



## **Local Development Framework**

# **ANNUAL MONITORING REPORT 2011**

**Covering the period 1 April 2010 - 31 March 2011**

# 1. Introduction

1.1 The Annual Monitoring Report (AMR) is a document which the Council publishes each December. The AMR tells the public, the Council and Central Government, how the Council's planning policies have been implemented for the previous financial year (1 April – 31 March) and how the Council's planning documents are progressing.

1.2 Section 35 of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires each Local Planning Authority to produce an Annual Monitoring Report (AMR) for the period 1 April to 31 March each year and submit it to the Secretary of State by 31 December of that year.

1.3 Section 113 of the Localism Bill (which achieved Royal Assent on 15 November 2011) removes the requirement for the AMR and Local Development Schemes to be submitted to the Secretary of State, but until this clause of the Act comes into effect on 15 January, the requirement to submit the report to the Government remains in force. Furthermore the Localism Act still requires Local Planning Authorities to prepare and publish an annual monitoring report for the public.

1.4 On 30 March 2011 all Local Authorities received a letter from the Government<sup>1</sup> announcing the withdrawal of guidance<sup>2</sup> on local plan monitoring. Local authorities can now choose which targets and indicators they include in their monitoring report.

1.5 South Gloucestershire Council is committed to ensuring that the effectiveness of its planning policies are monitored through a process of plan, monitor and manage. The AMR will

continue to be an essential tool in this process.

1.6 This is the seventh Annual Monitoring Report (AMR) prepared by South Gloucestershire Council. It covers the period 1 April 2010 to 31 March 2011 and builds on data presented in previous AMRs.

## Development Plan Provision

1.7 In previous years the AMR has been structured around the saved policies in the South Gloucestershire Local Plan (adopted January 2006) and the Saved South Gloucestershire Minerals and Waste Local Plan (adopted May 2002). This year, for the first time, the AMR is structured around the strategic objectives of the Core Strategy and the Joint Waste Core Strategy (JWCS).

1.8 In March 2011 the South Gloucestershire Core Strategy was submitted to the Planning Inspectorate. The plan is currently at Examination stage, with EiP likely to commence early in 2012. The Core Strategy presents 24 generic and 11 place based policies to address key local issues and guide development in the period to 2026.

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

## Aim and structure of the AMR

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

- Chapter 1 –Introduces the report
- Chapter 2 –Sets the scene by presenting a set of 'contextual indicators', which

---

<sup>1</sup> Letter from the Parliamentary Under Secretary of State, Bob Neill MP

<sup>2</sup> 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)

provide the wider social, economic and environmental background to the district.

- Chapter 3 – Reviews progress on implementing South Gloucestershire's Local Development Scheme (LDS)
- Chapters 4 and 5 – Monitor the policies in the adopted South Gloucestershire Local Plan and Joint Waste Core Strategy respectively, through a range of indicators.

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

### Types of indicator monitored in this report

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

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

**Contextual Indicators:** measure changes in the wider social, economic and environmental background. These were developed jointly across the West of England sub region in discussion with the former South West Regional Assembly and the South West Regional Observatory.

**Local Development Framework Core Output Indicators:** were defined by the Department of Communities and Local Government in July 2008 and were required to be reported upon in local planning authorities' Annual Monitoring Reports. However, the guidance<sup>3</sup> has recently been

withdrawn.<sup>4</sup> In October 2010, it was announced that the government would establish a transparent list of data required from councils (the Single Dataset List) and the requirement to report LDF Core Indicators is excluded from this list. Local Authorities now have the flexibility to decide what to report in their AMR's. However, as the most of the Core Output Indicators are considered by the Council to be useful indicators of local policy effectiveness, the majority of Core Output Indicators will continue to be reported through the AMR process.

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

### Sustainability Appraisal and Significant Effect Indicators

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

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

---

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

---

<sup>4</sup> Letter from Bob Neill, MP, dated 30 March 2011

1.16 The Council has since updated the proposed SA/SEA Monitoring Framework. This was published in Appendix 12 of the December 2011 SA Report that accompanied the Proposed Changes version of the Core Strategy. Most of the indicators identified in that framework are monitored within this AMR (Chapters 2 and 4). As the LDF process evolves in South Gloucestershire, the Council will continue to develop and refine its SA Indicators. Ongoing progress will be reported in subsequent AMRs.

and how effectively South Gloucestershire is responding.

### **Reporting on the Local Development Scheme**

1.17 Annual Monitoring Reports are expected to report upon whether the milestones or targets in Local Development Schemes are on track. This AMR reports on the Local Development Framework timetable, as at March 2011. Further information on the LDS is set out in section 4 of this report.

### **Annual Monitoring Report linkages**

1.18 The data contained within this AMR is drawn from, and complements, a range of council strategies and other policy areas, notably South Gloucestershire's 2008 Sustainable Community Strategy (SCS). Work is currently progressing to refresh the Sustainable Community Strategy.

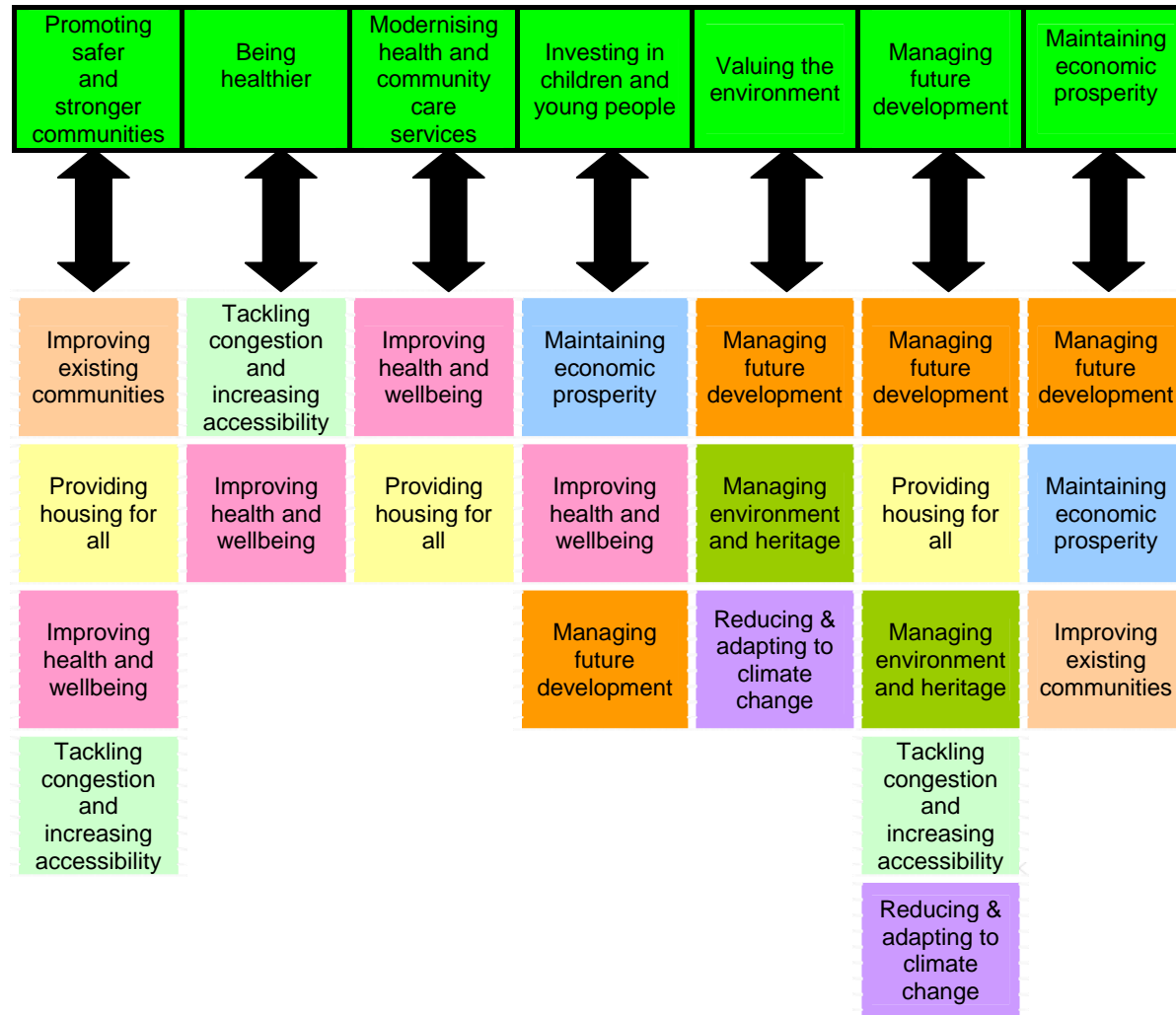
1.19 Work has also been carried out jointly with neighbouring unitary authorities and the West of England Partnership (WEP) to develop consistent monitoring and a set of joint contextual indicators.

1.20 This year's AMR is organised around the strategic aims of the Core Strategy. The table overleaf indicates how the Key Issues of the Core Strategy relate to the priorities of the adopted Community Strategy.

### **Impact of the economic circumstances**

1.21 Indicators monitored over time provide a basis to assess the impact that the current economic circumstances are having on South Gloucestershire. Future AMRs will continue to monitor this impact

## SUSTAINABLE COMMUNITY STRATEGY PRIORITIES



## CORE STRATEGY KEY ISSUES

## 2. The South Gloucestershire Context

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

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

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

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

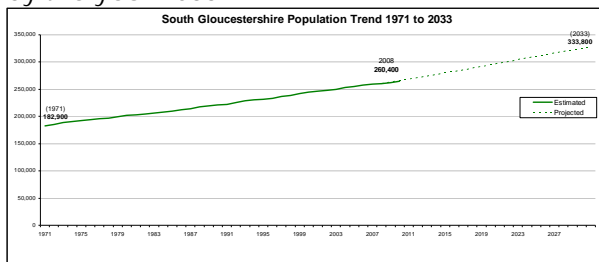
Some indicators also appear within the body of the main report.

It should be noted that this year's AMR draws heavily on data from the 2001 Census. The first releases of data from the 2011 Census (which was undertaken on 27 March 2011) are expected in mid 2012.

## Demographic structure

### Population...

The population of South Gloucestershire is estimated to be 264,800 (ONS Mid Year 2010). The district has experienced rapid population growth in recent decades - between 1971 and 2001 the population increased by over a third (from 182,900 to 245,641). More recent estimates suggest that since 2001 the population of the district has increased by approximately 18,800 (7.6%) and according to the most recent ONS trend based projections (the 2008 based sub-national projections) the population is expected to increase to 333,800 by the year 2033.



