 | 8.34ha |
| 2022/2023 | 4.35ha |
| 2023/2024 | 1.28ha |

Table 4.8

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

Commentary

In the 2023/2024 monitoring year, 1.28ha of land within the Mineral Safeguarding Area was affected by a new permission for major built development.

In this case, as the site is adjacent to the edge of Frampton Cotterell, mineral extraction would be unlikely to be appropriate in the immediate area given the proximity to existing residential properties.

4.10. Policy PSP22 Number of planning applications granted contrary to The Coal Authority's advice*

| Year | Applications Granted Contrary to CA Advice |
|-----------|--|
| 2018/2019 | 1 |
| 2019/2020 | 0 |
| 2020/2021 | 0 |
| 2021/2022 | 0 |
| 2022/2023 | 0 |
| 2023/2024 | 1 |

Table 4.9

In the monitoring year 2023/2024 n. 1 application was granted where an objection from the coal authority was maintained.³

4.11. Biodiversity Net Gain

| | # of BNG apps received | # of BNG apps approved | # of exemptions |
|--|------------------------|------------------------|-----------------|
| 2023/ 2024 (from 12 th Feb 2024) | 2 | 0 | 178 |

Table 4.10

*BNG became mandatory on 12th Feb 2024

Commentary

In accordance with Development Plan policy PSP19, achieving Biodiversity Net Gain (BNG) has been encouraged by South Glos on a voluntary basis as set out in the Biodiversity and Planning Supplementary Planning Document (adopted March 2023).

Biodiversity Net Gain (BNG) is an approach to development that leaves habitats in a measurably better state than they were before the development occurred. It was brought into effect by the Environment Act 2021, introducing the mandatory

³ Initially, the coal authority objected and requested a Coal Mining Risk Assessment, which the applicant provided, and re-consultation was conducted. In applying the planning balance as the proposal did not change the existing use of the site and as the replacement building occupied a similar footprint and scale of the same use as the previous structure, the case officer concluded the benefits of approving the developed out weighted any harms arising.

requirement that all new developments, unless exempt, must deliver a minimum of 10% net gain from the baseline biodiversity value.

BNG became a mandatory requirement for large-scale developments from the 12th of February 2024, and for small developments from the 2nd of April 2024. Between BNG becoming mandatory and the end of the financial year, 180 planning applications were submitted, 2 of which were subject to mandatory BNG, with the other 178 claiming valid exemption. As BNG became fully applicable to all relevant developments after April 2024, the number of applications subject to these requirements will increase significantly in the next reporting period.

From April 2024 all new developments are now subject to mandatory BNG, unless they are:

- Developments impacting less than 25sqm of area habitat and less than 5m of linear habitat (de-minimis)
- Self-build and custom build developments
- Biodiversity gain sites
- High speed rail transport network developments urgent crown developments
- Developments that are granted planning permission by a development order (including permitted development rights)

Biodiversity Duty

Under the Environment Act 2021, Local Planning Authorities (LPAs) are required to publish their first biodiversity report by 26 March 2026. These reports should include quantitative data on the Biodiversity Net Gain (BNG) impacts of all developments approved since the introduction of mandatory BNG in February 2024.

In South Gloucestershire this will be done through the reporting capabilities of Exacom's BNG module, software which has been procured to facilitate the monitoring and reporting of BNG.

5. Managing Economic Prosperity

Economic Land Survey

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25 and reported in the 2025 AMR.

Retail Surveys

From the 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amended the Town and Country Planning (Use Classes) Order 1987 and introduced significant changes to the system for use classes. Among the changes was the introduction of three new use classes Class E – Commercial, Business and Service, Use Class F1 – Learning and non-residential institutions and Use Class F2 – Local community uses. The new 'Class E' combined the previous use classes:

- A1 Retail
- A2 Financial and Professional
- A3 Café and Restaurant
- B1 Business
- D1 Clinics, Health Centres and Creches
- D2 Leisure

The indicators we have historically monitored concerned use classes that no longer exist.

The combining of these use classes into a single use class means that the above uses are interchangeable without planning permission being required.

The continued monitoring of these indicators is therefore no longer possible, and no surveys were undertaken since 2021. The council is currently assessing how we might undertake retail surveys in future to reflect new regulations and ensure monitoring is effective.

Introduction

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. Major development in the past few years include the Science Park at Emersons Green, help reinforce the local economy. However, after 20 years of high growth, there is a need for a more balanced and manageable strategy for economic development.

Maintaining economic prosperity is a key priority of the Council Plan 2020 and is reflected in the Council's Economic Development Strategy, and in the Council's partnership with the West of England Local Enterprise Partnership.

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 technology and hi-tech industries.
- Taking opportunities to provide more balanced employment across the district so that every community has access to a range of employment opportunities locally
- Ensuring provision of appropriate communication technologies, such as broadband
- Enhancing town centre vitality and viability.

Core Strategy policies in this chapter

- CS11 Distribution of Economic Development Land
- CS12 Safeguarded Areas for Economic Development
- CS13 Non-Safeguarded Economic Development Sites
- CS14 Town Centres and Retail
- Policies, Sites and Places Plan policies that will feature in this chapter:
- PSP26 Enterprise Areas
- PSP27 B8 Storage and Distribution Uses
- PSP31 Town Centre Uses
- PSP33 Shopping Frontages
- PSP35 Food and Drink Uses (including drive through takeaway facilities)
- PSP36 Telecommunications Infrastructure

5.1. Employment Land with Planning Consent: by type (hectares) (Policy CS11)

| Year | B1a / E(g)(i) | B1b / E(g)(ii) | B1c / E(g)(iii) | B2 | B8 | Mixed (B uses and SG industrial) | Total |
|-----------|---------------|----------------|-----------------|-------|--------|----------------------------------|--------|
| 2013/2014 | 2.01 | 16.87 | 0.42 | 18.10 | 131.91 | 191.22 | 360.53 |
| 2014/2015 | 0.49 | 16.87 | 0.45 | 18.70 | 120.17 | 203.73 | 360.41 |
| 2015/2016 | 5.93 | 16.87 | 0.45 | -9.01 | 120.78 | 189.71 | 324.73 |
| 2016/2017 | 9.14 | 16.33 | 0.15 | 0.66 | 182.02 | 110.07 | 318.37 |
| 2017/2018 | 6.30 | 12.36 | 0.05 | -0.99 | 44.11 | 109.4 | 171.23 |
| 2018/2019 | 6.58 | 19.82 | 0.10 | -0.49 | 43.72 | 98.08 | 167.81 |
| 2019/2020 | 6.96 | 18.91 | 1.06 | -3.97 | 61.26 | 92.55 | 176.77 |
| 2020/2021 | 3.08 | 15.93 | 0.79 | -4.18 | 44.70 | 78.36 | 138.68 |
| 2021/2022 | 3.1 | 15.93 | 0.86 | -5.74 | 57.91 | 76.37 | 148.43 |
| 2022/2023 | 3.46 | 14.17 | -0.53 | 1.15 | 35.51 | 147.94 | 201.70 |

Table 5.1 Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

This indicator shows employment land available (sites with planning consent yet to be developed)

In 2022/2023 there were losses in consented B8 land following completion at Severnside of one large open storage site and change of use at another site to mixed B.

Change of use of Titan in Yate from a warehouse to manufacturing use also resulted in loss of B8 and a gain of B2. This development was completed in same year, hence also being shown in table 5.2 below.

Mixed B use has also increased at Severnside with a large consent at the Former Avalon Works for B2 and B8, and review of residual land areas. The Mixed figure excludes some residual land at Severnside lying to east of the M49 motorway, as currently this is not practically available; 93ha at Westgate subject to a site overage, and 15ha to the south where the M49 severs potential commercial access.

5.2. Total amount of Additional Employment Floorspace Completed – by type (net sq.m) (Policy CS11 and CS12)

| Year | B1a / E(g)(i) | B1b / E(g)(ii) | B1c / E(g)(iii) | B2 | B8 | Mixed (B uses and SG industrial) | Total |
|-----------|---------------|----------------|-----------------|--------|---------|----------------------------------|---------|
| 2013/2014 | -2,715 | 9,972 | 224 | 4,315 | -25,465 | 20,991 | 7,322 |
| 2014/2015 | 0 | 0 | 0 | 1,408 | 20,271 | -3,392 | 18,827 |
| 2015/2016 | -5,698 | 0 | 0 | 13,226 | -10,737 | 12,720 | 9,511 |
| 2016/2017 | -2,300 | 0 | 6,845 | 102 | 166,109 | 4,354 | 175,110 |
| 2017/2018 | -1,212 | 0 | 0 | 400 | 221,773 | 15,780 | 236,741 |
| 2018/2019 | - | - | - | - | - | - | - |
| 2019/2020 | 19,673 | 1,110 | 0 | 0 | 10,962 | 0 | 31745 |
| 2020/2021 | 731 | 10,539 | 988 | -564 | -1,753 | 109,243 | 119,185 |
| 2021/2022 | 27,602 | 13,888 | 835 | -2336 | 15,794 | 48,025 | 103,808 |
| 2022/2023 | 7349 | 472 | 405 | 23,590 | -39,042 | 148,072 | 140,846 |

Table 5.2 Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

This indicator shows the amount of new employment land available (sites with planning permission that have been completed) in each year (not cumulative). Please note there is no data available for the monitoring year 2018/2019.

2022/2023 total completed floorspace is broadly similar to that of previous two years, with differences of individual types. There was a significant gain of completed Mixed B floorspace, primarily from a large development at the former AstraZeneca site (now Panattoni Park) at Severnside. A large loss of B8 floorspace in the district, but gain in B2, was primarily due to change of use from B8 to B2 at Titan in Yate.

5.3. Losses of employment land (B use classes) within Safeguarded employment areas (net Ha) (Policy CS12)

| Previous use | 2013/ 2014 | 2014/ 2015 | 2015/ 2016 | 2016/ 2017 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| B1a – Office (Ha) | 0.96 | - | 2.01 | 1.83 | 0.82 | 0 | 1.52 | 0 | 1.34 |
| B1 – Mixed (Ha) | 0.23 | - | - | 0.28 | | 0 | 0 | 0 | 0 |
| B2- General Industry (Ha) | - | - | - | - | 2.47 | 0 | 0.27 | 0 | 1.5 |
| B8 – Storage and Distribution (Ha) | - | 0.39 | 2.21 | 0.11 | - | 0 | 9.47 | 0.65 | 5.9 |
| Mixed B (Ha) | - | 1.67 | - | - | 1.33 | 0 | 0.22 | 0.25 | 4.23 |
| TOTAL | 1.19 | 2.03 | 4.22 | 2.22 | 4.62 | 0 | 11.48 | 0.9 | 12.97 |

Table 5.3 Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

Policy CS12 aims to protect safeguarded employment areas from development for non-employment uses. In 2022/2023 consents were granted for loss of 12.97ha of employment land. Of this, 12.42ha was offset by consented gains in other

employment uses; including the change of use from B8 to B2 at Titan in Yate, and re-development of Mixed B uses at Longwell Green. The net loss of 0.55ha is from two consents from office to private hospitals at Aztec West and Parkway North.

5.4. Amount of employment land lost to residential development within safeguarded areas (Policy CS12)

| Year | Amount of employment land lost |
|-----------|--------------------------------|
| 2013/2014 | No loss |
| 2014/2015 | No loss |
| 2015/2016 | 1.29 ha |
| 2016/2017 | 0.02 ha |
| 2018/2019 | No loss |
| 2019/2020 | No loss |
| 2020/2021 | No loss |
| 2021/2022 | No loss |
| 2022/2023 | No loss |

Table 5.4 Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

Policy CS12 seeks to protect the loss of employment land (B use classes) to non-employment uses. This indicator shows completed developments resulting in loss of safeguarded employment land to residential.

In the last five years, no safeguarded employment land (CS12 sites) has been lost to C3 residential uses.

5.5. Losses of employment land (B uses only) to residential development outside of the safeguarded areas (Policy CS13)

| Previous use class | 2015/16 | | 2016/17 | | 2018/19 | | 2019/20 | | 2020/21 | | 2021/22 | | 2022/23 | |
|--------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|
| | No. of homes created | Loss of area (net Ha) | No. of homes created | Loss of area (net Ha) | No. of homes created | Loss of area (net Ha) | No. of homes created | Loss of area (net Ha) | No. of homes created | Loss of area (net Ha) | No. of homes created | Loss of area (net Ha) | No. of homes created | Loss of area (net Ha) |
| B1a | 28 | 0.89 | 7 | 0.46 | 15 | 0.36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B1b | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B1c | - | - | 3 | 0.40 | 10 | 0.3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B2 | 11 | 0.64 | 1 | 0.09 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B8 | 13 | 0.39 | 4 | 0.09 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 52 | 1.92 | 15 | 1.04 | 25 | 0.66 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 5.5 Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

This indicator should be read in conjunction with indicator in table 5.4 “Amount of employment land lost to residential development within safeguarded areas”. It shows completed developments resulting in loss of non-safeguarded employment land to residential.

Where proposals are not Permitted Development, current policy seeks to ensure that the amount of employment land lost from within safeguarded areas remains minimal, and that any loss of employment land to residential development outside of employment areas is in such a manner that it does not compromise the sustainable 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.

In the last four years, no non-safeguarded employment land (CS13 sites) has been lost to C3 residential uses.

5.6. The number of m2 approved for B8 uses outside of the Enterprise Areas and Safeguarded Employment areas (Policy PSP26 and CS12)

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

During 2022/23 outside of the allocated CS12 sites, one application for B8 uses was approved of 634 sq.m in size. This was at Ashlea Farm, Yate.