Source: Mid-year Population Estimates, (ONS) and 2008-2033 based long term Sub national Population Projections for England (ONS 2010)

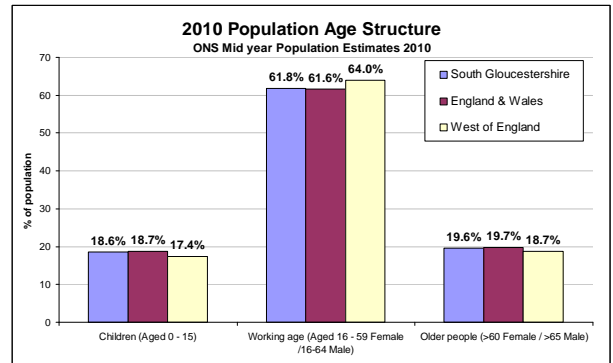
Between 2001 and 2010, the highest levels of population growth have been in the new urban areas at the northern and eastern fringes of Bristol. The wards of Frenchay and Stoke Park (+3,400 residents) and Emersons Green (+3,000) have, in numeric terms, undergone the largest population increases – primarily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

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

### Age structure...

The population profile of South Gloucestershire is very similar to the national average:

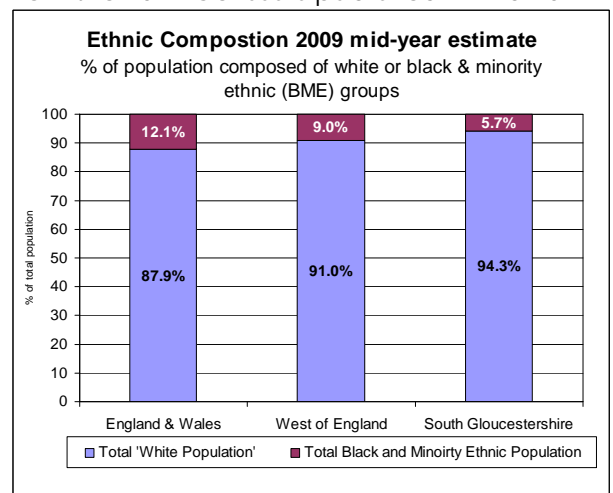
- 18.6% of the population are below the age of 16 (the national average is 18.7%)
- 19.3% of the population are of pensionable age (the national average is 19.5%)



### Ethnic composition...

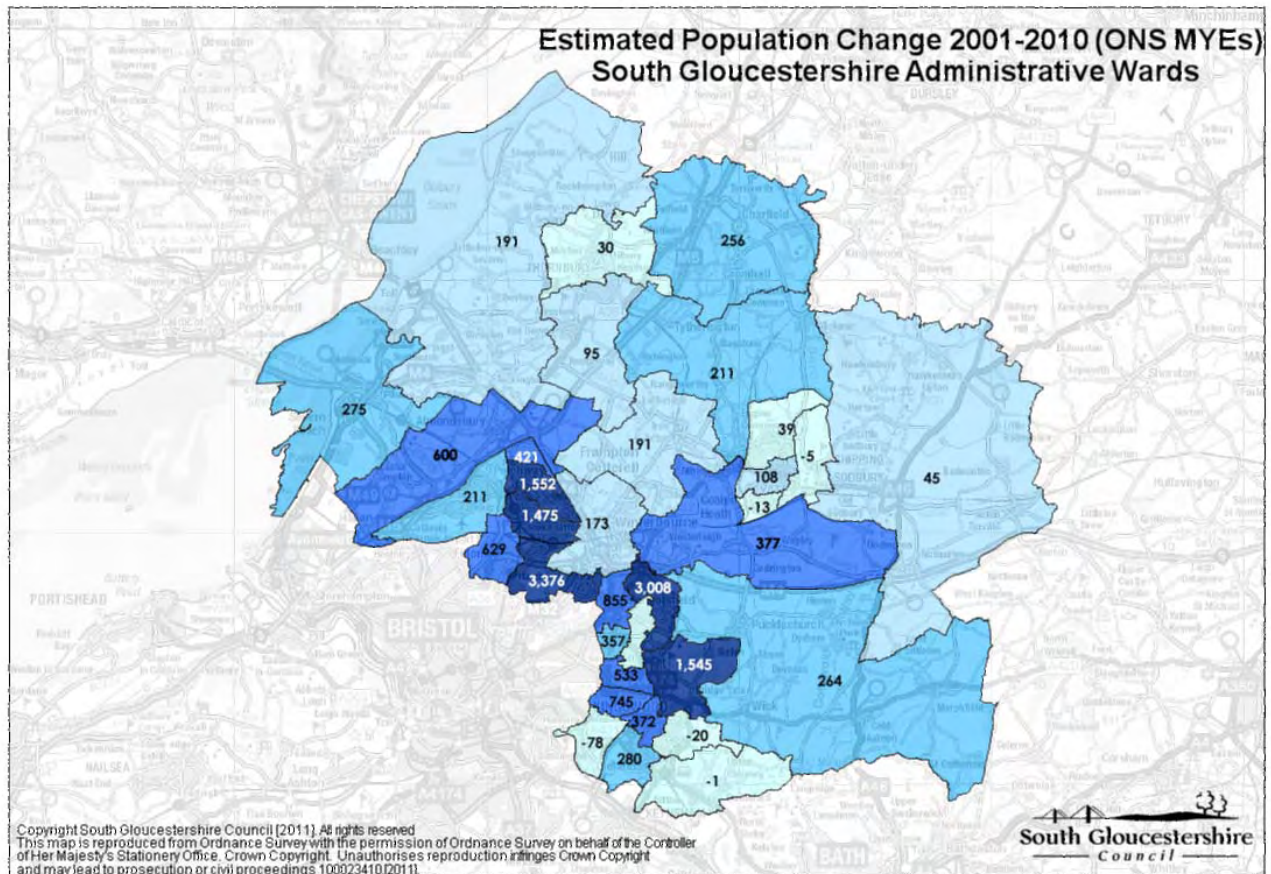
According to the most recent ONS estimates; 14,900 (5.7%), of South Gloucestershire's population are of Black and minority ethnic origin (BME)<sup>1</sup>. The estimates suggest that the number of BME residents has increased significantly from the proportion reported in the 2001 Census (2.4%) – an increase of approximately 9,000 residents; however these estimates suggest that the South Gloucestershire rate remains significantly lower than national average (12.1%).

Official estimates on the makeup of the BME population will not be available until data from the 2011 Census is published in mid 2012.



Source: Resident Population Estimates by Ethnic Group 2009 (experimental), ONS

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



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

### Population projections...

The District is expected to undergo significant population growth in the future. According to the most recent official projections (the 2008 trend based ONS projections), the population is projected to rise to 333,800 in 2033; an increase of 73,400 residents (28.2%) from the 2008 baseline<sup>2</sup>.

The projections for 2033 suggest a 'flatter' age profile with a significantly higher proportion of older residents. It is projected that in 2033:

- There will be about four times as many residents over the age of 90;
- There will be almost twice as many residents over the age of 75;
- The proportion of the population under the age of 15 will have decreased slightly (from 17.6% to 16.9%), but actual numbers will have increased by approximately 10,600

(Source: ONS Population Projections 2008-2033, ONS)

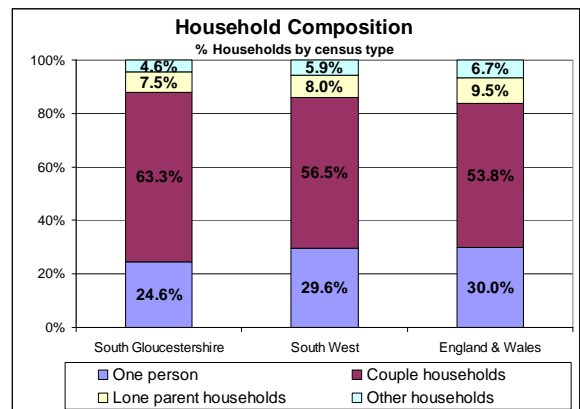
<sup>2</sup> The ONS trend based projections do not take into account any future policy changes, housing development or other factors which might influence demographic trends and future population levels.

### Household composition...

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

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

According to the Council's development monitoring records there were approximately 108,660 households in the district, as at April 2011.



Source: 2001 Census, Univariate Statistics, ONS Crown Copyright



## Society and Communities

### Deprivation...

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

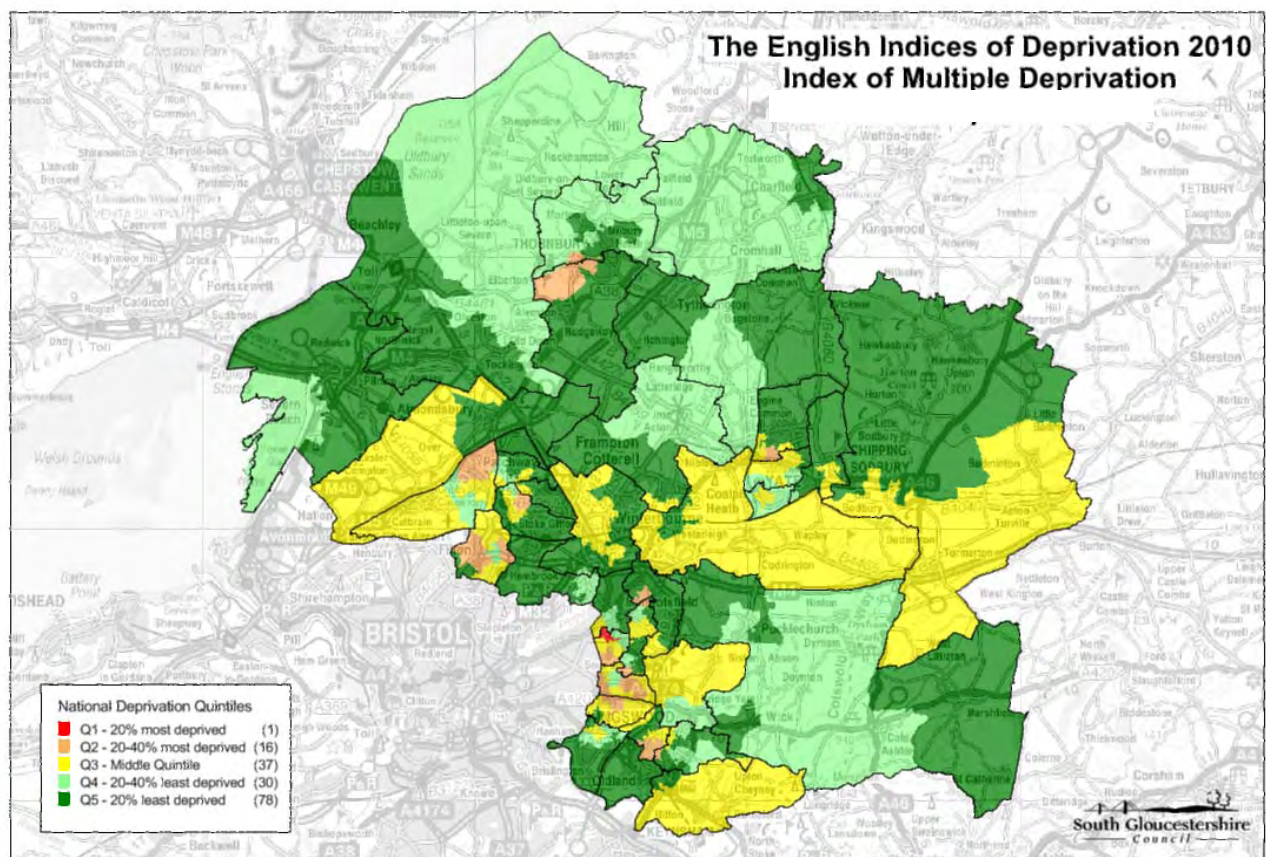
- South Gloucestershire is the 54th least deprived Local Authority in England (ranked 372<sup>nd</sup> out of 326 authorities).
- Compared to other areas in England, there is little deprivation in the District (only one LSOA falls within the 20% most deprived areas in England), however there are sub-ward pockets of relative deprivation which tend to be areas with high concentrations of social housing.
- South Gloucestershire's most deprived areas are generally located within the

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

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

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

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



This map is reproduced from Ordnance Survey with the permission of Ordnance Survey on behalf of the Controller and may lead to prosecution or civil proceedings 100023410 (2011).  
of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright. Copyright South Gloucestershire Council (2011). All rights reserved.

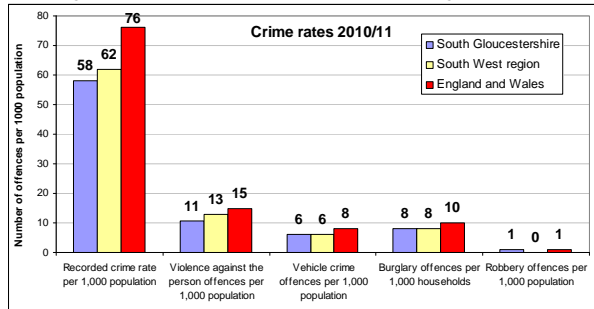
Source: CLG English Indices of Deprivation 2010© Crown Copyright

\*Lower Super Output Areas (LSOAs) are a statistical geography designed by the Office of National Statistics (ONS). They are smaller than electoral Wards so enable a detailed geographical analysis of trends. There are 32,482 LSOAs in England and 162 LSOAs in South Gloucestershire. LSOAs have an average resident population of 1,500 people and contain about 600 households

\*\* These measures relate to the 'Income Deprivation' and 'Employment Deprivation' Domains, which are comprised of a range of indicators which measure counts for people or families in receipt of means tested benefits.

## Recorded Crime<sup>3</sup>...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the regional and national averages. In 2010/11 the total rate of recorded crime in South Gloucestershire was 58 offences per 1000 residents. This is a reduction of 15 per 1000 population since 2008/09, and 22 per 1000 since 2006/07. The crime rate in South Gloucestershire is significantly lower than the national average, and is lower this year than at any point in the previous seven years.



(Source: Home Office, 2011)

## Types of crime...

In 2010/11, the total recorded crime rate in South Gloucestershire was lower than the regional and national averages, as was the rate of violence against the person. The rates of vehicle crime and domestic burglary are the same as the regional average but lower than that seen nationally, whereas we have slightly more robbery offences per 1000 than the regional average. However this represents a relatively small number of robbery offences – only 153 recorded across South Gloucestershire in the past 12 months. (Source: Home Office, 2011)

(Source: Home Office, 2011)

## Resident satisfaction...

According to the Autumn 2010 Viewpoint Survey, 83% of South Gloucestershire's residents were satisfied with their local area as a place to live, including 20% who were very satisfied. Satisfaction with the local area has remained at a consistently high level over the last five years.

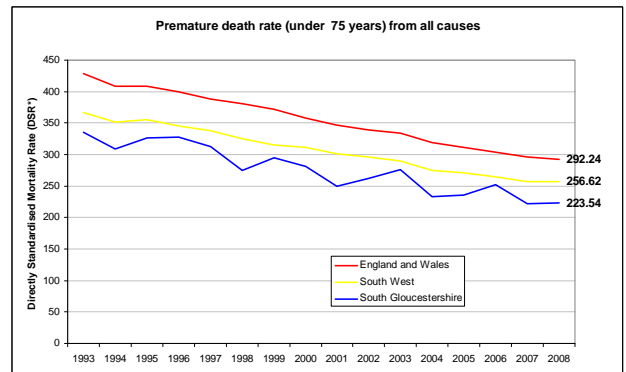
Source: South Gloucestershire Council, Viewpoint Survey, 2010.

## Indicators of health...

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

**Life Expectancy:** For the period 2006-08 life expectancy in South Gloucestershire was 79.8 years for males and 83.6 years for females, both significantly longer than the national life expectancy (77.8 years for males and 82.0 years for females)

**Premature death:** The premature mortality rate in South Gloucestershire is declining and the local rate remains lower than both the national and regional rate.



(Source: www.nchod.nhs.uk)

Two of the largest causes of premature deaths are cancer and circulatory diseases. The mortality rates for these in South Gloucestershire remain below national and regional averages.

<sup>3</sup> These data are taken from the database used for the annual National Statistics bulletin on Crime in England and Wales published in July 2011. Recorded crime figures remain subject to revision in future publications, as forces resubmit data to reflect the latest information.

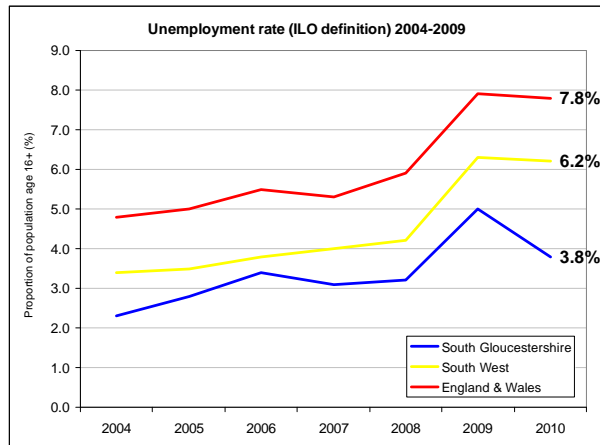
## Labour Market Characteristics

### Unemployment...

#### Unemployment - ILO measure

The International Labour Organisation (ILO) definition of unemployment is measured through the Labour Force Survey, and measures the percentage of economically active people who are looking for and are available for work.

According to this measure of unemployment, in the year to December 2010 – 3.8% of South Gloucestershire's working age population were unemployed, which represents a reduction of 1,800 on the previous year's figure (5.0%). The local rate remains lower than both the regional (6.2%) and national (7.8%) averages.

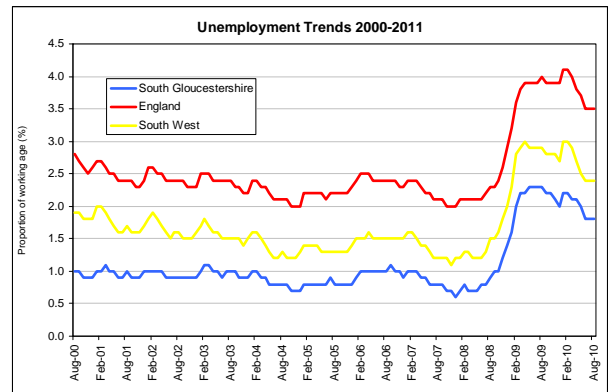


Source: Model-based estimates of unemployment for small areas, Office for National Statistics – Annual Population Survey

#### Unemployment - claimant count measure

The claimant count provides the most detailed and regularly updated source of unemployment data at local level and enables sub-District analysis. For this reason, this data is used to measure changing levels of unemployment, which is of particular value in monitoring the effects the recession is having locally.

In Sept 2011, 3,765 of South Gloucestershire's resident population were claiming Job Seekers Allowance (1.8% of the working age population). This represents an increase of 781 residents on the number reported in last years AMR (3,024 – 1.8% August 2010).

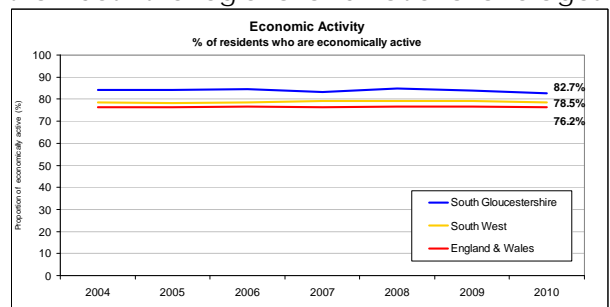


Source: Claimant Count, ONS

### Economic Activity...

The economic activity rate measures the proportion of the population aged over 16 who are in employment or employed. It is a useful measure of the labour market opportunities available to people.

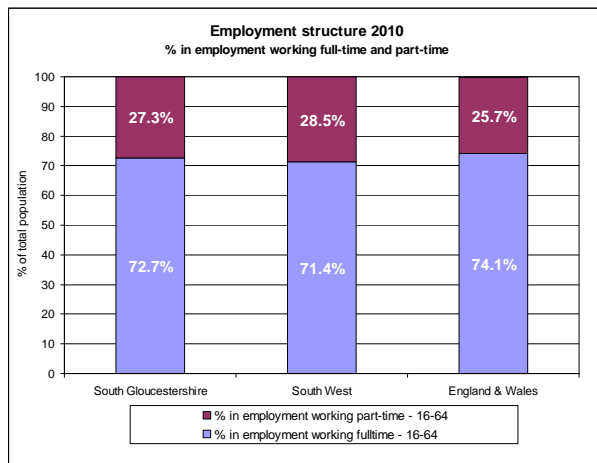
The latest Annual Population Survey (2010), carried out by the ONS, showed that 82.7% of South Gloucestershire's working age population are economically active (139,900 residents). This represents a slight reduction on the 2009 rate (83.9%), but remains higher than both the regional and national averages.



Source: Annual Population Survey, ONS Crown Copyright Reserved [from Nomis]

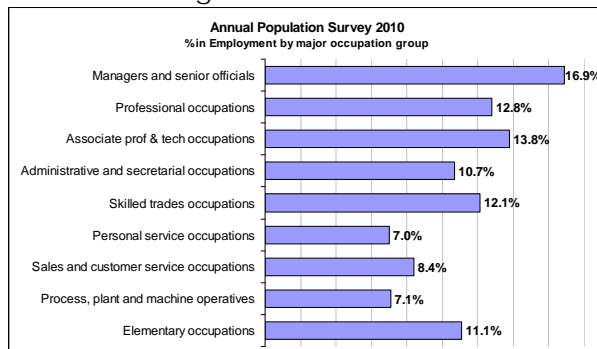
### Employment structure...

According to the 2010 Annual Population Survey, 72.7% of employed residents work full time. This is higher than the regional average, but lower than the national average.