Commentary

The purpose of this indicator is to assess the implementation of Policy PSP27, which aims to recreate flexibility for businesses requiring storage and distribution facilities (B8 uses) of all sizes, whilst ensuring that the highway network and local environment is protected from adverse impacts. As such, large units in excess of 3000m2 are encouraged to locate in the well-established areas of Severnside, Cribbs Causeway and Emerson's Green (excluding the science park), where there is capacity and associated good transport links

5.7. Number of permissions granted for new telecommunications infrastructure (Policy PSP36)

| Date | Applications approved for telecommunication infrastructure |
|-----------|--|
| 2018/2019 | 0 |
| 2019/2020 | 2 |
| 2020/2021 | 0 |
| 2021/2022 | 1 |
| 2022/2023 | 1 |

Table 5.17

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

Commentary

Employment Land Assessment Surveys will now take place biannually. The next survey will take place in 2024/25.

There has been one approved planning application for telecommunications infrastructure in the monitoring year 2022/2023. The AMR will continue to monitor PSP36 Telecommunications Infrastructure to assess the effectiveness of the policy.

6. 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. The types of housing include market, social rented, mixed tenure, special needs and housing for groups like Gypsies and Travellers.

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. New development will clearly put additional pressure on existing facilities but can also create opportunities to bring about new or enhanced facilities and support participation in existing or new activities, thereby improving social cohesion.

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

Core Strategy policies in this chapter

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

Policies, Sites and Places Plan policies that will feature in this chapter

- PSP37 Internal Space and Accessibility Standards for Affordable Dwellings
- PSP41 Rural Workers Dwellings
- PSP42 Self-Build and Custom Housebuilding
- PSP43 Private Amenity Space Standards
- PSP44 Open Space, Sport and Recreation

Plan Period Housing Targets & Supply

Paragraph 78 of the National Planning Policy Framework (NPPF, December 2024) requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies², or against their local housing need where the strategic policies are more than five years old.

As the Council's Core Strategy (2013) is now more than five years old in accordance with the NPPF the Council has identified and updated a supply of specific deliverable sites against its local housing need (LHN). This need is calculated using the standard method for calculating local housing need.

Further details on the five-year land supply, including completions and future supply are set out below and in **Appendix A: Housing Trajectory**. Please refer to previous versions of the AMR for past land supply calculations.

6.1. Net additional dwellings – in previous years and 2023/2024.

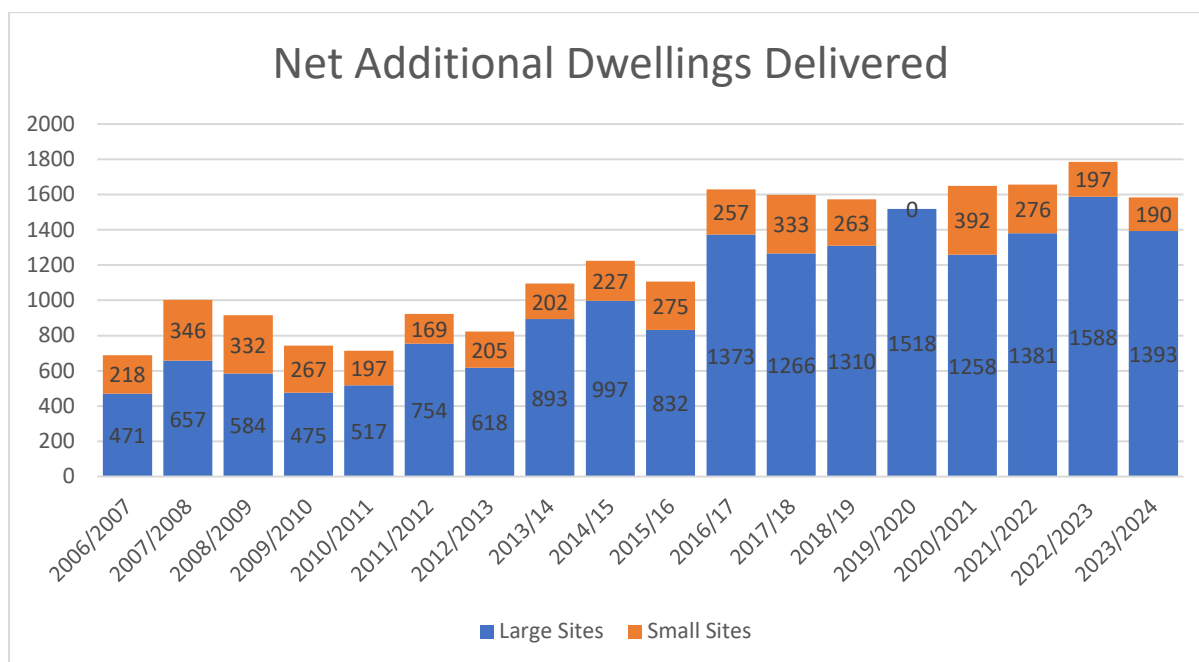


Table 6.1

*Please note, no residential site visits were undertaken in 2019/20 due to the Covid 19 restrictions.

6.2. Analysis of completions in current monitoring year (2022/2023)

| | South Glos Total |
|---------------------------------|------------------|
| New build completions | 1,531 |
| Demolitions | 15 |
| Change of use (net gain) | 49 |
| Conversions (net gain) | 16 |
| Other gains | 2 |
| Net additional homes | 1,583 |

Table 6.2

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

Commentary

Table 6.1 presents the total number of homes completed since the adoption of the Core Strategy, noting no small sites data was recorded for the monitoring year 2019/20 due to Covid 19 restrictions limiting the opportunity to undertake survey work in 2020. As illustrated by Table 6.2, in the year to April 2024, 1,583 homes (net) were completed in South Gloucestershire with the majority (1,531) of new

developments being 'new build' developments i.e. not created through demolishing or sub-dividing/converting existing dwellings.

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

| Date | Number of Homes Lost Through Demolition | Number of Homes Lost Through Conversion | Total New Homes Completed (Gross Completions) | Total Gain/Loss (Net Completions) |
|-----------|---|---|---|-----------------------------------|
| 2013/2014 | 14 | 14 | 1,123 | 1,095 |
| 2014/2015 | 70 | 31 | 1,325 | 1,224 |
| 2015/2016 | 11 | 32 | 1,150 | 1,107 |
| 2016/2017 | 44 | 18 | 1,692 | 1,630 |
| 2017/2018 | 27 | 38 | 1,664 | 1,599 |
| 2018/2019 | 30 | 16 | 1,619 | 1,573 |
| 2019/2020 | 0 | 0 | 1,518 | 1,518 |
| 2020/2021 | 18 | 12 | 1,355 | 1,650 |
| 2021/2022 | 122 | 7 | 1,577 | 1,657 |
| 2022/2023 | 41 | 7 | 1,701 | 1,781 |
| 2023/2024 | 15 | 7 | 1,531 | 1,583 |

Table 6.3

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

6.4. Number of dwellings by policy area (CS15)

| Policy Area | North Fringe | East Fringe | Yate & Chipping Sodbury | Thornbury | Elsewhere |
|-----------------------------|--------------|-------------|-------------------------|-----------|-----------|
| Total Number of Completions | 463 (29%) | 322 (20%) | 419 (26%) | 10 (1%) | 369 (23%) |

Table 6.4

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

Commentary

As illustrated by Table 6.4, in the year to April 2024 of the 1,583 homes (net) that were completed in South Gloucestershire. 76% of completions were within the established urban areas of the East and North fringes of Bristol and the towns of Yate/Chipping Sodbury and Thornbury, thereby demonstrating housing delivery in accordance with the spatial strategy set out in the Council's adopted Core Strategy.

6.5. Net additional dwellings in future years; and Managed Housing Delivery

The [National Planning Policy Framework \(NPPF\)](#) which was updated and republished by Ministry of Housing, Communities and Local Government (MHCLG), on 12 December 2024 at paragraph 78 requires all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

NPPF Paragraph 78 requires that the supply of specific deliverable sites should also include a buffer to ensure choice and competition in the market for land. South Gloucestershire is currently a 5% buffer authority.

In other announcements made on the 12 December, the Government confirmed that the Council's 2023 [Housing Delivery Test measurement](#) as 134% and its new [Standard Method](#) number as 1,702.

Based on this approach, the Council can demonstrate 4.41 years' worth of deliverable housing supply against its local housing need.⁴

⁴ This may be subject to further revisions through the planning appeal process.

6.6. Five-year land supply calculation based on CLG Household Projections

| | Numerator (identified supply) | Dwellings |
|----|---|-----------|
| A) | Total identified deliverable supply 2024/25 to 2028/29 | 7,879 |
| | Denominator (housing need) | |
| B) | Standard method for calculating Local Housing Need (based on ONS 2014-based HPPs and 2024 affordability ratios) | 1,702 |
| C) | 5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05) | 85.05 |
| D) | B+C | 1,786 |
| E) | Land supply (A/D) | 4.41 |

Table 6.5

Commentary

The Council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes recent survey data on build progress of large housing sites, feedback/ contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites and planning appeal decision letters, to ensure the Council is able to show clear evidence that housing completions will begin on site within five years. To achieve this, housing supply has been assessed based on the 2024 NPPF definition of deliverable. Further information on the approach is set out at **Appendix A: Housing Trajectory**.

6.7. New and converted dwellings on previously developed land

| Year | Number of homes on Previously Developed Land (gross) | Percentage of homes on Previously Developed Land |
|-----------|--|--|
| 2013/2014 | 445 | 40% |
| 2014/2015 | 686 | 52% |
| 2015/2016 | 630 | 55% |
| 2016/2017 | 786 | 46% |
| 2017/2018 | 566 | 35% |
| 2018/2019 | 687 | 44% |
| 2019/2020 | 555 | 37% |
| 2020/2021 | 343 | 21% |
| 2021/2022 | 459 | 28% |
| 2022/2023 | 245 | 14% |
| 2023/2024 | 185 | 12% |

Table 6.6

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

Commentary

In the year to April 2023 14% of home completions were on previously developed land (PDL). In order to meet the target for the number of new homes that need to be provided in South Gloucestershire, a higher percentage of the strategic housing sites are currently being delivered from greenfield sites than in previous years. The council is continuing to ensure that as much use as possible is made of previously developed “brownfield” land to meet housing needs going forward while balancing this with other sustainability considerations such as retaining local employment land opportunities. Further details on the measures being taken are set out in the consultation on urban living opportunities as part of the council's new Local Plan which is under preparation.

Note: On 9 June 2010 the Government revised the definition of previously developed land (PDL) to exclude private residential gardens. The figures in table 6.6 only apply the revised definition to planning permissions resulting in new homes being built on former garden land granted after 9 June 2010.

6.8. Brownfield Register

The council's 2024 Brownfield Land Register is available to view on our [website](#).

6.9. Policy CS17: Variety and mix of housing proportions of 1, 2, 3 and 4 bed houses and flats built on large sites

| | Houses | Flats | Percentage |
|---------------|------------|------------|-------------|
| 1 Bed | 6 | 112 | 8% |
| 2 Bed | 259 | 137 | 28% |
| 3 Bed | 497 | 0 | 36% |
| 4+ Bed | 382 | 0 | 27% |
| Totals | 691 | 402 | 100% |

Table 6.8

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

**Numbers are for large sites only*

Commentary

Table 6.8 illustrates the variety and mix of housing that has been built in the district in the year to April 2024.

Note: Applications where no bedroom number have been provided in plans have not been counted in the figures.

6.10. Analysis by policy area – completions (Policy CS15 and CS17)

| Policy Area | 1 Bed House | 2 Bed House | 3 Bed House | 4+ Bed House | 1 Bed Flat | 2 Bed Flat | 3 Bed Flat | 4+ Bed Flat | Totals |
|-----------------------------------|--------------------------|------------------|------------------|------------------|-----------------|------------------|---------------|---------------|--------------|
| North Fringe of Bristol | 0 | 66 | 122 | 147 | 26 | 66 | 0 | 0 | 427 |
| East Fringe of Bristol | 1 | 55 | 106 | 49 | 25 | 25 | 0 | 0 | 261 |
| Yate/Chipping Sodbury | 0 | 74 | 148 | 98 | 53 | 37 | 0 | 0 | 410 |
| Thornbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elsewhere | 5 | 64 | 121 | 88 | 8 | 9 | 0 | 0 | 295 |
| Totals | 6 (0.4%) | 259 (19%) | 497 (36%) | 382 (27%) | 112 (8%) | 137 (10%) | 0 (0%) | 0 (0%) | 1,393 |
| LHNA need by (all tenures) | Included in 2 bed figure | 223 (17%) | 692 (52%) | 257 (19%) | 77 (6%) | 87 (6%) | No data | No data | 1,335 |
| % achieved | | 116% | 72% | 149% | 145% | 157% | | | 104% |

Table 6.9

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

**Since 2023/24 figures are taken and calculated from all large sites that saw completions within the monitoring year. Prior to this, figures were calculated from for fully complete large sites only.*

Commentary

Reviewing dwelling completions data for the monitoring year to April 2024 to March 2025 on sites of 10 or more homes against the housing types identified to be required in the currently published Local Housing Need Assessment, shows that in the first year of reporting against this indicator, the indicative delivery targets have been exceeded for all dwelling types except for 3 bed houses. Based on the Council Plan corporate target of total number of completions on large sites meeting at least 90% compliance with the LHNA, the currently reported 104% total achievement is positive. However, if this trend continues, it will result in an over-supply of flats and 4 bed+ houses. Since this is the first year data has been reported, a clearer assessment of performance will be available as data is compiled over future years.

6.11. Long Term Vacant Housing Stock

| Year | Total Stock on Valuation List | Long Term Vacant | % Long Term Vacant |
|------|-------------------------------|------------------|--------------------|
| 2014 | 112,591 | 446 | 0.4 |
| 2015 | 113,857 | 581 | 0.5 |
| 2016 | 114,810 | 337 | 0.3 |
| 2017 | 115,824* | 293 | 0.3 |
| 2018 | 117,368 | 287 | 0.24 |
| 2019 | 118,742 | 282 | 0.24 |
| 2020 | 120,913 | 291 | 0.24 |
| 2021 | 122,228 | 408 | 0.33 |
| 2022 | 123,954 | 426 | 0.34 |
| 2023 | 125,741 | 377 | 0.30 |
| 2024 | 127,520 | 117 | 0.09 |

Table 6.10

Source: Council Tax (South Gloucestershire Council)

Commentary

As of March 2024, 117 domestic properties had been vacant for two years or more, attracting a premium Council Tax charge of at least 100%. This total has dropped by 0.21% compared to the previous year and equates to only 0.09% of the total housing stock (according to Council Tax valuation records). Table 6.10 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2014.

6.12. Policy CS18: Gross affordable housing completions

| Year | Number of completions |
|------------------|------------------------------|
| 2013/2014 | 298 |
| 2014/2015 | 326 |
| 2015/2016 | 263 |
| 2016/2017 | 360 |
| 2017/2018 | 368 |
| 2018/2019 | 624 |
| 2019/2020 | 565 |
| 2020/2021 | 403 |
| 2021/2022 | 562 |
| 2022/2023 | 713 |
| 2023/2024 | 567 |

Table 6.11

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

6.13. Policy CS18: Affordable Housing Completions - By Policy Area

| Policy Area | Affordable Housing completions |
|--------------------------------|---------------------------------------|
| East Fringe of Bristol | 103(18%) |
| North Fringe of Bristol | 167 (29%) |
| Yate/Chipping Sodbury | 204 (36%) |
| Thornbury | 85 (15%) |
| Rural Areas | 8 (1%) |
| Total | 567 |

Table 6.12

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

Commentary- CS18 Affordable Housing Delivery

In the year to April 2024, 567 Affordable Homes were delivered in South Gloucestershire, of which 557 were new build, and 47% of which were in the urban areas of the North and East Fringes of Bristol. Of the 567 homes, 442 were for social rent, 14 were for affordable rent, and 111 are shared ownership. 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. Reporting the proportion of Affordable Housing completions in any single year is often misleading; sites can take several years to complete, and the Affordable Housing element is often delivered within varying phases of development. As such, a more accurate representation of how effective policies are at securing Affordable Housing provision is derived from analysing completion data.

6.14. Policy CS22: Gypsy and Traveller Net additional pitches

| Year | Additional Gypsy and Traveller Pitches delivered (Net) |
|-----------|--|
| 2013/2014 | 5 |
| 2014/2015 | 7 |
| 2015/2016 | 5 |
| 2016/2017 | 0 |
| 2017/2018 | 6 |
| 2018/2019 | 4 |
| 2019/2020 | 0 |
| 2020/2021 | 0 |
| 2021/2022 | 5 |
| 2022/2023 | 1 |
| 2023/2024 | 3 |

Table 6.13

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

Commentary

In the 2023/2024 monitoring year, there were 3 additional Gypsy/Traveller pitches delivered in South Gloucestershire.

6.15. Policy CS20: Number of Extra Care housing units completed

| Year | Number of Extra Care housing units completed |
|-----------|--|
| 2010/2011 | 123 |
| 2011/2012 | 40 |
| 2012/2013 | Nil |
| 2013/2014 | Nil |
| 2014/2015 | Nil |
| 2015/2016 | 60 |
| 2016/2017 | Nil |
| 2017/2018 | Nil |
| 2018/2019 | 261 |
| 2019/2020 | Nil |
| 2020/2021 | Nil |
| 2021/2022 | 50 |
| 2022/2023 | Nil |
| 2023/2024 | Nil |

Table 6.14

Source: Strategic Planning Policy and Specialist Advice Team (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.

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.

6.16. Number of applicants on Self/Custom Build register

The [Self Build and Custom House Building webpage](#) has information regarding the Self-build and custom housebuilding register.

6.17. Community Infrastructure Levy (CIL)

Regulation 62 of the Community Infrastructure Levy Regulations (2010) requires a Charging Authority to prepare and publish a report annually of CIL receipts and spending. The Infrastructure Funding Statement which contains information on Community Infrastructure Levy can be found here: [Community Infrastructure Levy \(CIL\) | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://southglos.gov.uk/cil-beta).

Further information regarding the South Gloucestershire Council Community Infrastructure Levy can be found here. If you would like to contact us regarding CIL policy email CILTeam@southglos.gov.uk. If you would like to contact us regarding CIL funds and spending email S106@southglos.gov.uk.

6.18. Policy CS24: Amount of publicly accessible Green Infrastructure (GI) per 1,000 population

| | Quantity per 1,000 residents (previous) | Quantity per 1,000 residents (2023) | Change | Policy CS24 Standard |
|--|---|-------------------------------------|----------|----------------------|
| Informal Recreational Open Space | 1.46ha | 1.45ha | -0.01ha | 1.4ha |
| Natural/Semi-Natural Green Space | 4.61ha | 4.61ha | 0ha | 1.5ha |
| Allotments | 0.138ha | 0.138ha | 0ha | 0.2ha |
| Outdoor Sports Facilities | 1.22ha | 1.20ha | -0.02ha | 1.6ha |
| Provision for Children & Young People | 0.066ha | 0.068ha | +0.002ha | 0.25ha |

Table 6.16

Source: Community Infrastructure Officer (South Gloucestershire Council)

Commentary

Informal Recreational Open Space

Informal Recreational Open Space is not evenly distributed throughout South Gloucestershire.

Natural/Semi-Natural Greenspace

Although the current supply level across South Gloucestershire is significantly above the recommended standard, this figure includes all N&SN green space within the authority's area (i.e., includes N&SN located in rural areas and Sodbury Common). Natural and Semi-natural greenspace is not evenly distributed across the authority's area. While the level of supply is high in its rural areas, it is significantly lower in urban areas in the district.

Allotments

The current supply of allotment plots is less than the recommended standard. The level of interest in allotments remains high and there are still waiting lists across the district.

Outdoor Sports Facilities

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

Provision for Children & Young People

The current supply of provision for children and young people 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 and abilities.

N.B. Table 6.16 presents a district wide analysis at a snapshot 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.

6.19. Appeals Allowed /Dismissed where Policy PSP37 was a material consideration.

| Date | PSP37 | |
|-----------|---------|-----------|
| | Allowed | Dismissed |
| 2018/2019 | 0 | 2 |
| 2019/2020 | 0 | 0 |
| 2020/2021 | 0 | 0 |
| 2021/2022 | 0 | 2 |
| 2022/2023 | 0 | 0 |
| 2023/2024 | 0 | 0 |

Table 6.17

Commentary

There were no Appeals allowed or dismissed where Policy PSP37 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy.

6.20. Policy PSP41, Number of planning applications for where rural workers dwellings approved.

| Date | Applications approved for rural workers dwellings |
|-----------|---|
| 2018/2019 | 5 |
| 2019/2020 | 2 |
| 2020/2021 | 3 |
| 2021/2022 | 3 |
| 2022/2023 | 3 |
| 2023/2024 | 1 |

Table 6.18

Commentary

PSP41 Rural Workers Dwellings. In the monitoring year 2023/24, 1 application has been approved for rural workers dwellings. The AMR will continue to monitor the effectiveness of the policy.

6.21. Appeals Allowed / Dismissed where Policy PSP43 was a material consideration.

| Date | PSP43 | |
|-----------|---------|-----------|
| | Allowed | Dismissed |
| 2018/2019 | 5 | 0 |
| 2019/2020 | 5 | 0 |
| 2020/2021 | 1 | 13 |
| 2021/2022 | 11 | 19 |
| 2022/2023 | 0 | 5 |
| 2023/2024 | 1 | 4 |

Table 6.19

Commentary

PSP43 Private Amenity Space Standards. In the monitoring year 2023/2024, 4 appeals have been dismissed where PSP43 was a material consideration.

Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

6.22. Policy CS24 & PSP44, Loss/Gain of space used for sport and recreation uses.

| | 2018/ 2019 (Ha) | 2019/ 2020 (Ha) | 2020/ 2021 (Ha) | 2021/ 2022 (Ha) | 2022/ 2023 (Ha) | 2023/ 2024 (Ha) |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| All weather, courts & Greens | 30.54 | 29.24 | 29.20 | 28.13 | 29.927 | 30.7079 |
| Sports Pitches | 347.34 | 341.32 | 340.59 | 336.14 | 325.3098 | 318.64 |
| Children & Young People | 17.84 | 18.24 | 18.20 | 18.90 | 19.3079 | 19.842 |
| Allotments | 39.91 | 39.74 | 39.74 | 39.92 | 40.0397 | 40.1011 |
| Natural/Semi Nat | 1335.17 | 1337.41 | 1335.67 | 1138.03 | 1339.897 | 1341.21 |
| Informal Rec (IROS) | 395.81 | 398.82 | 398.36 | 420.86 | 423.451 | 422.546 |
| Total | 2,166.61 | 2,164.77 | 2161.76 | 1981.98 | 2177.93 | 2173.047 |

Table 6.20

Commentary

The above table shows the individual hectares for all categories of outdoor sports and recreational uses as well as the total.

6.23. New communities are delivered that embed low carbon, sustainable travel options (PSP6 and PSP11)

| Monitoring Year | Number of fully completed large sites | Of which embed low carbon, sustainable travel options |
|-----------------|---------------------------------------|---|
| 2023/ 2024 | 14 | 8 (57%) |

Table 6.21

Commentary

In accordance with the current adopted statutory development plan for new developments to embed low carbon and provide sustainable travel options, they are required to be compliant with policies PSP6 (on site renewable and low carbon energy) through the inclusion of an acceptable energy statement and PSP11 (transport impact management) through the agreement of a travel plan or statement. Analysis of the number of fully completed large sites in the year to April 2024 shows that 57% met these policy framework requirements. Although this is below the Council Plan corporate target of 90%, since this is the first year data has been reported, a clearer assessment of performance will be available as data is compiled over future years.

7. 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 Joint Waste Core Strategy Policies

- Policy 1 – Waste Prevention;
- Policy 2 – Non-residual waste treatment facilities
- 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; and
- Policy 13 – Safeguarding operational and allocated sites for waste management facilities.

7.1. JW1: Recycling/ Composting

| Unitary Authority | Indicative requirement at 2026 as set out in the JWCS (tonnes) | Capacity of applications approved during 2022/23 (tonnes) | Capacity lost during 2022/23 (tonnes) | Capacity operational at 31/03/2023 (tonnes) | Capacity permitted but not operational at 31/03/2023 (tonnes) |
|----------------------------|--|---|---------------------------------------|---|---|
| Bath & North East Somerset | | 0 | 0 | 281,800 | 0 |
| Bristol City | | 250,000 | 0 | 801,780 | 263,400 |
| North Somerset | | 0 | 0 | 268,200 | 0 |
| South Gloucestershire | | 0 | 0 | 419,220 | 2,500 |
| West of England | 858,000 ¹ | 250,000 | 0 | 1,771,000 | 265,900 |

municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

There have been changes from the 2022/23 situation in Bristol, with one application approved in 2023/24. This is for a new recycling facility for plasterboard (B2), changing use from the existing warehousing (B8), at the Link Building, near Smoke Lane, Avonmouth. The re-development includes construction of new storage building for plasterboard. The facility will be able to operate with an annual throughput of 250,000 tonnes of plasterboard. The facility significantly increases potential capacity to recycle this building material and waste stream from construction, demolition and excavation, but is not yet operational. Hence a significant rise in capacity permitted but not operational at Bristol to 263,400tpa compared to the previous 13,400tpa in 22/23.

There have been changes from the 2022/23 situation in Bath and North East Somerset (B&NES) - The recycling facilities at Pixash Lane, Keynsham pursuant to planning permission ref 21/00435/ERE03 became operational in April 2023.

The overall capacity of the site is 152,500 tonnes made up of :

- Transfer Station for local authority collected rubbish and recycling – 62,000 tpa
- Public recycling centre for rubbish and recycling – 20,000 tpa
- Trade waste transfer station for rubbish and recycling – 10,000 tpa
- Materials Recycling facility – 60,000 tpa –
- Street Sweepings transfer station – 500 tpa

On the basis that the facilities include transfer stations, we have assumed that only 20% of transfer waste capacity will be recycled. Taking account of this the total recycling capacity calculated for the Pixash Lane site is 94,500tpa. This has been added to the previous (end of 2023) existing operational capacity of 187,300tpa to give 281,800tpa.

There have not been changes at North Somerset or South Glos.

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.

7.2. JW2: Recovery

| Zone & indicative capacity/ requirement at 2026, as set out in the Spatial Strategy (Policy 5 of the JWCS) | Capacity of applications approved during 2022/23 (tonnes) | Capacity lost during 2022/23 (tonnes) | Capacity operational at 31/03/2023 (tonnes) | Capacity permitted but not operational at 31/03/2023 (tonnes) | Electricity and/or heat output from operational recovery facility (MW) |
|--|---|---------------------------------------|---|---|--|
| A~390,000tpa | 20,000 | 0 | 903,500 | 90,000 | 35.625 |
| B~100,000 tpa | 0 | 0 | 0 | 0 | 0 |
| C~150,000 tpa | 0 | 0 | 0 | 0 | 0 |
| D~60,000tpa | 0 | 0 | 0 | 0 | 0 |
| E~100,000tpa | 0 | 0 | 15,000 | 0 | 1.1 |
| West of England = 800,000tpa | 20,000 | 0 | 918,500 | 90,000 | 36.725 |

Source: The four West of England authorities

Commentary

There were no changes in the 2023/24 situation in any of the unitary authorities.