Source: Annual Population Survey, ONS Crown Copyright Reserved [from Nomis]

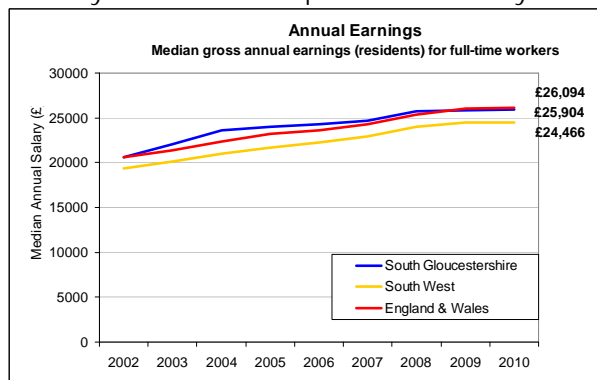
The nature of the occupational structure of those in employment is broadly similar to the national average.



Source: Annual Population Survey, ONS Crown Copyright Reserved [from Nomis]

## Earnings...

In 2010, the median annual salary for a full-time worker living in South Gloucestershire was £25,904 representing slight increase on the 2009 average (£25,816). This rate of increase is broadly in-line with the picture nationally.



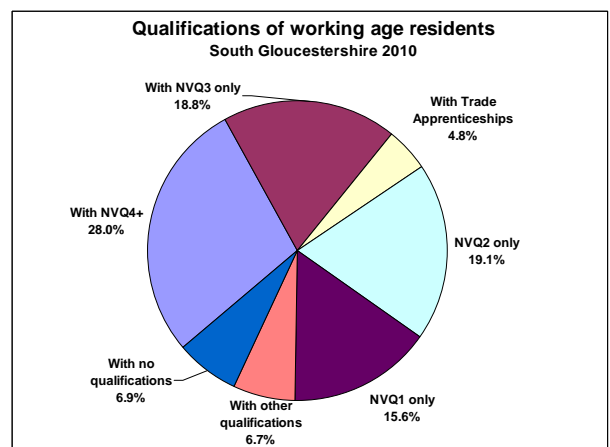
(Source: ONS 2010 Annual Survey of Hours and Earnings, ONS Crown Copyright Reserved [from Nomis])

## Qualifications and Education

### Adult qualifications...

In 2009, 28% of South Gloucestershire's working age population (47,400 residents) were educated to NVQ Level 4 or above\*, which is below both the national and regional averages (31.5% and 31%) respectively.

About 11,700 adults of working age have no qualifications (about 6.9% of the total workforce), which is significantly lower than both the national (11.2%) and regional (8.4%) averages.

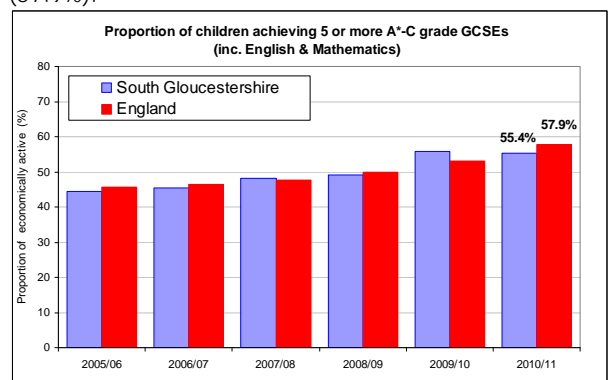


(Source: ONS Annual Population Survey Jan-Dec 2010, Crown Copyright Reserved [from Nomis])

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

### Pupil attainment...

In 2011, 55.4% of pupils achieved five or more GCSE A\*-C grade GCSE's including English and Mathematics. The achievement rate in South Gloucestershire is below the national average (57.9%).

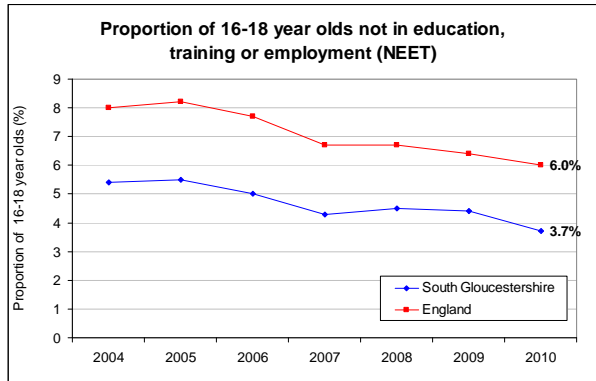


(Source: Provisional DfE Key Stage 4 Figures via South Gloucestershire Council, Department for Children and Young People)



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

In 2010, the proportion of 16-18 year olds not in education, employment or training (NEET) in South Gloucestershire was 3.7%. This represents an improvement on the previous year (4.4%) and is substantially lower than the national rate of 6.0%, and is lower than the South West rate (5.3%).



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

## Housing and the built environment

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

### Housing tenure...

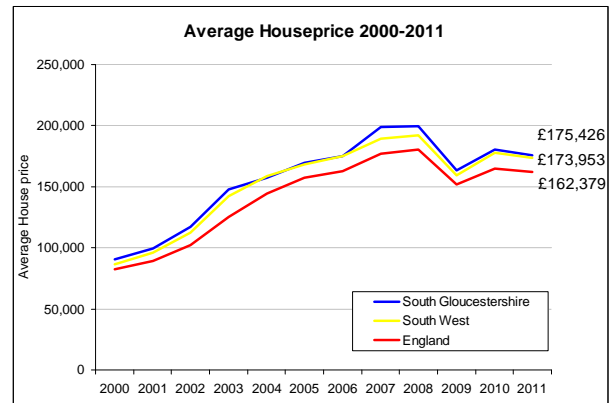
According to the 2001 Census:

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

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

### Average house price

In April 2011 the average price paid for a residential property in South Gloucestershire was £175,426, which represents an £5,400 reduction (-3%) on the April 2010 average (£180,856).



(Source: House Price Index, Land Registry)

### Housing need and homelessness

In the year to April 2011, 173 households were accepted as homeless. This is higher than the number recorded in the previous year (140).

At 31 March 2011, there were 25 households in Bed and Breakfast accommodation, 18 of which were in self contained and 7 were in non-self contained accommodation.

(Source: South Gloucestershire Council Community Care and Housing Department)

### Quality and assets of the built environment

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

- 2,043 listed buildings – of which 45 are Grade I; 117 are Grade II\* and 1,881 are Grade II
- 1479 locally listed buildings
- 7 buildings 'at risk'
- 36 Scheduled monuments – although five are now 'at risk'
- 30 Conservation Areas -2 of which are 'at risk' (this is following a reassessment of the initial (2009) survey.
- 8 registered parks and gardens – of which 1 is Grade I; 3 are Grade II\* and 4 are Grade II. One of them is at risk.

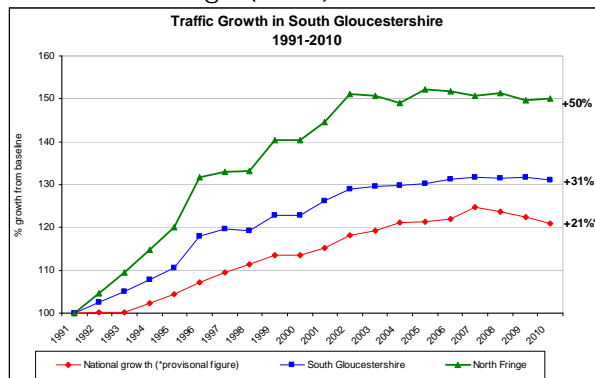
Source: Heritage Counts South West 2011, [www.heritagecounts.org.uk](http://www.heritagecounts.org.uk), and English Heritage's Register of Heritage at Risk 2011, [www.english-heritage.org.uk/caring/heritage-at-risk](http://www.english-heritage.org.uk/caring/heritage-at-risk)

## Transport & Accessibility

### Rate of traffic growth...

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

Overall, the amount of traffic on South Gloucestershire's roads has increased by 31% since 1991, however it has doubled in the Bristol North Fringe (+50%).



(Source: South Gloucestershire Council, Transport Policy)

### Car ownership...

South Gloucestershire has higher than average car ownership and usage.

According to the 2001 Census:

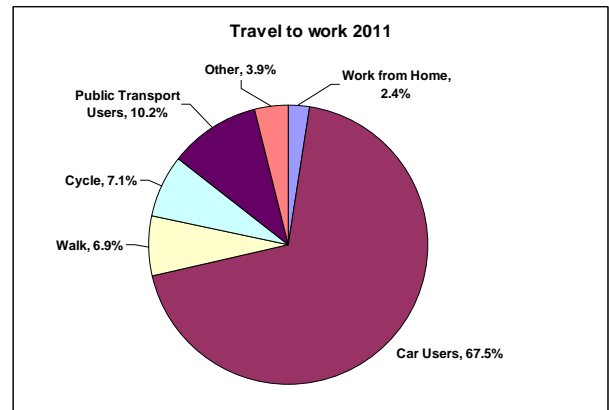
- 86.6% of households had at least one car or van, compared to 73.2% nationally (the second highest proportion amongst authorities in the South West).
- 139,000 cars were owned by the local population, an average of 1.4 cars per household.

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

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

### Travel to work...

Every March the Council conducts a 'snap shot' survey of major employers in the District to identify the transportation modes used by their staff to travel to work. Key findings of the March 2011 survey are shown below:



This indicator was first monitored in 2004. Since then, there has been a 15% decrease in the number of people who drive themselves to work.

(Source: South Gloucestershire Council, Transport Policy)