7.3. Hazardous/ non-hazardous Landfill

| Unitary Authority | Site Name | Capacity of applications approved during 2022/23 (tonnes) | Landfill capacity which became unavailable during 2022/23 (tonnes) | Landfill operational at 31/03/2023 (tonnes) | Landfill permitted but not started at 31/03/2023 (tonnes) |
|----------------------------|-------------------------|---|--|---|---|
| Bath & North East Somerset | N/A | 0- | 0 | 0 | 0 |
| Bristol City | N/A | 0 | 0 | 0 | 0 |
| North Somerset | N/A | 0 | 0 | 0 | 0 |
| South Gloucestershire | Shortwood Landfill Site | 0 | 0 | 2,000,000 / 200,000 tpa 2007-2023 | 0 |
| West of England | | 0 | 0 | 2,000,000 / 200,000 tpa | 0 |

Source: The four West of England authorities

Commentary

There were no changes from the 2022/23 situation in the four UAs.

7.4. Inert Landfill

| Unitary Authority | Site Name | Capacity of applications approved during 2022/23 (tonnes) | Landfill capacity which became unavailable during 2022/23 (tonnes) | Landfill operational at 31/03/2023 (tonnes) | Landfill permitted but not started at 31/03/2023 (tonnes) |
|----------------------------|-------------------------|---|--|---|---|
| Bath & North East Somerset | N/A | 0 | 0 | 0 | 0 |
| Bristol City | N/A | 0 | 0 | 0 | 0 |
| North Somerset | Lulsgate Quarry, Felton | 0 | 0 | A quantity of restoration material (apparently unspecified) to form a community | 0 |

| | | | | | |
|------------------------------|------------------------------|---|---|--|------------------|
| | | | | recreation space to be completed before 31 Jan 2028 | |
| | Durnford Quarry | 0 | 0 | Approx 382,500 tonnes per annum for 20 years (2012-2032) | 0 |
| South Gloucestershire | Shortwood Landfill Site | 0 | 0 | 250,000 / 20,000 per annum assumed to be for 12 years | 0 |
| South Gloucestershire | Berwick Farm Landfill Site | 0 | 0 | 73,000 / 36,500 per annum for 2 years | 0 |
| South Gloucestershire | Beech Hill Farm, Westerleigh | 0 | 0 | 0 | 45,000 / 2 years |
| West of England | | 0 | 0 | See above | 45,000 / 2 years |

Source: The four West of England authorities

Commentary

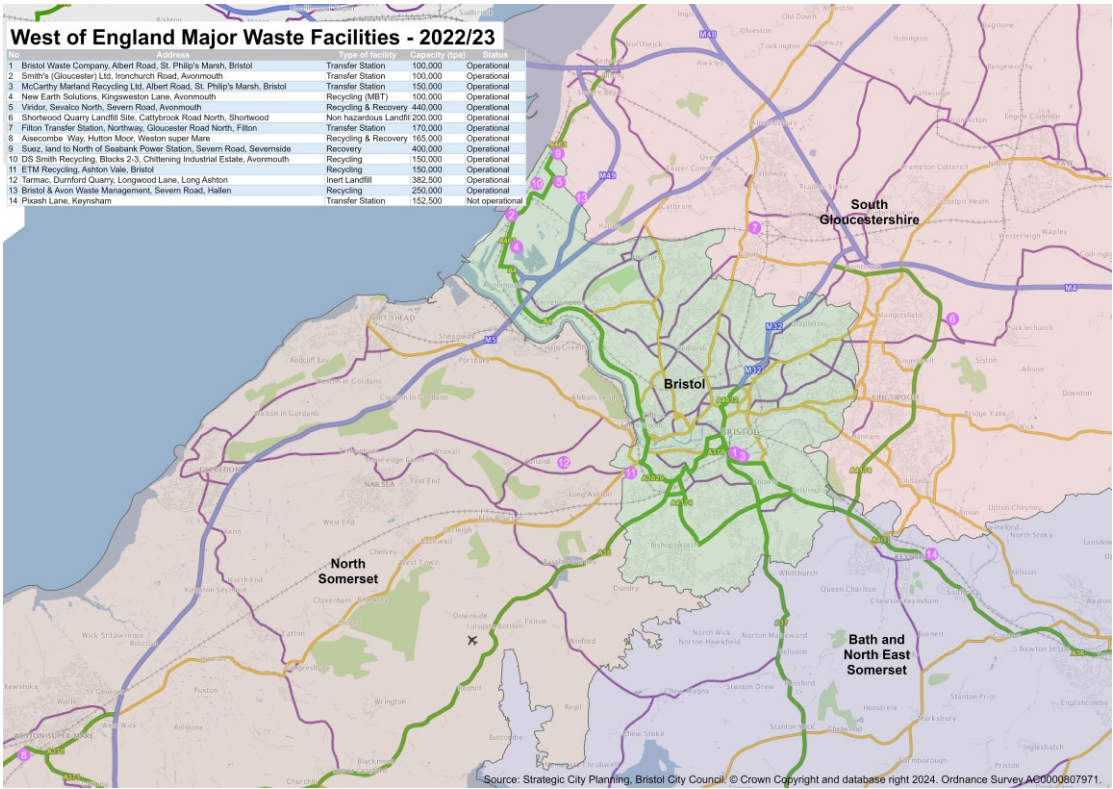
There were no changes from the 2021/22 situation in Bristol, BANES or South Glos.

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.

Map of major waste facilities

(Shows facilities with 100,000 tonnes per annum capacity or more)



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

| Year | Landfill (%) | Incinerati on with EfW (%) | Incinerati on without EfW (%) | Recycled / Composte d (%) | Other (%) | Total waste arising (%) |
|-----------|-----------------|----------------------------|-------------------------------|---------------------------|---------------|-------------------------|
| 2014/2015 | 18,501.66 (15%) | 41,462.88 (33%) | 271.39 (0%) | 62591.19 (50%) | 3192.65 (2%) | 126,020 (100%) |
| 2015/2016 | 15,647.46 (12%) | 44,331.96 (35%) | 597.77 (1%) | 62,270.23 (50%) | 2,319.78 (2%) | 125,167 (100%) |
| 2016/2017 | 14,825 (12%) | 38,811 (31%) | 1,200 (1%) | 62,678 (51%) | 6,012 (5%) | 123,547 (100%) |
| 2017/2018 | 13,917 | 35,094 | 23 | 63,329 | 7,154 | 119,516 |

| | | | | | | |
|------------------|-----------------|-----------------|-----------|-----------------|---------------|---------------------------|
| | (12%) | (29%) | (0%) | (53%) | (6%) | (100%) |
| 2018/2019 | 12,148 (10%) | 31,188 (26%) | 0 (0%) | 69,902 (59%) | 5,171 (4%) | 118,409 (100%) |
| 2019/2020 | 14,338 (12%) | 28,181 (23%) | 0 (0%) | 72,228 (60%) | 5,341 (4%) | 120,088 (100%) |
| 2020/2021 | 7,849 (6%) | 43,811 (33%) | 0 (0%) | 78,149 (60%) | 1,150 (1%) | 130,958 (100%) |
| 2021/2022 | 10,611 (8%) | 39,195 (31%) | 0 (0%) | 78,186 (61%) | 491 (0%) | 128,484 (100%) |
| 2022/2023 | 4,009 (4%) | 43,164 (36%) | 0 (0%) | 71,691 (60%) | 484 (0%) | 119,347 (100%) |
| 2023/2024 | 3,034 (2%) | 48,639 (40%) | 0 (0%) | 70,647 (58%) | -589 (0%) | 121,732 (100%) |

Table 7.5

Source: DEFRA

N.B. percentages may not add up to 100 due to rounding

Commentary

There has been a slight increase in the total amount of local authority collected waste (LACW). There has been a slight increase in the amount being processed by energy for waste and further decrease in the amount sent to the landfill and none was incinerated without energy for waste. The proportion of waste recycled fell in this year due to industrial action taken by collection workers in summer 2023. The proportion of waste composted and dealt with by other means has remained similar to that seen in previous years.

Duty to Co-operate

The requirement for local planning authorities (LPAs) to work under the Duty to Cooperate (DTC) on strategic planning issues is set out in section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act (2011). This requires authorities to engage constructively, actively and on an ongoing basis in relation to a number of activities including the preparation of development plan documents, other local development documents and marine plans. Local planning authorities must publish details of what action they have taken in relation to the duty to co-operate through their Authority's Monitoring Reports (AMRs).

During 2023/24, the West of England authorities comprising Bristol City Council, Bath and North East Somerset Council and South Gloucestershire Council have continued to co-operate and work with each other in preparing their respective local plans with the aim that the three plans will provide the strategic planning policies in the WECA area within the context of the duty to cooperate.

As required by the National Planning Policy Framework, SGC will preparing one or more statements of common ground (SoCG) to document the approach to engaging on cross-boundary strategic matters during the plan making process. The statement(s) of common ground will be prepared and published at the point the Local Plan is submitted and focus on the area covered, the governance arrangements for the cooperation process and the substantive cross- boundary matters to be addressed.

Minerals Planning

The National Planning Policy Framework (NPPF) requires minerals planning authorities (MPAs), such as the West of England authorities, to plan for a steady and adequate supply of aggregates by participating in the operation of an Aggregate Working Party (AWP) and taking its advice into account when preparing their Local Aggregates Assessment. The Southwest AWP meets quarterly, and membership includes representatives from central Government, mineral planning authorities, the Mineral Products Association, the British Aggregates Association, and such other representatives as appropriate.

Local Aggregates Assessment (LAA)

A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary authorities (UAs) within the West of England sub-region (Bristol City, Bath and Northeast Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the UAs' individual Local Plans. The LAA for 2012-2022 is currently in preparation.

Local Nature Recovery

The WECA area is bounded by natural cross-boundary features of international and national importance – the two limestone landscapes designated for their outstanding natural beauty - the Cotswolds National Landscape lies to the east and the Mendip Hills AONB to the south, with the Severn Estuary an international wetland habitat. With a plethora of international and national sites of ecological importance these are recognised to form part of the cross-boundary 'Nature Recovery Network' of ecological connectivity, (or potential connectivity) that extends across the West of England and beyond. Given the proximity of these natural assets to major areas of population growth and other change which may have direct and indirect impacts on them, it is recognised that appropriate management, including an understanding of potential impacts of development and how they may act cumulatively or in-combination, will need to be co-ordinated across boundaries.

Work is also progressing led by the Combined Authority on behalf of the West of England Combined Authority Mayor, as the Responsible Authority appointed by DEFRA, and the four Unitary Authorities and Natural England as Supporting Authorities, to publish a Local Nature Recovery Strategy (LNRS) to coordinate efforts to restore nature across the region. This will help LPAs ensure that areas of greatest potential for nature recovery can be better reflected in planning decisions and supports plan-makers to address the National Planning Policy Framework requirement for plans to protect and enhance biodiversity. Further details are available at: [The Local Nature Recovery Strategy and Toolkit - West of England Combined Authority](#)

Joint Planning Data Group

The West of England authorities take a joined-up approach to land-use research and monitoring across the sub-region and there is a well-established joint working arrangement through the Joint Planning Data Group. The group meets quarterly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

Appendix A: Housing Trajectory

Paragraph 78 of the National Planning Policy Framework (NPPF, December 2024) requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years’ worth of housing against their housing requirements. Housing requirements are set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need], where the strategic policies are more than five years old. The Housing Trajectory below sets out sites that are; complete, under construction or projected to build out between the years 2024/25 and 2028/29 onwards. Please see the key (situated at the end of Appendix A) for a guide to the Housing Trajectory.

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
|----------|-----------------------------|---------------------------------------|--------|---------------|------------------|------------|------------|------------|------------|---------------------------------|------------|------------|------------------------------------|----------------------|----------------------------|
| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0002hn | | Bradley Stoke | | | | | | | | | | | | 122 | |
| 0002hk | | Bradley Stoke | | | | | | | | | | | | 182 | |
| 0003 | | Dragon Road, Winterbourne | | | | | | | | | | | | 1 | |
| 0005 | | Hortham | | | | | | | | | | | | 270 | |
| 0006a | | Stoke Park Hospital | | | | | | | | | | | | 1 | |
| 0007 | | Filton College, Filton | | | | | | | | | | | | 77 | |
| 0008a | PT09/1271/RM | Charlton Hayes - [H18] | | Bovis | | | | | | | | | | 51 | |
| 0008b | PT09/0765/RM | Charlton Hayes - [H21, H22, H23] | | Bovis | | | | | | | | | | 111 | |
| 0008c | PT10/0042/RM | Charlton Hayes - [H19, H20] | | Bovis | | | | | | | | | | 60 | |
| 0008d | PT12/1137/RM | Charlton Hayes - [LC1] | | Bovis | | | | | | | | | | 33 | |
| 0008e | PT11/1766/RM | Charlton Hayes - [Part MU5, Part MU6] | | Bovis | | | | | | | | | | 40 | |
| 0008f | PT11/2687/RM | Charlton Hayes - [Part H50, Part H51] | | Bovis | | | | | | | | | | 53 | |
| 0008g | PT16/1319/RM | Charlton Hayes - [H3, H4, H5] | | Bovis | | | | | | | | | | 118 | |
| 0008h | PT12/0656/RM | Charlton Hayes - [H30] | | Barratt Homes | | | | | | | | | | 46 | |
| 0008i | PT12/1849/RM | Charlton Hayes - [H27, H32] | | David Wilson | | | | | | | | | | 40 | |
| 0008j | PT12/0521/RM | Charlton Hayes - [H31] | | David Wilson | | | | | | | | | | 25 | |
| 0008k | PT12/2470/RM | Charlton Hayes - [H28, H29, H33] | | Barratt Homes | | | | | | | | | | 101 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0008l | PT12/3040/RM | Charlton Hayes - [Part H52] | | Bovis | | | | | | | | | | 9 | |
| 0008m | PT13/1003/RM | Charlton Hayes - [H25, H26] | | Bovis | | | | | | | | | | 75 | |
| 0008n | PT12/4119/RM | Charlton Hayes - [H34, H36] | | Bellway | | | | | | | | | | 86 | |
| 0008o | PT13/0446/RM | Charlton Hayes - [H35, MU3] | | Bovis | | | | | | | | | | 65 | |
| 0008p | PT13/0559/RM | Charlton Hayes - [Part H51, Part H52 to H56] | | Bovis | | | | | | | | | | 137 | |
| 0008r | PT13/4370/RM | Charlton Hayes - [H39] | | Bovis | | | | | | | | | | 54 | |
| 0008s | PT13/4443/RM | Charlton Hayes - [H8, H9, H10] | | Bovis | | | | | | | | | | 115 | |
| 0008t | PT14/4954/RM | Charlton Hayes - [H40, H47, H48] | | Bellway | | | | | | | | | | 120 | |
| 0008u | PT16/0832/RM | Charlton Hayes - [H41 to H46, H49] | | Barratt Homes | | | | | | | | | | 205 | |
| 0008v | PT15/1349/RM | Charlton Hayes - [MU2] | | Bovis | | | | | | | | | | 36 | |
| 0008w | PT15/3344/RM | Charlton Hayes - [H38] | | Linden | | | | | | | | | | 28 | |
| 0008x | PT15/1676/RM | Charlton Hayes - [H15, H16] | | Bovis | | | | | | | | | | 75 | |
| 0008y | PT15/5088/RM | Charlton Hayes - [H14, H17] | | Bovis | | | | | | | | | | 63 | |
| 0008z | PT15/5106/RM | Charlton Hayes - [H37] | | Linden | | | | | | | | | | 65 | |
| 0008aa | PT16/4740/RM | Charlton Hayes - [LC2] | | Bovis | | | | | | | | | | | 52 |
| 0008ab | PT16/6598/RM | Charlton Hayes - [H11, H12, H13] | | Bovis | 40 | | | | | | | | | 52 | 130 |
| 0008ac | PT17/5946/RM | Charlton Hayes - [H6, H7, MU1] | | Wainhomes Severn Valley & Bovis Homes Ltd | 11 | | | | | | | | | 130 | 98 |
| 0008ad | PT18/0268/RM | Charlton Hayes - [H1, H2a and H2b] | | Bovis | 55 | | | | | | | | | 98 | 110 |
| 0009 | PT02/3497/F | Former Lime Works, Itchington | | | 12 | 8 | | | | | | | | 110 | |
| 0010a | PT07/1715/RM | Wallscourt Farm - [Phase 1] | | | | | | | | | | | | 17 | |
| | | | | | | | | | | | | | | 100 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| 0010b | | Wallscourt Farm - [Phase 2] | | | | | | | | | | | | 160 | |
| 0010c | PT09/5336/RM | Wallscourt Farm - [Phase 3] | | | | | | | | | | | | 193 | |
| 0010d | PT08/3118/RM | Wallscourt Farm - [Phase 4] | | | | | | | | | | | | 77 | |
| 0010e | | Wallscourt Farm - [Phase 5 part] | | | | | | | | | | | | 137 | |
| 0010f | PT11/2698/RM | Wallscourt Farm - [Phase 7] | | | | | | | | | | | | 97 | |
| 0010g | PT15/0870/RM | Wallscourt Farm - [Phase 5 part] | | | | | | | | | | | | 32 | |
| 0011a | PT15/1179/O | East of Coldharbour Lane - [Phase 1] | | Taylor Wimpey | 17 | 7 | | | | | | | | 284 | 694 |
| 0011b | PT15/1179/O | East of Coldharbour Lane - [Phase 1] | | ECCT | | | | | | | | | | 261 | |
| 0011c | PT18/0659/RM | East of Coldharbour Lane - [Phase 2] | | Taylor Wimpey | 46 | | | | | | | | | 103 | 103 |
| 0012 | | 162-164 Gloucester Road, Patchway | | | | | | | | | | | | 11 | |
| 0015 | | Toghill Lane, Doynton | | | | | | | | | | | | 10 | |
| 0017 | | 46-92 Milton Road, Yate | | | | | | | | | | | | 16 | |
| 0018 | | Land at Broad Lane, Yate | | | | | | | | | | | | 23 | |
| 0020 | PK11/3414/F | Coopers Site, Westerleigh Road, Yate | | | | | | | | | | | | 67 | |
| 0021a | PT12/1302/RM | Land at Harry Stoke, Stoke Gifford | | | | | | | | | | | | 166 | |
| 0022 | | 472-478 Filton Avenue, Filton | | | | | | | | | | | | 21 | |
| 0023 | | New Road, Filton | | | | | | | | | | | | 72 | |
| 0024 | | West End, Marshfield | | | | | | | | | | | | 17 | |
| 0025 | | Whiteshill House, Hambrook | | | | | | | | | | | | 10 | |
| 0026 | PT06/0085/RM | New Road, Rangeworthy | | | | | | | | | | | | 21 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0027 | | The Galleon, Conygre Road, Filton | | | | | | | | | | | | 12 | |
| 0028 | | The Lawns, Yate | | | | | | | | | | | | 14 | |
| 0029 | | Fishpool Hill, Easter Compton | | | | | | | | | | | | 13 | |
| 0033 | | Land at Siston Hill, Siston | | | | | | | | | | | | 504 | |
| 0034 | PK08/3230/F | Hanham Hall Hospital, Hanham | | | | | | | | | | | | 185 | |
| 0036aa | PK13/2790/RM | GHQ Emersons Green - [Parcel 5] | | Linden Homes | | | | | | | | | | 45 | 45 |
| 0036ab | PK13/2741/RM | GHQ Emersons Green - [Parcels 6 & 7] | | Barratt Homes | | | | | | | | | | 129 | 132 |
| 0036ac | PK13/2648/RM | Lyde Green - [Parcel 2a] | | Taylor Wimpey | | | | | | | | | | 75 | 86 |
| 0036ad | PK13/2646/RM | GHQ Emersons Green - [Parcel 3] | | Persimmon | | | | | | | | | | 56 | 56 |
| 0036ae | PK13/2647/RM | GHQ Emersons Green - [Parcel 8] | | Persimmon | | | | | | | | | | 79 | 79 |
| 0036af | PK13/2649/RM | GHQ Emersons Green - [Parcels 9 & 10] | | Taylor Wimpey | | | | | | | | | | 135 | 137 |
| 0036ag | PK14/4110/RM | GHQ Emersons Green - [Parcel 12] | | Persimmon | | | | | | | | | | 99 | 99 |
| 0036ah | PK15/0681/RM | Lyde Green - [Parcel 11] | | Barratt Homes | | | | | | | | | | 96 | 96 |
| 0036ai | PK14/3540/RM | GHQ Emersons Green - [Parcels 13 & 14] | | Bellway | | 9 | | | | | | | | 118 | 118 |
| 0036aj | PK15/1174/RM | GHQ Emersons Green - [Parcel 15] | | Persimmon Homes | | | | | | | | | | 57 | 57 |
| 0036ak | PK16/0540/RM | GHQ Emersons Green - [Parcel 22] | | Persimmon Homes | | | | | | | | | | 56 | 56 |
| 0036al | PK15/5115/RM | Lyde Green - [Parcels 23 & 24] | | Taylor Wimpey | | | | | | | | | | 88 | 88 |
| 0036am | PK16/2568/RM | Lyde Green - [Parcel 1] | | Persimmon Homes | 6 | | | | | | | | | 90 | 90 |
| 0036an | PK16/6501/RM | Lyde Green - [Parcels 17 & 18a] | | Taylor Wimpey | | | | | | | | | | 101 | 101 |
| 0036ao | PK17/4155/RM | Lyde Green - Parcels 18, 20a & 20b | | Persimmon Homes | 50 | 5 | | | | | | | | 114 | 114 |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| 0036ap | PK17/1121/RM | Lyde Green - [Parcels 21a] | | Persimmon Homes | | | | | | | | | | 21 | |
| 0036aq | PK17/2795/RM | Lyde Green - [Parcels 16a] | | Persimmon Homes | | | | | | | | | | 21 | 56 |
| 0036ar | PK18/1513/RM | Lyde Green - [Parcels 27a & 28] | | Persimmon Homes | | | | | | | | | | 56 | 140 |
| 0036as | PK17/4910/RM | Lyde Green - [Parcel 21b] | | Persimmon Homes | 33 | 8 | 9 | | | | | | | 140 | |
| 0036at | PK18/1464/RM | Lyde Green - [Parcels 25a, 25B and 26] | | Taylor Wimpey | | | | | | | | | | 35 | 162 |
| 0036au | PK18/4996/RM | Lyde Green - [Extra Care] | | Quatro Design Architects Ltd. | 47 | | | | | | | | | 162 | 50 |
| 0036av | P19/8823/RM | Lyde Green - [Parcel 16b] | | Taylor Wimpey | 50 | | | | | | | | | 50 | 96 |
| 0036ax | P20/10826/RM | Emersons Green East - [Parcel 27B] | | Persimmon Homes | 8 | 88 | | | | | | | | 96 | 27 |
| 0036aaa | P19/19012/RM | Emersons Green East - [Parcel 19] | | Taylor Wimpey | | 27 | | | | | | | | 27 | 76 |
| 0036ba | PK14/2715/RM | Gateway Site Emersons Green - [Parcel 2] | | Linden Homes | | 76 | | | | | | | | 76 | |
| 0036bb | PK15/2918/RM | Gateway Site Emersons Green - [Parcel 1] | | Taylor Wimpey Homes | | | | | | | | | | 126 | |
| 0036bc | PK17/1745/RM | The Gateway at Lyde Green - Taylor Wimpey [Phase 2] | | Taylor Wimpey Homes | | | | | | | | | | 128 | |
| 0036d | PK17/1112/F | Land South Of Lyde Green | | BDW & Taylor Wimpey | | | | | | | | | | 122 | 115 |
| 0036e | PK18/3977/F | Land At White House Farm | | Taylor Wimpey & Persimmon | | 57 | 58 | | | | | | | 115 | 86 |
| 0037 | | North of Douglas Road, Kingswood | | | | 33 | 53 | | | | | | | 86 | |
| 0038 | | Former Woodstock Special School, Courtney Road | | | | | | | | | | | | 131 | |
| 0040 | | Cloverdale Drive, Longwell Green | | | | | | | | | | | | 66 | |
| 0041 | | Land Off Southway Drive, Warmley | | | | | | | | | | | | 2 | |
| 0046 | | Mounthill Nursery, Kingswood | | | | | | | | | | | | 41 | |
| 0047 | | Summit Youth Centre, Kingswood | | | | | | | | | | | | 14 | |
| | | | | | | | | | | | | | | 71 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| 0048 | | Hanham Road DSO, Kingswood | | | | | | | | | | | | 24 | |
| 0054 | | Church Road, Kingswood | | | | | | | | | | | | 23 | |
| 0060 | | Carsons Road, Kingswood | | | | | | | | | | | | 4 | |
| 0063 | | Depot Downend Road, Kingswood | | | | | | | | | | | | 14 | |
| 0064 | | 29-35 High Street, Kingswood | | | | | | | | | | | | 14 | |
| 0065 | | R/O 1, 3 and 7 Tower Road South, Kingswood | | | | | | | | | | | | 13 | |
| 0066 | | 65 Cadbury Heath Road, Kingswood | | | | | | | | | | | | 13 | |
| 0067 | | Jubilee Road, Kingswood | | | | | | | | | | | | 23 | |
| 0068 | | 1-3 Colston Street, Soundwell | | | | | | | | | | | | 14 | |
| 0069 | | 21 Portland Street, Soundwell | | | | | | | | | | | | 13 | |
| 0070 | | Crossroads Service Station, Downend | | | | | | | | | | | | 13 | |
| 0071 | | Downend Lower School, Northview, Downend | | | | | | | | | | | | 52 | |
| 0073 | | Kingsway Engineering, Hanham | | | | | | | | | | | | 14 | |
| 0074 | | Lintham Drive, Kingswood | | | | | | | | | | | | 68 | |
| 0075 | | 36 High Street, Staple Hill | | | | | | | | | | | | 13 | |
| 0076 | | Rear of Cossham Street, Mangotsfield | | | | | | | | | | | | 13 | |
| 0077 | | Former Courtaulds Factory, Staple Hill | | | | | | | | | | | | 45 | |
| 0079 | | Bath Road, Thornbury | | | | | | | | | | | | 45 | |
| 0080 | | Cambrian Drive/Wellington Road, Yate | | | | | | | | | | | | 70 | |
| 0081 | | Cattle Market, Thornbury | | | | | | | | | | | | 22 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| 0082 | | Siblands, Gillingstool, Thornbury | | | | | | | | | | | | 23 | |
| 0084 | | BFS Diecutting, 27 Hanham Road, Kingswood | | | | | | | | | | | | 14 | |
| 0085 | | Adj.22 Memorial Road, Hanham | | | | | | | | | | | | 14 | |
| 0086 | | Queens Road, Cadbury Heath | | | | | | | | | | | | 9 | |
| 0088 | | Priory Court, Hanham | | | | | | | | | | | | 28 | |
| 0090 | | Broad Street/Beaufort Road, Staple Hill | | | | | | | | | | | | 14 | |
| 0091 | | Passage Road, Almondsbury | | | | | | | | | | | | 12 | |
| 0092 | | Adjacent to Southmead Road, Filton | | | | | | | | | | | | 65 | |
| 0093 | | 23 Stanbridge Road, Downend | | | | | | | | | | | | 11 | |
| 0094 | | Factory, Morley Road, Staple Hill | | | | | | | | | | | | 32 | |
| 0095 | PK08/1530/F | Kingswood Trading Estate, Kingswood | | | | | | | | | | | | 57 | |
| 0097 | | Wall Tyning Nursing Home, Bitton | | | | | | | | | | | | 9 | |
| 0099 | | 95 High Street, Kingswood | | Merlin Housing Society | | | | | | | | | | 10 | |
| 0100 | | 148 Hanham Road, Kingswood | | | | | | | | | | | | 14 | |
| 0101 | | Former Police Station, High Street, Kingswood | | | | | | | | | | | | 14 | |
| 0102 | | 17 and 25a Overnhill Road, Downend | | McCarthy and Stone | | | | | | | | | | 36 | |
| 0105 | | Power Electrics, Morley Road, Staple Hill | | | | | | | | | | | | 14 | |
| 0107 | | Roseacre, Harry Stoke Road, Stoke Gifford | | | | | | | | | | | | 14 | |
| 0109 | PT11/3811/F | Rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford | | | | | | | | | | | | 13 | |
| 0110 | | Soundwell Centre, Soundwell | | | | | | | | | | | | 11 | |