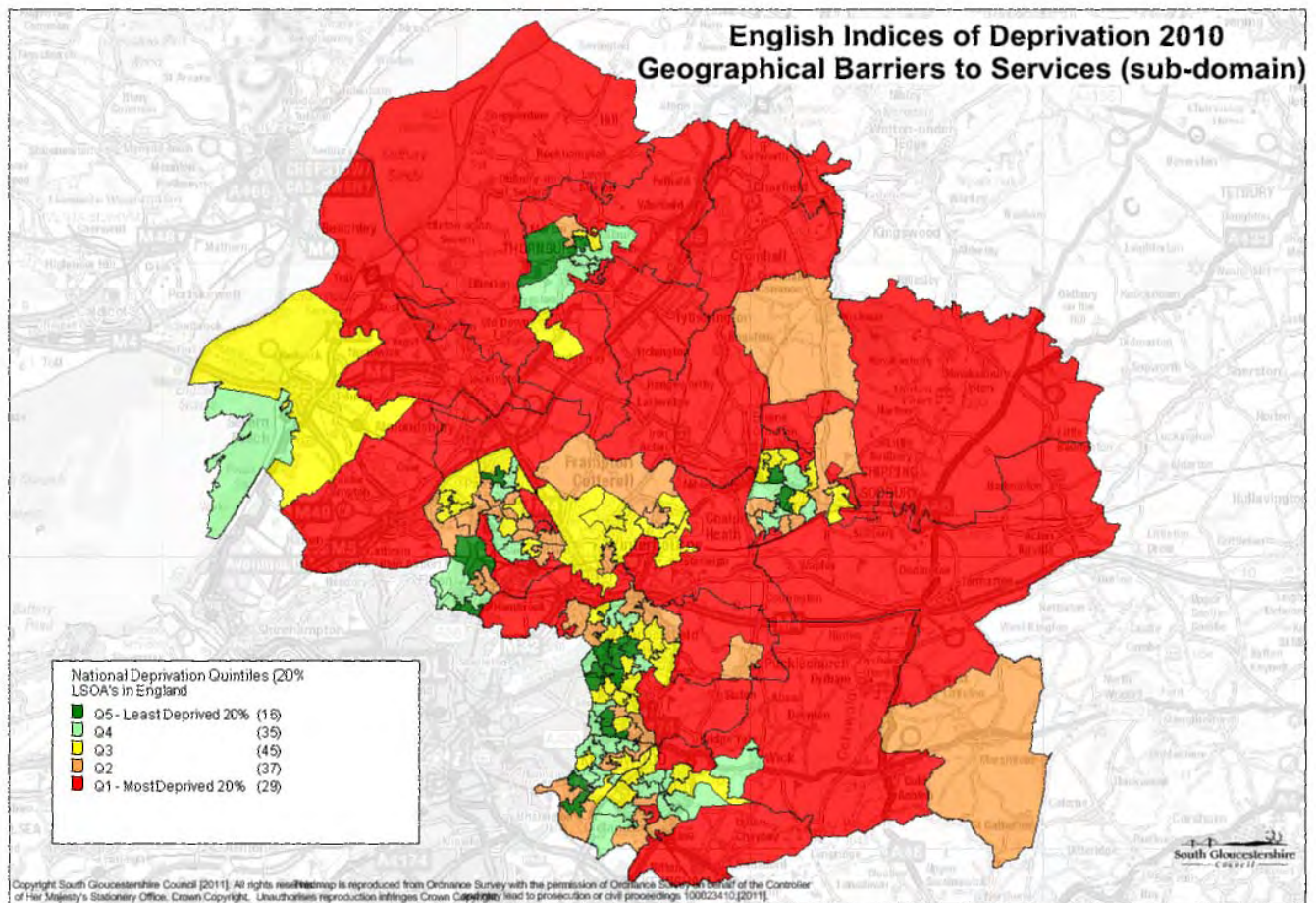
According to the 2001 Census:

- 24.8% of working age residents travel over 10km to work. This is on a par with the regional average, but is lower than the national average (27.8%).

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

### Accessibility of key services...

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



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

## Key Environmental Assets

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

### Greenbelt

- 23,232 ha – approximately 43% of the total area of the District.

### Local Nature Reserves (LNR)

- 9 LNRs making up a total of 109ha.

### AONB

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

### SSSIs

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

### RIGS

- 53 Regionally Important Geological Sites

### SNCIs

- 269 Sites of Nature Conservation Importance.

## 3. Plans and Policies

### Strategic Planning

**3.1** Following the General Election in 2010 the Secretary of State announced the Government's intention to dismantle the regional planning system introduced by the previous government and abolish Regional Spatial Strategies (RSS). This abolition is set down in the Localism Act 2011 but is yet to be enacted.

### Saved Plans

**3.2** Transfer arrangements under the Planning and Compulsory Purchase Act 2004 (PCPA 2004) allowed for plans which had been adopted under the old development plan system to be saved for 3 years from the commencement of the Act (PCPA 2004) (until 27 September 2007) and, for those plans which were in an advanced state of preparation, to be saved for 3 years after their individual dates of adoption.

**3.3** The government issued guidance in August 2006 regarding the protocol for requesting the extension of 'saved' policies beyond the three year period. This has been considered for, and applied to, the Joint Replacement Structure Plan, the South Gloucestershire Local Plan and the South Gloucestershire Minerals and Waste Local Plan, as follows:

- **Joint Replacement Structure Plan** (Adopted 2002). This covers the four authorities in the West of England. The Government Office for the South West determined the policies to be saved based on recommendations from the South West Regional Assembly. The following policies have not been 'saved' beyond 27 September 2007 – Policies 3, 8, 18, 19, 20, 24, 25, 28, 34, 35, 36, 42, 45, 47, 50, 51, 52, 55, 59 & 60.
- **South Gloucestershire Local Plan** (Adopted January 2006). The Government Office for the South West determined the policies to be saved based on recommendations from South Gloucestershire Council. The following policies have not been 'saved' beyond 6 January 2009 – Policies L6, L19, T10, T11, T13 and H8.
- **South Gloucestershire Minerals and Waste Local Plan** (Adopted May 2002). Government Office for the South West determined the policies to be saved, based on recommendations from South Gloucestershire Council. The following policies have not been 'saved' beyond 27 September 2007 – Policies 2, 5, 7, 12, 15, 19, 25 & 30 because they either repeat, or are incompatible with national policy.

Following the adoption of the West of England Joint Waste Core Strategy in March 2011, the following policies have been superseded and ceased to have effect from 25 March 2011 - Policies 3, 36, 38, 39, 40, 41, 42 and 43.

### The Local Development Scheme (LDS)

**3.4** In March 2011, the Local Development Scheme (March 2009 - Feb 2012) for South Gloucestershire was updated and rolled forward for the period January 2011 – December 2013. LDF performance is measured against this LDS.



### Commentary on Progress of Local Development Document Preparation

Under the previous LDS programme (March 2009 – Feb 2012), the only documents outstanding at April 2010 were the Core Strategy, the West of England Joint Waste Core Strategy and the Sites & Policies DPD, although no timetable was included for this latter DPD.

The Pre-Submission Draft **Core Strategy DPD** was approved by Full Council in March 2010. Formal consultation was undertaken in June/July 2010 following the Council elections, closing on 6 August. This was a few months ahead of the LDS timetable. The subsequent programme for the Core Strategy was therefore revised in the latest LDS. The milestone for submission to the Secretary of State was met, with submission taking place on 31<sup>st</sup> March 2011.

Following the Exploratory Meeting, the Inspector wrote to the Council on 15 August. In his letter the Inspector recognised that the announcement of the proposed closure of Filton Airfield was unexpected and that the Council had undertaken some preliminary work to assess the implications and opportunities this proposed decision presents. However, he asked that further work is undertaken to ensure that the Core Strategy provides a clear framework against which planning decisions can be taken on the future use of the airfield consistent within the wider housing provision and Green Belt context. This will have consequential impacts on the LDS timetable, which will need to be revised in due course.

The **West of England Joint Waste Core Strategy** was submitted to the Secretary of State in July 2010, ahead of the timetable in the LDS. As a consequence, a revised timetable for the remaining stages was published in October 2010 as an addendum to the LDS and, subsequently, incorporated into the latest LDS. An Examination was held in November 2010 and the Inspector reported in January 2011. The Core Strategy was adopted by the four West of England authorities on 25 March 2011, in accordance with the milestone in the latest LDS.

The current LDS lists 10 Supplementary Planning Documents (SPD) to be prepared during 2011/2012 although there are no milestones for this AMR. The timetables for the **Masterplan SPDs** for the 3 new neighbourhoods and the Thornbury housing opportunity area run in tandem with the Core Strategy. Although they are in preparation, the delay to the Core Strategy will affect progress on these SPDs, and their timetables will therefore be revised to take account of this.

The 6 remaining SPDs are also in preparation although a delay with the Core Strategy and a reduction in staff resources has had consequential impacts on their respective timetables. This work programme is currently being reviewed.

**Indicative Programme for Local Development Document Preparation<sup>1</sup>**  
**(January 2011 – December 2013)**

Document Title	Status	Date for Consultation on Issues and Options (DPDs)	Date for Consultation on Pre-Submission Draft (DPDs) / Draft SPDs	Date for submission to Secretary of State	Proposed Date for Adoption
<b>Core Strategy</b>	DPD	Completed (May – July 2008)	Completed (June – August 2010)	March 2011	April 2012
<b>West of England Joint Waste Core Strategy</b>	DPD	Completed (January – March 2007)	Completed (July 2010)	July 2010	March 2011
<b>Policies, Sites and Places DPD</b>	DPD	August – Sept 2012*	June – August 2013*	April 2014*	December 2014*
<b>Car Parking Standards SPD</b>	SPD	N/A	October – November 2011	N/A	February 2012
<b>Developer Contributions Guide SPD &amp; CIL Charging Schedule</b>	SPD	N/A	March – April 2012	N/A	November 2012
<b>North Yate New Neighbourhood Masterplan SPD</b>	SPD	N/A	December 2011 – January 2012	N/A	April 2012
<b>Thornbury Housing Opportunity Masterplan SPD</b>	SPD	N/A	December 2011 – January 2012	N/A	April 2012
<b>Cribbs/ Patchway New Neighbourhood Masterplan SPD</b>	SPD	N/A	November 2011	N/A	April 2012
<b>East of Harry Stoke New Neighbourhood Masterplan SPD</b>	SPD	N/A	January 2012	N/A	June 2012
<b>Green Infrastructure SPD</b>	SPD	N/A	January 2012	N/A	June 2012
<b>Affordable Housing and Extra Care SPD</b>	SPD	Programme to be established after the EIP of the Core Strategy / Receipt of the Inspectors Report.			
<b>Iron Acton Conservation Area Character Appraisal SPD</b>	SPD	N/A	December 2011 – January 2012	N/A	May 2012
<b>Olveston Conservation Area Character Appraisal SPD</b>	SPD	N/A	December 2011 – January 2012	N/A	May 2012
<b>Design Guidance on Advertisements and Shopfronts SPD</b>	SPD	N/A	May – June 2011	N/A	August 2011
<b>Design Checklist SPD</b>	SPD	Programme to be established after the EIP of the Core Strategy / Receipt of the Inspectors Report.			

\* milestones dependent on resources available and legislative changes following enactment of Localism Bill and the impact of neighbourhood plans as and when they are brought forward

(Source : *South Gloucestershire Local Development Scheme 2011-2013*)

<sup>1</sup> Based on Core Strategy timetable prior to the Inspector's letter of 30 September 2011. The suspension of the Core Strategy Examination in Public for six months has had a consequential impact on the whole LDF programme.

## 4. Monitoring local planning policy

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

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

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

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

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

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

**Unless otherwise stated all figures relate to the period  
1 April 2010 – 31 March 2011**

## 4.1 Providing Housing and Community Infrastructure

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

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

### Core Strategy Objectives

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

### Relevant Core Strategy Policies

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

## HCI1) Plan period and housing targets (H1)

### Commentary

Until the South Gloucestershire Core Strategy is adopted in 2012, the South Gloucestershire Local Plan (SGLP) remains the statutory development plan for the district (adopted January 2006). The plan technically expired on the 31<sup>st</sup> March 2011, but policies have been saved until the adoption of the Core Strategy. In addition to and in support of the SGLP, the Regional Planning Guidance (RPG) 10 also forms part of the development plan and sets the broad strategy for housing to 2016.