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| 0111 | | 67-73 Bath Road, Longwell Green | | | | | | | | | | | | 26 | |
| 0112 | | The Rotunda Club, Moravian Road, Kingswood | | | | | | | | | | | | 14 | |
| 0114 | | 894-896 Filton Avenue, Filton | | | | | | | | | | | | 8 | |
| 0115 | | Fiveways, New Cheltenham Road, Kingswood | | | | | | | | | | | | 40 | |
| 0116 | | Factory Site, Portland Street, Staple Hill | | | | | | | | | | | | 30 | |
| 0117 | | Sir Bernard Lovell Playing Fields, Oldland Common | | | | | | | | | | | | 13 | |
| 0118 | | Former School, Beaufort Road, Downend | | | | | | | | | | | | 63 | |
| 0119 | | Land adjacent Hares Farm, Mapleridge Lane | | | | | | | | | | | | 10 | |
| 0120 | | Land at Abbots Road, Hanham | | | | | | | | | | | | 14 | |
| 0122 | | The Meads, Frampton Cotterell | | | | | | | | | | | | 188 | |
| 0123 | | Sea Stores, Kennedy Way, Yate | | | | | | | | | | | | 228 | |
| 0124 | | Land at Parkway North, Stoke Gifford | | | | | | | | | | | | 34 | |
| 0127 | PK10/2627/F | Mount Pleasant Farm, Longwell Green | | Soveriegn Housing Association | | | | | | | | | | 70 | |
| 0128 | PK15/0532/F | Intier Site, Bitton | | | | | | | | | | | | 113 | |
| 0129a | PK12/1828/F | Barnhill Quarry, Chipping Sodbury | | McCarthy and Stone | | | | | | | | | | 60 | |
| 0129b | PK14/0612/RM | Barnhill Quarry, Chipping Sodbury | | | | | | | | | | | | 109 | |
| 0130 | | Land at junction of Whittucks Road and Abbots Road, Hanham | | | | | | | | | | | | 34 | |
| 0131 | | Land off Catbrain Hill, Cribbs Causeway | | | | | | | | | | | | 50 | |
| 0132a | PT13/0919/RM | North of Park Farm, Thornbury | | | | | | | | | | | | 126 | |
| 0132b | PT15/5528/RM | North of Park Farm, Thornbury | | David Wilson Homes | 8 | | | | | | | | | 374 | 374 |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| 0133a | PK13/1185/RM | Land at North Yate - Peg Hill | | | | | | | | | | | | 235 | |
| 0133ac | PK17/5389/RM | Land at North Yate - [PL14d, PL22] | | David Wilson Homes | 10 | | | | | | | | | 83 | 83 |
| 0133ad | PK18/0527/RM | Land at North Yate - [PL23b, PL23d, PL23e] | | Barratt Homes | | | | | | | | | | 73 | 73 |
| 0133ae | PK18/1723/RM | Land at North Yate - [PL12b, PL13b] | | Barratt Homes | 34 | | | | | | | | | 226 | 226 |
| 0133af | PK18/3185/RM | Land at North Yate - [PL15a, 16a, 16b] | | David Wilson Homes | 106 | | | | | | | | | 106 | 106 |
| 0133ag | PK18/3237/RM | Land at North Yate - [PL22] | | Barratt Homes | | | | | | | | | | 7 | |
| 0133ai | P19/14361/RM | Land at North Yate - [PL14e] | | Barratt Homes | | 36 | 12 | | | | | | | 48 | 48 |
| 0133aj | P19/12246/RM | Land at North Yate - [PL12a, PL13a] | | Barratt Homes | 21 | 110 | 24 | | | | | | | 155 | 155 |
| 0135c | PT16/6182/F | New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln] | | Keepmoat Regeneration Ltd And William Sutton Developments Lt | 46 | | | | | | | | | 69 | Demolition of 1 and erection of 70 |
| 0135g | P19/7772/F | East Of Harry Stoke NN - Land East Of Players Close, Hambrook | | Freemantle Developments Ltd | | | 9 | | | | | | | 9 | 9 |
| 0137 | PK15/0718/RM | Hill View and Hill Top, Woodstock Road, Kingswood | | | | | | | | | | | | 12 | |
| 0138a | PT15/5412/RM | Frenchay - [Phase 1] | | Redrow Homes (South West) | 8 | | | | | | | | | 89 | 88 |
| 0138b | PT17/0973/RM | Frenchay - [Phase 2] | | Redrow Homes (South West) | 13 | | | | | | | | | 127 | 127 |
| 0138c | PT17/4904/RM | Frenchay - [Phase 3a] | | Redrow | | | | | | | | | | 41 | 41 |
| 0138e | PT17/5363/RM | Frenchay - [Phase 4] | | Redrow Homes (South West) | 48 | 92 | 22 | | | | | | | 162 | 162 |
| 0139 | PK12/2924/F | Former Coopers Works, Westerleigh Road, Yate | | Charles Church & McCarthy and Stone | | | | | | | | | | 92 | |
| 0140 | | Rear of 60 Wotton Road, Charfield | | | | | | | | | | | | 16 | |
| 0141 | | Land at Savages Wood Road, Bradley Stoke | | McCarthy and Stone | | | | | | | | | | 74 | |
| 0143 | | Frome Court, Thornbury | | | | | | | | | | | | 14 | |
| 0144 | | Land off Broad Lane, Yate | | | | | | | | | | | | 14 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| 0145 | PK14/4698/F | Minelco site, Randolph Avenue, Yate | | | | | | | | | | | | 34 | |
| 0146 | PK13/2792/RM | Blackhorse Day Centre, Mangotsfield | | | | | | | | | | | | 31 | |
| 0147 | PK14/0120/F | Rodford Primary School, Yate | | | | | | | | | | | | 57 | |
| 0149 | | Prinknash Court, Abbotswood, Yate | | | | | | | | | | | | -4 | |
| 0150 | | 28-50 Gloucester Road, Patchway | | | | | | | | | | | | -12 | |
| 0151a | PT12/2395/O | North of Morton Way, Thornbury - [Phase 1] | | | | | | | | | | | | 109 | |
| 0151b | PT15/5060/RM | North of Morton Way, Thornbury - [Phase 2] | | | | | | | | | | | | 108 | |
| 0151c | PT17/3446/F | Crossways, North of Morton Way, Thornbury - [Phase 3] | | | | | | | | | | | | 83 | |
| 0153 | PT13/0510/F | Adj.The Burltons, Cromhall | | | | | | | | | | | | 11 | |
| 0154 | | Police Station, Thornbury | | Churchill | | | | | | | | | | 36 | |
| 0155 | PT16/6845/RM | Cedar Lodge, Charlton Common, Patchway | | | | | | | | | | | | 13 | |
| 0157 | | Moravian Road, Kingswood | | | | | | | | | | | | 16 | |
| 0159a | | University of the West of England - Student housing | | | | | | | | | | | | 38 | |
| 0160 | PK13/2851/F | Former Police Station, Staple Hill | | | | | | | | | | | | 48 | |
| 0161 | PK14/4964/F | Wapley Court, Yate | | | | | | | | | | | | 24 | |
| 0162 | PT13/3396/F | Former Police Station, Filton | | | | | | | | | | | | 18 | |
| 0163 | PK15/1260/F | Cadbury Heath Youth Centre, Park Road, Warmley | | | | | | | | | | | | 25 | |
| 0164 | PK15/2533/F | Concrete Plant, Quarry Road, Chipping Sodbury | | | | | | | | | | | | 11 | |
| 0165 | PT13/3101/F | Pound Mill, Lower Morton, Thornbury | | | | | | | | | | | | 12 | |
| 0166 | PT14/4961/F | Alexandra, Midland Way, Thornbury | | | | | | | | | | | | 23 | |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0167 | PT17/3333/RM | R/O Dick Lovett, Laurel Hill, Cribbs Causeway | | Strongvox Homes | 29 | 39 | 9 | | | | | | | 80 | Demolition of 2 & erection of 80 |
| 0167a | P19/18442/F | Land To The West Of Catbrain Hill Cribbs Causeway | | Strongvox Homes | | | 30 | | | | | | | 30 | 30 |
| 0169 | PT17/4963/RM | Goodmans additional land, Northfield Park, Charlton Hayes | | BDW Trading Ltd | 33 | | | | | | | | | 120 | |
| 0174 | P20/17527/F | Mendip Crescent, Downend | | Bromford | | 7 | | | | | | | | 7 | Demolition of 4 and erection of 11 |
| 0174a | PT14/1490/F | 15 Oldlands Ave. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 4 | |
| 0174b | PT14/1489/F | Bell Rd. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 2 | |
| 0174c | PT14/1518/F | Ridings Rd. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 4 | |
| 0174d | | Oldlands/Newlands, Coalpit Heath | | Merlin Housing Society | | | | | | | | | | -10 | |
| 0174e | PT14/1496/F | Willow Way, Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 2 | |
| 0174f | PT14/1836/F | Ware Court, Winterbourne | | Merlin Housing Society | | | | | | | | | | -4 | |
| 0174g | PT14/0344/F | Newleaze House, Filton | | Merlin Housing Society | | | | | | | | | | -21 | |
| 0174h | PK14/4994/F | Algars Drive, Iron Acton | | Merlin Housing Society | | | | | | | | | | 6 | |
| 0174i | PK14/4995/F | Nibley Lane, Iron Acton | | Merlin Housing Society | | | | | | | | | | 5 | |
| 0174j | | Oldlands/Newlands, Coalpit Heath | | Merlin Housing Society | | | | | | | | | | -8 | |
| 0174k | PT14/1492/F | 7 Oldlands Ave. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 22 | |
| 0174l | PT14/1517/F | 12 Oldlands Ave. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 15 | |
| 0174m | PK14/3334/PND | Algars/Chilwood, Iron Acton | | Merlin Housing Society | | | | | | | | | | -2 | |
| 0174n | PT15/1262/F | Newlands Ave. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 5 | |
| 0174o | PT15/1265/F | Newlands Ave. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 0 | |
| 0174p | PT15/2099/F | Coalville Rd. Coalpit Heath | | Merlin Housing Society | | | | | | | | | | 4 | |