The annual housing provision of 1,184 dwellings per annum from the SGLP forms the basis for identifying the housing target. Beyond 2016 the annual requirement has been projected forward (extrapolated) to indicate the likely level of housing required up to 2027. This approach for establishing the housing target follows practice established at the recent Williams Close Appeal<sup>1</sup>. Further details of the housing requirement, including the calculation of the five-year land supply, are set out overleaf.

### HCI2(a) Net additional dwellings in previous years (H2a) ; and HCI2X(b) Net additional dwellings for the reporting year (H2b) (NI154)

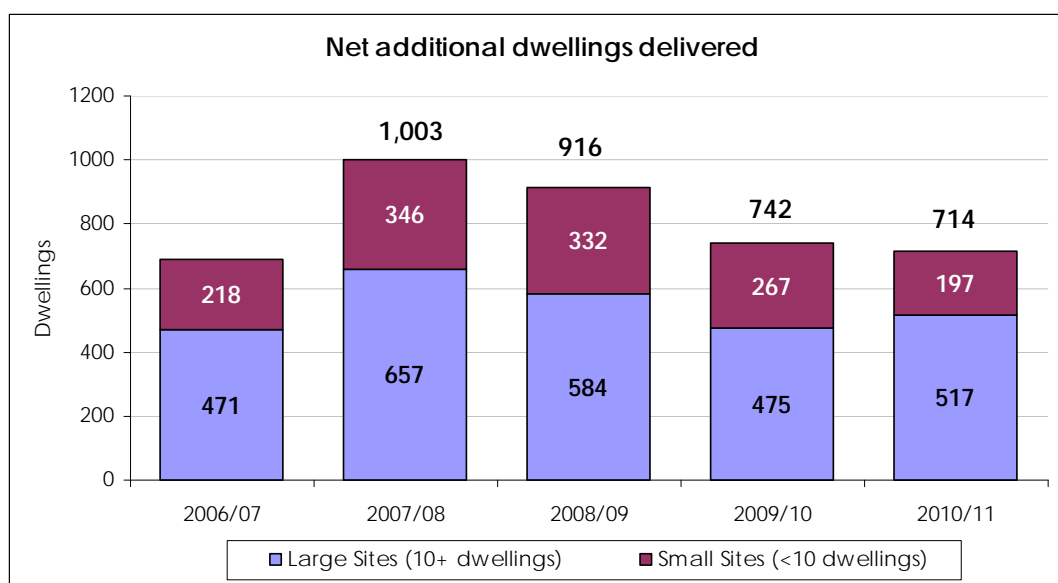


Figure 1.1

### Analysis by policy area

	*South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate Chipping Sodbury	Thornbury	Rural Areas	Sevenside
New build completions	674	241	271	75	8	79	0
Demolitions	12	3	2	1	0	6	0
Change of use (net gain)	29	8	1	2	1	17	0
Conversions (net gain)	19	8	6	7	-1	-1	0
Other gains	4	0	0	0	0	4	0
Net additional dwellings	714 (100%)	254 (36%)	276 (39%)	83 (12%)	8 (1%)	93 (13%)	0 (0%)

Table 1.1

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

<sup>1</sup> Land at Williams Close, Longwell Green, Bristol BS30 9BS. Appeal Ref. APP/P0119/A/10/2138335

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

Date	Number of Dwellings Lost Through Demolition	Number of Dwellings Lost Through Conversion	Total New Dwellings Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2006/2007	16	68	773	689
2007/2008	16	89	1,108	1,003
2008/2009	22	46	984	916
2009/2010	15	23	780	742

**Table 1.2**

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

### Commentary

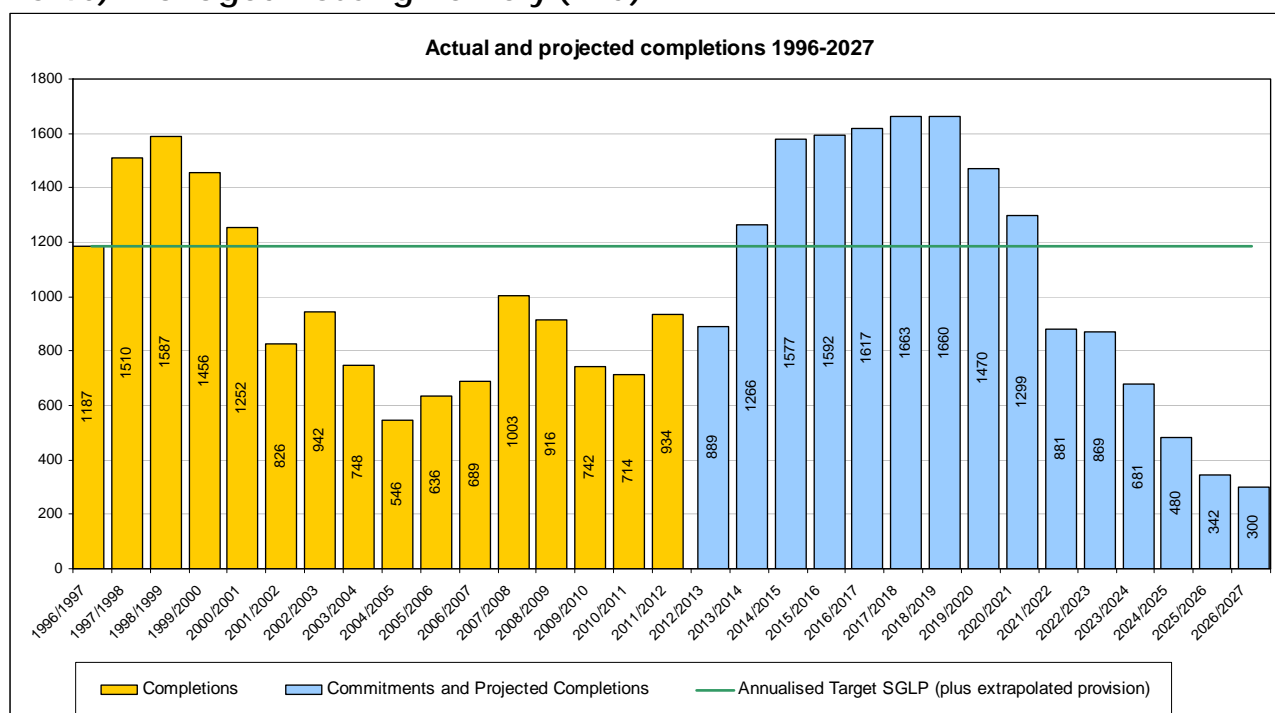
As illustrated by Fig 1.1, in the year to April 2011, 714 dwellings (net) were completed in South Gloucestershire.

Table 1.1 shows that the vast majority (94%) of new developments were 'new build' developments. In rural areas 'Change of use' applications (mainly barn conversions) accounted for over a fifth (22%) of new dwellings.

Almost three quarters (72%) of completions in the last year were on large sites (those with more than 10 dwellings) illustrating that the Council's is proactively working with developers to bring sites forward through the development management process.

In the last year, three quarters of completions were within the established urban areas in the East (36%) and North (39%) fringes of Bristol.

### HCI4a): Net additional dwellings in future years (H2c); and HCI4b): Managed Housing Delivery (H2d)



**Figure 1.2**

<b>Assessment of Five Year supply against South Gloucestershire Local Plan/RPG10</b>		
A	Net provision required 1996 to 2011 (Plus extrapolated provision 2011 to 2027)	36,704
B	Net provision delivered in Local Plan period to date (1996 to 2012)	15,688
C	Total net provision required 2012 to 2027 (A minus B)	21,016
D	Number of years remaining plus extrapolated provision	15
E	Remaining annualised provision required (C/D)	1,401
F	Five Year housing requirement 2012 to 2017 (Ex5)	7,005
G	Total identified five year supply 2012 to 2017	6,941
H	<b>Five Year supply surplus or deficit (G minus F)</b>	<b>-64</b>
	<b>Five Year supply (G/Fx100)</b>	<b>99%</b>
	<b>Five Year supply (G/E)</b>	<b>4.96</b>

Table 1.3

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

## Commentary

In December 2010 the Coalition Government published the Localism Bill which, when enacted, will formally revoke the Regional Strategies, including RPG10. As such, this will no longer form part of the statutory development plan. Notwithstanding this, little weight can be given to the intention to revoke regional strategies, a position confirmed by the recent Cala Homes decision (Court of Appeal Secretary of State vs Cala Homes, May 2011). Although progress on the draft South West RS has been halted it had reached an advanced stage and therefore would have expected to have carried substantial weight. As work on the RS will not be taken forward the degree of weight is lessened. Moreover, it does not form part of the Development Plan and never will. Taking account of these circumstances the draft RS remains a "material consideration", but its weight is considerably reduced.

South Gloucestershire therefore considers that any interpretation of PPS3 paragraphs 53 and 54 to the 5 year land supply based on the level of provision set out in the Secretary of States Proposed Changes to the RS should be set aside. However, PPS3 is still highly relevant with regard to calculating the 5 year land supply as it also makes clear reference to the relevant local development plan document. The position is further supported by the advice note "PPS3: demonstrating a 5 Year Supply of Deliverable Sites" produced for Inspectors by CLG and until September 2010 hosted on the PINS website. This similarly stated that the basis for calculating the supply should be the adopted development plan.

For South Gloucestershire the adopted development plan is the South Gloucestershire Local Plan (SGLP). However, while the South Gloucestershire Local Plan was prepared to an end date which passed on 31<sup>st</sup> March 2011 its policies are saved, by virtue of s38(6) of the Planning and Compulsory Purchase Act 2004 it is the statutory development plan. In addition to and in support of the SGLP, the Regional Planning Guidance (RPG) 10 also forms part of the Development Plan and sets the broad strategy for housing to 2016. Based on the SGLP the five year land supply is calculated by projecting forward (extrapolating) the annualised local plan requirement of 1,184 dwellings per annum.

The Core Strategy was submitted to the Secretary of State in March 2011 and is awaiting commencement of the Examination in Public (EiP). However, the Core Strategy has little and limited weight where housing requirement is a key issue until the examination is completed and the outcomes known. Therefore, the 2011 AMR does not calculate the five year supply against the Core Strategy.

Table 1.3 sets out the Council's land supply calculations. Based on the South Gloucestershire Local Plan housing provision for the period 1996 to 2027 and taking into consideration the historic undersupply, South Gloucestershire Council has an annual build provision of 1,401 dwellings per annum for the 15 year period 2012/2013 to 2026/2027. This represents a 5 years land supply of **4.96 years** where total available five year supply (2012/2013 to 2016/2017) = 6,941 dwellings divided by the remaining annualised requirement (1,401).

The Council has made every effort to ensure that at the time of preparing the AMR its forecasts

of housing land supply are robust and incorporates feedback from landowners / developers on the likely timescales for the development of their sites. The forecasts and assumptions underpinning likely future dwelling completions are provided at Appendix A and B. Housing supply has been assessed based on the following:

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

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

Year	Number of dwellings on Previously Developed Land (gross)	Percentage of dwellings on Previously Developed Land
2004/2005*	415	67%
2005/2006*	520	71%
2006/2007*	478	62%
2007/2008*	771	70%
2008/2009	763	78%
2009/2010	468	60%
2010/2011	482	63%

**Table 1.4**

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

### Commentary

In the year to April 2011 almost two thirds (63%) of dwelling completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new dwelling completions should be on PDL for the duration of the Local Plan period (1996 – 2011), since 2004 this target has been exceeded in every monitoring year.