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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0174q | PK15/1640/F | Garage site, James Road, Soundwell | | | | | | | | | | | | 5 | |
| 0174s | PT18/3038/F | Rodney Crescent, Filton - [Phase 2] | | Merlin Housing Society | | | | | | | | | | 9 | |
| 0174t | PT17/4327/F | Collins Avenue, Little Stoke - [Phase 2] | | Merlin Housing Society | | | | | | | | | | 15 | |
| 0174w | PK15/1651/F | Irving Close, Staple Hill | | | | | | | | | | | | 5 | |
| 0174x | PK16/4486/F | 28 Blackhorse Lane, Downend | | | | | | | | | | | | 4 | |
| 0174y | PK16/4492/F | Land off Beaufort Road, Downend | | | | | | | | | | | | 16 | |
| 0174z | PT17/2270/F | Langdale Court, Consiton Road, Patchway | | | | | | | | | | | | -5 | |
| 0175 | PT14/0760/F | Extra Care scheme Charlton Hayes - [H24, LC3] | | Grove Care | | | | | | | | | | 24 | |
| 0175a | PT17/5476/F | 40 Bed Care Home & 4 Town Houses Charlton Hayes (Rose Garden) | | Grove Care | | | | | | | | | | 9 | |
| 0177 | PT14/3203/F | Charlton House, Filton | | | | | | | | | | | | 22 | |
| 0178 | PK14/2628/F | 17-19 Edgeware Road, Staple Hill | | | | | | | | | | | | 10 | |
| 0182 | PT14/4404/F | 98 Gloucester Road, Filton | | | | | | | | | | | | 9 | |
| 0183 | PK15/0579/F | 47 Broad Street, Staple Hill | | | | | | | | | | | | 10 | |
| 0184 | PK15/1645/F | 2-4 Hanham Road, Kingswood | | | | | | | | | | | | 10 | |
| 0185 | PT16/6580/RM | Land at Day House Leaze, Wotton Road, Charfield | | | | | | | | | | | | 64 | |
| 0186 | PT14/2849/F | Bonnington Walk, Stoke Gifford | | | | | | | | | | | | 95 | |
| 0187 | PT16/1503/RM | South of Wotton Road, Charfield | | | | | | | | | | | | 106 | |
| 0189 | PK15/3950/F | Land off High Street, Hanham | | | | | | | | | | | | 54 | |
| 0190 | PT18/0902/F/ PT16/4055/RM | Land at Post Farm, Thornbury | | Linden Ltd (T/A Linden Homes Western) | 6 | | | | | | | | | 125 | |
| 0190a | PT18/0902/F | Land at Post Farm, Thornbury (replan of PT15/2917/O and PT16/4055/RM) | | | | | | | | | | | | 7 | 29 |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0191 | PT15/0510/F | Lockleaze Recreation Ground, Stoke Gifford | | | | | | | | | | | | 152 | |
| 0192 | PK15/4995/F | Wesleyan Chapel, Blackhorse Road, Kingswood | | | | | | | | | | | | 15 | |
| 0193 | PT15/5521/F | The Gables, Costers Close, Alveston | | | | | | | | | | | | 9 | |
| 0194 | PK17/5966/RM | South of Poplar Lane, Wickwar | | | | | | | | | | | | 80 | |
| 0197 | PK16/5889/F | Kerr House, Morley Road, Staple Hill | | | | | | | | | | | | 21 | |
| 0198 | PT16/4976/F | Junction Hayes Way / Charlton Boulevard, Patchway - [Site 1] | | | | | | | | | | | | 42 | |
| 0199 | P19/12563/F | Land At MU6, Charlton Hayes | | McCarthy and Stone | | 10 | | | | | | | | 10 | |
| 0201 | PK17/0807/F | Oaktree Avenue, Puckelchurch - [Site A] | | | | | | | | | | | | 38 | |
| 0202 | PK16/2566/F | Cecil Road, Kingswood | | | | | | | | | | | | 29 | |
| 0203 | PK17/0808/F | Oaktree Avenue, Puckelchurch - [Site B] | | | | | | | | | | | | 20 | |
| 0206 | PT16/0982/F | Former Council Offices, Castle Street, Thornbury | | | | | | | | | | | | 61 | |
| 0207 | P19/3928/RM | Heneage Farm, Falfield | | Linden Limited (Trading As Linden Homes Western) | 46 | 34 | | | | | | | | 85 | 85 |
| 0209 | PK17/2020/F | Amberley Lodge, Broad Lane, Yate | | | | | | | | | | | | 26 | |
| 0210 | PT18/2466/RM | Almondsbury Squash Club, Oaklands Drive, Almondsbury | | | | | | | | | | | | 10 | |
| 0211 | P19/14956/F | Land To The West Of Stowell Hill, Tytherington | | Keynsham Build Ltd | | 29 | | | | | | | | 29 | 29 |
| 0212 | PT17/2240/F | Land at Duck Street, Tytherington | | | | | | | | | | | | 28 | |
| 0213 | PK17/2864/F | Former Education Centre, Mangotsfield | | | | | | | | | | | | 21 | |
| 0214 | PK17/3702/F | East of Greenbank Road, Hanham | | | | | | | | | | | | 77 | |
| 0215 | PT18/3990/F | Oakfield House, Wotton Road, Rangeworthy | | | | | | | | | | | | 13 | |
| 0216 | PK17/5109/F | East of Trinity Lane, Chipping Sodbury | | Cotswold Homes Ltd | 12 | | | | | | | | | 60 | 60 |

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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0218 | P19/4513/RM | Land South Of Park Street, Hawkesbury Upton | | Spitfire Bespoke Homes Ltd | | 9 | 12 | | | | | | | 21 | 21 |
| 0219 | P19/5258/RM | Land South Of Horwood Lane, Wickwar | | Linden Ltd (T/A Linden Homes Western) | 43 | 37 | 10 | | | | | | | 90 | 90 |
| 0221 | PK17/3061/F | Land at Normandy Drive, Yate | | | | | | | | | | | | 62 | |
| 0222 | PT18/6493/RM | Land north of Wotton Road, Charfield, Gloucestershire | | Barratt Homes | 66 | 37 | 12 | | | | | | | 115 | 115 |
| 0223a | PT18/6313/RM | Land east of Park Lane, Coalpit Heath - [Phase 1] (Blackberry Park) | | BDW Trading Limited | 31 | | | | | | | | | 96 | |
| 0223b | P19/18441/RM | Land at Park Lane, Coalpit Heath - [Phases 2 And 3] (Blackberry Park) | | BDT Trading Ltd | 18 | 85 | 5 | | | | | | | 108 | 108 |
| 0224 | P19/15929/RM | Former North Avon Magistrates Court, Yate | | Soveriegn Housing Association | | 45 | | | | | | | | 45 | 45 |
| 0225 | PK18/5781/RM | The Shant, Crown Road, Kingswood | | The Shant Building Company Ltd | 10 | | | | | | | | | 10 | 10 |
| 0226a | P19/13690/RM | Watermore Junior School [Site B], Lower Stone Close, Frampton Cotterell | | L P (Housing) Ltd | 4 | 1 | | | | | | | | 5 | 5 |
| 0229 | PK17/0704/F | Land At 298 Soundwell Road (Cross boundary with Bristol) | | Land Venture Properties Ltd | | | 6 | | | | | | | 6 | 20 (only 6 in SGC) |
| 0230 | PK16/4840/F | Masters Church Park Road, Kingswood | | Crossman (Wesleyan Chapel Kingswood) Ltd. | 3 | 19 | | | | | | | | 22 | |
| 0232 | P19/5351/F | The Park Hotel, Gloucester Road | | Maples Care Ltd | 2 | | | | | | | | | 2 | 13 bed residential institution |
| 0233 | P19/7177/F | Wood Leaze Residential Care Home | | | | | | | | | | | | 18 | |
| 0235 | PK18/6115/F | Warmley Court - Care Home | | Linden Homes | 2 | | | | | | | | | 2 | 12 bed care home |
| 0236 | P19/10586/PNOR | Kingsgate House - HHC Investments | | HHC INVESTMENTS LTD | 16 | | | | | | | | | 16 | |
| 0237 | P19/7309/PNOR | International House - Kingswood | | Pryzm Developments | 19 | | | | | | | | | 19 | |
| 0243 | P20/00319/F | 33 Quarry Road, Alveston | | Bromford Homes | 11 | 2 | | | | | | | | 11 | |
| 0249 | P20/23871/F | Alveston House Hotel Davids Lane Alveston | | Prestige Retirement Living Ltd | 22 | | | | | | | | | 22 | |
| 0252 | P20/10080/F | Block B Cheswick Village | | Christian Grant Properties Ltd | | 37 | | | | | | | | 37 | 36 studio & 3 cluster |
| 0254 | P20/15214/F | Land North Of Lodge Road, Engine Common, Yate | | Cotswold Homes | | 7 | 24 | | | | | | | 31 | 31 |

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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| | | Small Sites fewer than 10 dwellings - North Fringe of Bristol | | | 35 | 6 | | | | | | | | 579 | |
| | | Small Sites fewer than 10 dwellings - East Fringe of Bristol | | | 102 | 73 | | | | | | | | 1652 | |
| | | Small Sites fewer than 10 dwellings - Chipping Sodbury | | | 1 | -1 | | | | | | | | 62 | |
| | | Small Sites fewer than 10 dwellings - Yate | | | 5 | 12 | | | | | | | | 171 | |
| | | Small Sites fewer than 10 dwellings - Thornbury | | | 5 | 7 | | | | | | | | 144 | |
| | | Small Sites fewer than 10 dwellings - Elsewhere | | | 128 | 100 | | | | | | | | 1548 | |
| 0021b | PT17/5810/RM | Land at Harry Stoke, Stoke Gifford | Stoke Gifford | Crest Nicholson, Sovereign & Vistry | 191 | 196 | 80 | 86 | 97 | 52 | 51 | | | 763 | 763 |
| 0021c | PT17/5847/RM | Land at Harry Stoke, Stoke Gifford | Stoke Gifford | Crest Nicholson | | | | 87 | 78 | 64 | | | | 229 | 229 |
| 0035 | PK10/1057/F | South of Douglas Road, Kingswood | Kingswood | Douglas Homes Southwest Ltd. | 40 | | | | | 20 | 25 | 25 | 126 | 322 | 306 - 40 bed care home - 28 sheltered accommodation |
| 0036aw | P19/16786/RM | Emersons Green East - [Parcel 2b] | Emersons Green | Taylor Wimpey | | | | 19 | | | | | | 19 | 19 |
| 0036ay | P21/03348/RM | Emersons Green - [Parcel 29] | Emersons Green | Taylor Wimpey | | | 17 | 40 | 10 | | | | | 67 | 67 |
| 0036az | P21/06187/RM | Emersons Green - [Parcel 30] | Emersons Green | Persimmon & Taylor Wimpey | | | 45 | 18 | | | | | | 63 | 63 |
| 0133ab | PK17/5388/RM | Land at North Yate - [PL23a, PL23c] | Yate | Barratt Homes | 6 | | | 3 | | | | | | 77 | 77 |
| 0133ah | P19/2525/RM | Land at North Yate - [PL17a, 17b, 18a, 18b & 21] | Yate | David Wilson Homes | 51 | 86 | 76 | 18 | | | | | | 231 | 231 |
| 0133ak | P20/16804/RM | Land at North Yate - [PL7, 8, 9 & 11] | Yate | Barratt Homes | | 48 | 118 | 17 | | | | | | 183 | 183 |
| 0133al | P21/02473/RM | Land at North Yate - [PL5c and PL6] | Yate | Taylor Wimpey | | | 55 | 58 | 44 | | | | | 157 | 157 |
| 0133an | P21/03161/RM | Land at North Yate - [PL19, 20, 28 and 29] | Yate | David Wilson Homes | | | 19 | 65 | 54 | | | | | 138 | 138 |
| 0133ap | P22/02306/RM | Land at North Yate - [PL3, 14a, 14b, 14c] | Yate | Barratt Homes | | | | 41 | 59 | 45 | 56 | | | 201 | 201 |
| 0133aq | P22/03612/RM | Land at North Yate - [PL10, 30, 31] | Yate | David Wilson Homes | | | | | 33 | 14 | | | | 47 | 47 |
| 0133ar | P22/04365/RM | Land at North Yate - [PL2, 4a, 4b, 5b] | Yate | Barratt Homes | | | | 74 | 61 | 10 | | | | 145 | 145 |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | | | |
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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
| 0133as | P19/11377/RM | Land at North Yate - [PL24, 25, 26 & 27] | Yate | Bellway | 52 | 86 | 106 | 3 | | | | | | 247 | 247 |
| 0133at | P21/07632/RM | Parcels PL6 North North Yate South Gloucestershire | Yate | BDW Trading Ltd (Barratt Bristol Division) | | | | 8 | | | | | | 8 | 8 |
| 0134aa | P21/04349/RM | Cribbs/Patchway NN (Berwick Green) | Almondsbury | Bellway | | | 39 | 61 | 50 | 52 | 54 | | | 256 | 256 |
| 0134ab | P21/04748/RM | Cribbs/Patchway NN - [Parcels 14-19], (Berwick Green / Haw Wood) | Almondsbury | Taylor Wimpey | | | 13 | 48 | 92 | 61 | 30 | | | 244 | 244 |
| 0134ac | P22/04774/RM | Berwick Green Land - [Phase 2] | Almondsbury | Bellway | | | | 30 | 80 | 20 | 23 | | | 153 | 153 |
| 0134ad | P22/01200/RM | Cribbs/Patchway NN - Triangle Land Station Road/A4018 | Almondsbury | Countryside Partnerships South West | | | 36 | 94 | | | | | | 130 | 130 |
| 0134ae | P23/03373/RM | Land At Cribbs Causeway, Almondsbury | Almondsbury | Taylor Wimpey | | | | | | 49 | 49 | 49 | 70 | 217 | 126 |
| 0134b | PT12/1930/O | Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill | Almondsbury | Persimmon | | | | | | | | | 304 | 304 | 1100 |
| 0134ba | P21/05421/RM | Cribbs/Patchway NN - Wyck Beck Road and Fishpool Hill | Almondsbury | Persimmon Homes Severn Valley | | | 62 | 48 | 48 | 48 | 29 | | | 235 | 235 |
| 0134bc | P23/01092/RM | Parcels H1, H5 & H6 Land At Wyck Beck Road And Fishpool Hill | Almondsbury | Persimmon Homes | | | | 23 | 47 | 32 | 17 | | | 119 | 119 |
| 0134c | PT14/3867/O | Cribbs/Patchway NN - Former Filton Airfield | Almondsbury | YTL | | | | | | | | | 1026 | 1026 | 2675 |
| 0134ca | PT18/5892/RM | Parcelss RO3 and RO4 - Former Filton Airfield | Charlton Hayes | YTL | 48 | 72 | 27 | 155 | | | | | | 302 | 302 |
| 0134cb | P22/05223/RM | Residential Phase 2 Parcel E1 East of Fairlawn Avenue Former Filton Airfield | Charlton Hayes | YTL | | | | 21 | 55 | 24 | 80 | 80 | 79 | 339 | 339 |
| 0134cc | P23/01462/F | Parcel E1 Former Filton Airfield South Gloucetershire | Charlton Hayes | YTL Developments UK Ltd | | | | | | | | 40 | 199 | 239 | 239 |
| 0134cd | P23/02494/F | Former Filton Airfield Filton South Gloucestershire | Charlton Hayes | YTL Developments UK Ltd | | | | | | 395 | 395 | | | 790 | 272 studio & 1242 clusters |
| 0134d | PT15/4165/F | Cribbs/Patchway NN - Charlton Common | Almondsbury | Redrow | | | | | 36 | 39 | 5 | | | 80 | 80 |
| 0135a | PT16/4782/O | East of Harry Stoke NN - [South of railway] | Stoke Gifford | Crest Strategic Projects Ltd | | | | | | | | | 891 | 737 | 1290 |
| 0135aa | P20/17975/RM | East of Harry Stoke NN - [South of railway] (PT16/4782/O) | Stoke Gifford | Crest Nicholson (South West) Ltd. | | 23 | 69 | 52 | | | | | | 144 | 144 |
| 0135ab | P22/01501/RM | Land At the South of The Railway, East Of Harry Stoke (PT16/4782/O) | Winterbourne | Sovereign | | | | 135 | 8 | | | | | 143 | 143 |
| 0135ac | P24/00815/RM | Parcel 2, 2C - Land South of The Railway East Of Harry Stoke | Winterbourne | Taylor Wimpey | | | | | 29 | 51 | 32 | | | 112 | 112 |