Note: On 9 June 2010 the Government revised the definition of previously developed land (PDL) to exclude private residential gardens. The figures in this table (1.4) only apply the revised definition, now set out in PPS3 (June 2011), to planning permissions resulting in new dwellings being built on former garden land granted after 9 June 2010 date.

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

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

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011
i) Less than 30 dwellings per ha	10%	0%	17%	22%	0%
ii) Between 30 and 50 dwellings per ha	45%	6%	26%	16%	83%
iii) Above 50 dwellings per ha	45%	94%	57%	62%	17%

**Table 1.5**

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



### Commentary

The Council seeks to avoid developments which make inefficient use of land in the context of the character and amenity of the local area. In the year to April 2011 the vast majority (83%) of dwellings (on large housing sites) were delivered at between 30 and 50 dph and 17% of dwellings were delivered at over 50 dwellings per ha. In the 2010/2011 monitoring year no dwellings were delivered a density of less than 30 dwellings per hectare.

Policy H1 of the Local Plan lists 14 sites allocated for residential development. 12 of these sites have a proposed density of over 50 and the remaining 2 have a proposed density of 30. The progress made with delivering these sites will be monitored through future AMRs. The achievement of housing densities will continue to be monitored, taking into account the removal of minimum density requirements in June 2010 and, looking forward, the implementation of Core Strategy policy CS16.

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

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

Table 1.6a

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

N.B. All completion figures are gross

### Analysis by policy area:

	1 bed hse	2 bed hse	3 bed hse	4 bed hse	1 bed flat	2 bed flat	3 bed flat	4 bed flat	Completions (gross)
North Fringe of Bristol	1	56	68	65	36	56	0	0	282
East Fringe of Bristol	5	25	32	24	94	99	0	0	279
Yate/Chipping Sodbury	2	5	7	3	14	56	0	0	87
Thornbury	0	1	2	6	0	0	0	0	9
Rural Areas	0	23	28	48	1	5	0	0	105
Sevenside	0	0	0	0	0	0	0	0	0

Table 1.6b

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

N.B. All completion figures are gross

### Commentary

Table 1.6a illustrates the variety and mix of housing that has been built in the District in recent years.

It shows that in the year to April 2011, 48% of all residential development comprised of flats (361

units). This represents an increase in both the number and proportion delivered in the previous year (41% / 324 units). Current economic circumstances are likely to be a contributing factor to this trend, for example there has been a reduction in demand from the 'buy-to-let' market which significantly inflated the number of flat developments (and conversions) in recent years.

Table 1.6a also illustrates that the majority of houses built in 2010/2011 had 3-4 bedrooms and that the under 1% of new housing completions came in the form of 1 bedroom houses.

Table 1.6b breaks down the information displayed in Table 1.6a by Core Strategy policy area. It shows that in the year to April 2011, 69% of gross completions in the East Fringe of Bristol came in the form of 1 and 2 bed flats; this accounts for over 25% of all completions. These figures suggest that the trend of subdividing existing dwellings to make two new flats continues to be a key feature of housing development in this geographic area.

In contrast, 47% of all completions in the North Fringe of Bristol came in the form of 3 and 4 bed houses. Nearly 20% of all completions in the North Fringe were in the form of 2 bedroom houses and 2 bedroom flats.

## HCI8) Long Term Vacant Housing Stock

	<b>Total Stock on Valuation List</b>	<b>Long Term Vacant</b>	<b>% Long Term Vacant</b>
<b>2005</b>	104,691	452	0.4
<b>2006</b>	105,324	398	0.4
<b>2007</b>	106,306	405	0.4
<b>2008</b>	107,339	555	0.5
<b>2009</b>	108,291	570	0.5
<b>2010</b>	108,951	582	0.5
<b>2011</b>	109,706	463	0.4

Table 1.7

Source: Council Tax (South Gloucestershire Council)

### Commentary

In October 2011, 463 domestic properties had been vacant for more than one year, this is a reduction on the figure last year and equates to only 0.4% of the total housing stock (according to Council Tax valuation records). Table 1.7 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2006.

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

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

Table 1.8a

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

## Analysis by Policy Area

Area	Affordable housing completions
East Fringe of Bristol	157
North Fringe of Bristol	116
Yate Chipping Sodbury	61
Thornbury	0
Rural Areas	6
<b>Total</b>	<b>340</b>

Table 1.8b

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

## Commentary

In the year to April 2011, 340 'affordable housing' dwellings were completed over 80% of which were in the urban areas of the North and East Fringes of Bristol. Of the 340 dwellings, 252 were for social rent and 88 for intermediate (includes 38 HomeBuy Direct homes). This represents a split of 74% social rent to 26% intermediate against a Council target of an 80% to 20% split respectively, and a performance of 48% above the Council's target of 230 affordable homes.

No rural exception schemes were delivered in the 2010/2011 monitoring year.

In the last 12 months, working with the other authorities in the West Of England a Housing Delivery Panel has been procured which is set to assist in the delivery of new housing, including affordable housing, across the District to meet the WofE Delivery of Investment and Infrastructure Plan (DIIP) place priorities and themes.

While indicator H5 provides the total figure of affordable housing completions for the year, we are keen to evaluate how well SGLP policy H6 (relating to affordable housing) is being applied. For this reason, indicator HCI10 specifically monitors the performance of policy H6.

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

Site Location	Date planning consent granted	Build period (years)	Total Units	<b>Target:</b> Proportion of affordable housing negotiated (%) (number of units)	<b>Delivered:</b> Proportion of affordable housing delivered (%) (number of units)	<b>Difference:</b> Delivered minus Target (%)
Dowend Lower School, North View, Dowend (ref. 0071)	20/02/2008	2008-2011	52	<b>33.3%</b> (18 units)	<b>33.3%</b> (18 units)	0
Former School, Beaufort Road, Downend (ref. 0118)	04/09/2009	2010-2011	63	<b>100.0%</b> (63 units)	<b>100.0%</b> (63 units)	0
95 High Street, Kingswood (ref. 0099)	21/01/2010	2010-2011	10	<b>100.0%</b> (10 units)	<b>100.0%</b> (10 units)	0
Land at Siston Hill, Kingswood (ref. 0033)	29/12/2005	2006-2011	504	<b>25.0%</b> (126 units)	<b>24.6%</b> (124 units)	-2
Wall Tynings, Cherry Garden Lane, Bitton (ref. 0097)	01/12/2008	2008-2010	11	27.3% (3 units)	27.3% (3 units)	0
Cheswick, Filton Road, Stoke Gifford (ref. 0010a)	05/11/2007	2008-2010	100	30.0% (30 units)	30.0% (30 units)	0
Courtaulds Factory, Signal Road, Staple Hill (ref. 0077)	16/01/2008	2008-2010	45	33.3% (15 units)	33.3% (15 units)	0
New Road Playing Field, New Road, Filton (ref. 0023a)	07/03/2006	2008-2010	23	Nil	100.0% (23 units)	23
New Road Playing Field, New Road, Filton (ref. 0023b)	13/12/2007	2009-2010	49	33.3% (16 units)	100.0% (49 units)	33
Land off Bath Road, Thornbury (ref. 0079)	20/09/2007	2008-2010	45	33.3% (15 units)	42.2% (19 units)	?
Siblands, Gillingstool, Thornbury (ref. 0082)	20/09/2007	2008-2010	23	33.3% (8 units)	13.0% (3 units)	?
Land at Lintham Drive, Kingswood (ref. 0074)	13/11/2006	2008-2010	68	32.4% (22 units)	32.4% (22 units)	0
Summit Youth Centre, Orchard Road, Kingswood (ref. 0047)	20/01/2006	2007-2009	71	30.0% (21 units)	30.0% (21 units)	0
Rear of Jubilee Road and Rodway View, Kingswood (ref. 0067)	10/05/2006	2008-2009	24	Nil	4.8% (1 unit)	?
Former Cattle Market, Upper Bath Road, Thornbury (ref. 0081)	20/09/2007	2008-2009	22	33.3% (7 units)	72.7% (16 units)	?
472-478 Filton Avenue, Filton (ref.1340)*	18/05/2006	2007-2008	21	14.0% (3 units)	14.0% (3 units)	0
Whiteshill House, Hambrook (ref.1343)*	30/08/2006	2006 -2007	10	10.0% (1 units)	10.0% (1 units)	0
New Road, Rangeworthy (ref.1344)	10/03/2006	2006-2008	21	33.3% (7 units)	33.3% (7 units)	0
Filton College, Filton (ref.1316)	18/11/2005	2005-2008	78	33.3% (26 units)	33.3% (26 units)	0
North of Douglas Road, Kingswood (ref.3204)	06/09/2005	2005-2008	139	33.3% (46 units)	33.1% (46 units)	0
Cloverdale Drive, Longwell Green (ref.3207)	09/07/2004	2007-2008	48	30.0% (14 units)	29.2% (14 units)	-1
Toghill Lane, Doynton (ref.1333)	11/06/2004	2005-2007	21	52.4% (11 units)	52.4% (11 units)	0
Catbrain Lane, Cribbs Causeway (ref.1332)	08/06/2004	2004-2006	71	30.0% (21 units)	29.6% (21 units)	0
Former Burden Institute, Stoke Park (ref.1301)	17/12/2003	2005-2007	42	25.0% (10 units)	23.8% (10 units)	-1
302-306 Badminton Road, Downend (ref.3221)	26/11/2003	2004-2006	36	28.0% (10 units)	27.8% (10 units)	0
Syston Way/Wesley Hill, Kingswood (ref.3220)	09/10/2003	2004-2006	57	30.0% (17 units)	29.8% (17 units)	0
Land off Golden Valley Lane, Bitton (ref.3229)	10/09/2003	2004 -2005	20	30.0% (6 units)	30.0% (6 units)	0
Ridgeway, Coalpit Heath (ref.1295)	06/09/2001	2002-2004	30	13.0% (4 units)	13.3% (4 units)	0
Bristol Parkway North (ref.1313)	14/12/2000	2000-2004	318	14% (45 units)	14.2% (45 units)	0
Baugh Farm, Downend (ref.3191)	01/10/1999	2000-2002	52	10.0% (5 units)	9.6% (5 units)	0
Former DRG Factory, Carsons Road, Shortwood (ref.3183)	17/06/1999	1999-2005	144	14.0% (20 units)	13.9% (20 units)	0
Rear of High Street, Marshfield (ref.1083)	14/01/1999	1999-2001	44	10.0% (4 units)	9.1% (4 units)	-1
Park Farm, Frampton Cotterell (ref.1292)	27/10/1997	1997-2000	196	20.0% (40 units)	20.4% (40 units)	0
School Site, Cossham Street, Mangotsfield (ref.3179)	17/04/1997	1997-2001	177	14.0% (25 units)	14.1% (25 units)	0
Townwell, Cromhall (ref.1254)	13/11/1995	1996-1997	12	33.3% (4 units)	33.3% (4 units)	0

\* A reduced proportion of affordable housing was negotiated for these sites due to the abnormal costs associated with development and the low market value of the sites

**Table 1.9**

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

### Commentary

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

Reporting the proportion of affordable housing completions in any single year is often misleading; sites can take several years to complete and the affordable housing element is often delivered within varying phases of development. As such, a more accurate representation of how effective policy H6 is at securing affordable housing provision is derived from analysing completion data over the build-out of the schemes.