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| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0135b | PT16/4928/O | East of Harry Stoke NN - [North of railway] | Stoke Gifford | South Glos Council / Wainhomes | | | | | | | 9 | | | 9 | 313 |
| 0135ba | P20/03681/F | East of Harry Stoke NN - Wain Homes [North of railway] | Stoke Gifford | Wainhomes (Severn Valley) Limited | | 41 | 32 | 48 | 29 | | | | | 150 | 150 |
| 0138d | PT17/5624/RM | Frenchay - [Phase 3b] | Winterbourne | Redrow Homes (South West) | | | 30 | 35 | 4 | | | | | 69 | 69 |
| 0204 | P19/2524/RM | West of Gloucester Road, Thornbury | Thornbury | BDW Trading Limited | 52 | 41 | 33 | 4 | | | | | | 130 | 130 |
| 0227a | P20/07655/RM | Cleve Park, Thornbury (PT16/3565/O) | Thornbury | Miller Homes Ltd & Sovereign | | 58 | 132 | 50 | 50 | 46 | | | | 336 | 336 |
| 0234 | P22/00588/RM | Land East of Cedar Lodge | Almondsbury | Woodstock Homes/ Alliance Homes | | | 4 | 25 | | | | | | 29 | 29 |
| 0238 | P20/22922/RM | Romney House - Cross Boundary Application | Stoke Park and Cheswick | One Lockleaze LLP | | | | | 8 | | | | | 8 | 268 (only 8 in SGC) |
| 0242 | P19/19778/F | West of Garston Farm, Marshfield | Marshfield | Marshfield Community Land Trust | | | | | 18 | | | | | 18 | 18 |
| 0247a | P21/06953/RM | Land At Crossways, Morton Way, Thornbury | Thornbury | Bloor Homes (South West) Ltd | | | 42 | 27 | | | | | | 69 | 69 |
| 0248 | P20/12395/F | Land West of Trinity Lane | Sodbury | Cotswold Homes Ltd | | 3 | 24 | 36 | 27 | | | | | 90 | 90 |
| 0253 | P21/07653/RM | The Railway Inn, Station Road, Yate | Yate | The Railway Building Company | | | | 40 | | | | | | 40 | 40 |
| 0255 | P21/00546/F | Land At Hampton Close, Cadbury Heath | Oldland | Merlin Housing Society | | -24 | 11 | 33 | | | | | | 20 | 44 |
| 0257 | P19/2575/F | Land North of Iron Acton Way & East of Dyers Lane | Iron Acton | Bromford Homes | | | | | | 100 | 18 | | | 118 | 118 |
| 0258 | P20/13119/F | Land East of Malmain Drive, Frenchay | Winterbourne | Aequus Construction Ltd. | | | 10 | 20 | | | | | | 30 | 30 |
| 0259 | P21/02958/F | Savages Wood Road/ Land at Hornbeam, Bradley Stoke | Bradley Stoke | LiveWest | | | | 21 | | | | | | 21 | 21 |
| 0260 | P21/04070/RM | Land East of North Road, Yate | Iron Acton | Newland Homes | | | 1 | 40 | 36 | 7 | | | | 84 | Demolition of 1 and erection of up to 84 |
| 0263 | PT18/6360/F | Land at Norton Farm, Berwick Drive, Almondsbury | Almondsbury | Autograph Homes Ltd | | | 17 | 13 | | | | | | 30 | 30 |
| 0264 | P21/04921/PNOR | Church House, Church Road, Filton | Filton | Black Box Planning Ltd | | | | 28 | | | | | | 28 | 28 |
| 0266 | P21/05366/F | Land At Chief Trading Post, Barry Road, Oldland Common - hybrid application | Bitton | Oldland Common LLP | | | | 6 | | | | | | 6 | 6 assisted living |
| 0266a | P23/01635/RM | Land At Chief Trading Post, Barry Road, Oldland Common | Bitton | Countryside Partnerships Ltd And Alliance Homes Ltd | | | | | 39 | 9 | | | | 48 | 48 |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
|----------|-----------------------------|--|------------------------------|--|------------------|------------|------------|------------|------------|---------------------------------|------------|------------|------------------------------------|----------------------|--|
| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | | | |
| 0269 | P19/15308/F | Hollybush Farm, Acton Turville | Acton Turville | The Badminton Estate | | | | | | 10 | 7 | | | 17 | 17 |
| 0270 | PT18/6450/O | Land West of Park Farm, Thornbury | Thornbury | Vistry & Sovereign | | | | | 50 | 100 | 100 | 100 | 245 | 595 | 595 |
| 0271 | P21/03344/F | Land South of Badminton Road, Old Sodbury | Sodbury | Redcliffe Homes | | | | 19 | 16 | | | | | 35 | 35 |
| 0273 | P22/00161/F | Land At Bens Tiles, 119 Bristol Road, Frampton Cotterell | Frampton Cotterell | Prestige Developments (Bristol) Ltd | | | | 25 | | | | | | 25 | 25 |
| 0274 | P22/05589/F | Land at the Former Infant School, Page Road, Staple Hill | Staple Hill and Mangotsfield | Planning Issues Ltd | | | | | | 42 | | | | 42 | 42 |
| 0276 | P20/16564/F | Little Orchard, Cribbs Causeway, Almondsbury | Almondsbury | Surveying, Design & Project Management Ltd | | | | | | 11 | 11 | | | 22 | Demolition of 1 and erection of 22 flats |
| 0277 | P22/00461/F | Land Off Bristol Road Falfield | Falfield | Cotswold Homes Ltd | | | | 9 | 12 | | | | | 21 | 21 |
| 0279 | P23/01546/F | Bradley Stoke Way | Bradley Stoke | Woodstock Homes (Bradley Stoke) Limited | | | | | | | | 50 | | 50 | 50 |
| 0280 | P23/03308/F | Land At Cleve Park, Morton Way, Thornbury | Thornbury | Miller Homes | | | | | | | 14 | | | 14 | 14 |
| 0281 | P21/07602/O | Land At Ansteys Road Hanham | Hanham | Homes England | | | | | | | | 49 | 151 | | |
| 0133am | P21/04892/RM | North Yate - Land at Ladden Garden Village | Yate | Care UK And BDW Trading Ltd | | | | 8 | | | | | | 8 | 75 C2 rooms with shared facilities |
| 0227 | P23/02022/F | Cleve Park, Thornbury - Care Home (PT16/3565/O) | Thornbury | Welbeck Strategic Land LLP | | | | | | 8 | | | | 8 | 70 unit elderly care facility |
| 0231 | PT18/4625/F | Land At Oaklands Drive Almondsbury | Almondsbury | Cedar Care Developments | | | | 18 | | | | | | 18 | 15 self contained and 26 shared (3) |
| 0251 | P20/21983/F | University Of West of England - [Phase 1] | Stoke Park and Cheswick | University of West of England | -101 | | | 371 | | | | | | 270 | 18 studio & 882 Clusters |
| 0278 | P23/01230/F | Land At Filton Retail Park, Fox Den Road, Stoke Gifford | Stoke Gifford | NTR Planning | | | | | 69 | | | | | 69 | 16 Studio & 126 Clusters |
| 0134 | P22/02113/O | Land At the Former Filton Runway | Almondsbury | YTL | | | | | | | | | 3825 | 3825 | 3825 |
| 0133au | P23/03310/RM | Land at North Yate - [PL34A and PL34B] | Yate | BDW Trading Limited | | | | | | | | 64 | | 64 | 64 |
| 0133b | P24/01049/O | Land At Leechpool, NYNN | Yate | Alder King Planning Consultants | | | | | | | | 49 | 104 | | Full for 145, Outline for 8 Self-build |
| 0134bd | P24/02113/RM | Land At Wyck Beck Road and Fishpool Hill, CPNN | Almondsbury | Persimmon Homes | | | | | | 47 | 53 | 58 | | | 158 |
| 0135bb | P22/07094/RM | East Of Harry Stoke NN - Land North of The Railway | Stoke Gifford | Wain Homes | | | | | 28 | 48 | 48 | 30 | | 154 | 154 |

| | | | | | Past Completions | | | | | Core Strategy End / Start of LP | | | | | |
|-------------------|-----------------------------|---|-------------------------|-----------------------------------|--------------------------|------------|------------|--------------------------|------------|---------------------------------|------------|------------|------------------------------------|----------------------|----------------------------|
| RLAS Ref | Planning Application Number | Address | Parish | Developer | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | Build Out of Large Sites Post 2029 | Total Net / Residual | Total Gross on Application |
| 0135da | P23/02709/RM | East of Harry Stoke NN - [Land off Old Gloucester Road, Hambrook] | Stoke Gifford | Bromford | | | | | | 90 | 50 | 10 | | 150 | 150 |
| 0135h | P23/03534/F | Land To the North And East Of Highbrook View - Parcel 2 Stoke Gifford | Stoke Gifford | Crest Nicholson Operations Ltd | | | | | 10 | | | | | 10 | 10 |
| 0135i | P24/00800/F | Land To the North And East Of Highbrook View, Stoke Gifford | Stoke Gifford | Crest Nicholson Operations Ltd | | | | | | | | 7 | | 7 | |
| 0135j | P23/00222/O | Land Off Hambrook Lane Stoke Gifford | Winterbourne | Rackham Planning Ltd | | | | | | | | | 14 | 14 | 14 |
| 0135k | P24/00989/O | Bridge Bungalow, Old Gloucester Road | Winterbourne | Three Magnets Planning | | | | | | | | | 88 | 88 | 88 studio student |
| 0282 | P23/02155/F | University Of West of England, Coldharbour Lane, Stoke Gifford | Stoke Park and Cheswick | University Of The West Of England | | | | | | | | 175 | | 175 | 421 student |
| 0283 | P24/01249/F | Land Off Charborough Road, Filton | Filton | Aequus Developments | | | | | | 6 | 30 | | | 36 | 36 |
| Total large sites | | | | | 1,657 | 1,781 | 1,393 | 2,080 | 1,277 | 1,500 | 1,186 | 786 | 3834 | | |
| Small Sites 210pa | | | | | | | 190 | 210 | 210 | 210 | 210 | 210 | 2520 | | |
| | | | | | 1,657 | 1,781 | 1,583 | 2,290 | 1,487 | 1,710 | 1,396 | 996 | 6354 | | |
| | | | | | Total 2006/07 to 2023/24 | | | Total 2024/25 to 2028/29 | | | | | | | |
| | | | | | 22,227 | | | 7,879 | | | | | | | |

| Key | |
|-----|---|
| | Sites that are built-out entirely. This category comprises large sites of 10 homes or more which are listed individually and small sites of fewer than 10 homes which are aggregated by area. |
| | Sites with planning permission. This category comprises large sites of 10 homes or more with outline, detailed, and/or reserved matters permission which are listed individually. |
| | Communal Accommodation. |
| | Sites that are; awaiting the completion of a S106 agreement, allocated in the South Gloucestershire Local Plan, identified in the Core Strategy, allocated in the Policies Sites and Places Plan. |
| | Sites currently progressing through the development management process. |

| Notes | |
|--|---|
| Student and other communal accommodation | <p>The Housing Delivery Test measurement rulebook sets out the adjustments for student and other communal accommodation.</p> <p>The ratio applied to student accommodation, has been calculated by dividing the total number of students living in student only households by the total number of student only households in England. The current ratio is 2.4.</p> <p>The ratio applied to other communal accommodation will be based on the national average number of adults in all households. The current ratio is 1.9. This has been calculated by dividing the total number of adults living in all households by the total number of households in England.</p> <p>Source data is from the Census 2021 and is prepared by the Office for National Statistics. The ratio will be updated following each Census when the source data is publicly available.</p> |
| Small Sites | <p>Small sites are sites fewer than 10 homes. Monitoring of past completions of small sites reveals an annual average of 253 units since the start of the SGC Core Strategy period. To reflect these figures a conservative allowance of 210 dwellings per annum, has been assumed.</p> |
| Total Net | <p>This column represents all units that have/are expected to complete from 2006 onwards and those units that may be demolished, equating to the total number of units on site.</p> |