Table 1.9 lists the housing sites completed since 1996 that meet the requirements for policy H6. It shows the period over which the site was completed and the proportion of affordable housing delivered, compared to the proportion of affordable housing negotiated for the site. The table illustrates that, during the 2010/2011 monitoring year, development was completed on four housing sites where policy H6 was applied (shown as bold in rows 1-4 of Table 1.9). An account of affordable housing delivery on these sites is provided below:

- Former School, Beaufort Road, Downend – a 100% affordable housing scheme of 63 "Extra Care" flats managed / financed by Hanover.

- 95 High Street, Kingswood – a 100% affordable housing scheme of 10 flats units managed / financed by Merlin Housing Society.
- Dowend Lower School, North View, Dowend (ref. 0071) – a development scheme of 52 units, 33% of which (18) were 'affordable' in accordance with SGLP policy H6
- Land at Siston Hill, Kingswood – a large development scheme of 504 units of which 124 units were affordable marginally below the 25% target. This site was originally granted outline planning permission in 1999 and the target of 25% was negotiated well before Policy H6 was adopted.

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

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

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

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

Table 1.10

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

### Commentary

In the 2010/2011 monitoring year, 7 additional Gypsy/Traveller pitches were delivered in South Gloucestershire at the following locations:

- 2 additional residential pitches on the Council's social rent site at Northwood Park (Winterbourne)
- 1 private residential Gypsy/Traveller pitch at Elm Farm\* (Westerleigh)
- 1 private residential Gypsy/Traveller pitch and 1 transit pitch at Bridge View\* (Westerleigh)
- 1 private residential Gypsy/Traveller pitch at 56 Ram Hill (Coalpit Heath)
- 1 transit pitch at Swan Lane\* (Winterbourne)

\* indicates temporary pitch

### HCI12) Vacancy rate for South Gloucestershire's 2 authorised Gypsy/traveller sites (LH5)

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

Table 1.11

Source: Traveller Unit (South Gloucestershire Council)

## Commentary

South Gloucestershire has two authorised Gypsy / Traveller sites at Northwood Park (Winterbourne) and Highwood Park (Patchway). Table 1.11 shows that the official vacancy rate at the Council's two residential sites remains exceptionally low. These figures are calculated using the letting process by which the 'Home Choice' scheme operates - which regularly inflates the vacancy rate. The Council's own detailed monitoring system however suggests that the occupancy rate is nearing 100% as there is always a significant waiting list for spaces.

## HCI13) Number of Extra Care housing units completed (New Indicator)

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

Table 1.12

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

## Commentary

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

In the year to April 2011, 123 extra Care housing units were completed through two development schemes in South Gloucestershire:

- o Cambrian Drive/Wellington Road, Yate – 60 units
- o Former School, Beaufort Road, Downend – 63 units

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

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

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

Table 1.13

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

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

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

Table 1.14

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

## **Commentary**

Table 1.13 shows that there has been a net gain in leisure floorspace of 150 square metres and although this number appears low the completion of a new build two storey sports pavilion at Pomphrey Hill resulted in a notable gain of floorspace (792sqm). The majority of this gain is cancelled out as the result of a change of use of a unit at Tower Lane (Warmley) from D2 to mixed D2/A3 use.

Table 1.14 shows that, as in previous years, 0% of completed leisure development was in any of South Gloucestershire's town centres. This can be attributed to the fact that South Gloucestershire's town centres do not lend themselves to large scale leisure development (which is above the threshold of 500sqm).

## **New indicators – to be reported in future AMRs**

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

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

## 4.2 Maintaining Economic Prosperity

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

### Core Strategy Objectives

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

### Relevant Core Strategy Policies

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



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

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
<b>2008/2009</b>	30.77	25.00	0.05	238.91	58.60	79.05	432.38
<b>2009/2010</b>	24.38	25.00	0.05	0.37	31.81	340.86	422.47
<b>2010/2011</b>	24.89	25.00	0.05	1.10	27.93	226.60	305.57

Table 2.1

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

### Commentary

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

Table 2.1 shows the amount and type of employment land available in the District. It comprises land safeguarded for employment uses under policy E4 of the South Gloucestershire Local Plan and sites with planning permission for employment related purposes.

In the 2010/2011 monitoring year there was a total of 305.57ha of employment land in South Gloucestershire and while there is little change across the majority of land uses, the figure shown in the 'Mixed' category is significantly lower than those shown in previous years. This change does not however reflect a loss of land in this category and is the result of work done to recalculate the developable area of employment land available at Severnside. It is felt that the updated figure better reflects the amount of employment land available on the ground.

It is important to note, however, that a large amount of B2 land at Severnside (shown in 2008/2009) was reclassified to the 'Mixed' category (in 2009/2010) to more appropriately reflect the type of future development on this site.

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

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

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
<b>2008/2009</b>	15,788	0	0	16,216	-25,233	1,251	8,022
<b>2009/2010</b>	2,921	0	0	-93,329	46,190	10,100	-34,118
<b>2010/2011</b>	8,491	0	-1,422	1,043	-1,508	0	6,604

Table 2.2

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

### Commentary

Table 2.2 shows that in the 2010/2011 year, there was a net gain of 6,604 square metres of employment floorspace.

The majority of completed office development in the twelve months to April 2011 can be attributed to the completion of the last major office scheme at Parkway Business Park for the Ministry of Defence. In addition, the erection of a two storey office block at Severnside contributed over 500sqm to the total.

There has been no completed B1(b) (research and development) floorspace in the 2010/2011 monitoring year although significant completions at the Science Park will be recorded in next years report.

There have been no large scale completions in the B1(c) use class in the 2010/2011 monitoring year. The demolition of the former Wilson & Sons Engineering factory on Morley Road, Kingswood (-1900sqm net) accounts for the majority of the net loss in this use class last year.

There have been a number of losses and gains of B2 floorspace in the monitoring year:

- demolition of the former Power Electrics, factory site Kingswood
- completion of the Airbus development at New Road (Filton);
- the installation of two modular buildings at Severnside; and,
- a change of use from B2 to mixed employment uses at Great Western Business Park

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

		A1	A2	B1a	D2	Mixed			Total
2008/ 2009	Town Centre Area	-955	0	0	0	27441			26,486
	SG Total	2,420	0	15,788	391	28409			47,008
2009/2010	Town Centre Area	0	0	0	0	0			0
	SG Total	2,475	0	2,921	1,808	12056			19,260
		A1	A2	B1a	D2	Other Mixed	A3/ A4/A5	Mixed 'A'	Total
2010/2011	Town Centre Area	-5,132	0	0	0	0	572	0	-4,560
	SG Total	1,050	0	8,491	150	5,028	-79	0	14,640

Table 2.3

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

### Commentary

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

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

Table 2.3 shows that there has been a significant loss of A1 floorspace in South Gloucestershire's town centres. This loss can be attributed to the demolition of the existing Tesco store at Yate Town Centre to facilitate the erection of a new significantly larger Tesco store on the same site. –

Table 2.3 shows that there has been a significant gain in floorspace for 'town centre uses' across South Gloucestershire in the 2010/2011 monitoring year. The gain in office floorspace (B1a) can be attributed to completion of the last major office scheme at Parkway Business Park and the erection of a two storey office block at Severnside. In addition, the gain in the 'Other Mixed' category is largely the result of a change of use from B1/B2/B8 to B1/B8/D1 at Orpen Park (Bradley Stoke). This type of change of use from traditional 'b-use' employment to more flexible uses is increasingly common.

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

Year	Previous Use	Area (ha)
2006/2007	B2 - General Industrial	1.56
	Agricultural	0.43
		<b>1.99</b>
2007/2008	B1a - Office	0.15
	B2 - General Industrial	0.43
	Agricultural	0.96
		<b>1.54</b>
2008/2009	B2 - General Industrial	0.52
		<b>0.52</b>
2009/2010	B2 - General Industrial	0.21
	B8 - Storage and Distribution	0.07
		<b>0.28</b>
2010/2011	B1a - Office	0.01
	B1/B2/B8 - Mixed	0.38
	B8 - Storage and Distribution	0.18
		<b>0.57</b>

**Table 2.4**

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

#### Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2010/2011, 0.57ha of employment land within safeguarded employment areas (under SGLP policy E4) was lost to non-B land uses.

As in the previous year, although this employment land has been lost from traditional B-use employment, these losses are not perceived to be detrimental to the safeguarded areas as the changes of use still provide employment opportunities (although not in the traditional B-Use Class terms).

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

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

Year	Amount of employment land lost (LEC2)
2006/2007	No Loss
2007/2008	No Loss
2008/2009	No Loss
2009/2010	No Loss
2010/2011	No Loss

**Table 2.5**

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

#### Commentary

Data returns for this AMR show that there has been no loss of employment land to residential development in this monitoring year as has been the case in four of the previous five years. This suggests that policy E4 of the South Gloucestershire Local Plan, which aims to safeguard key

employment sites, is performing well.

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

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

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

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

**Table 2.6**

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

### Commentary

Table 2.6 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in 2010/2011 has increased on the levels reported in previous years.

This indicator should be read in conjunction with Indicator MEP5. In comparison to MEP6, Table 2.5 shows that in the past five years there has been no loss of land within areas safeguarded for employment to residential use. In comparison, over ten hectares of traditional 'b-use' employment land has been lost to residential development outside of safeguarded employment areas.

In the current monitoring year, 5.36 hectares of employment land was lost to residential development. Although high in comparison to previous years, this inflated figure can largely be attributed to the 3.5 hectares of B8 land lost at the Sea Stores site (Yate) to a development comprising 228 dwellings. The Sea Stores site itself had been unoccupied for some time before it was sold to a housing developer in 2008.

This loss of employment land will create an additional 315 new dwellings by the time each development has been built out. These 315 dwellings are to be built across 11 different sites, the majority of which (7 sites) are located within the "East Bristol Fringe".

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

### MEP7) Amount of completed retail development (sqm net floor space) (LTC1)

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

Table 2.7

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

#### Commentary

Table 2.7 shows that, in the 2010/2011 monitoring year there has been a significant loss of retail floorspace. This loss can be attributed to the demolition of the existing Tesco store at Yate Town Centre to facilitate the erection of a new significantly larger Tesco store on the same site. The new store which opened in Autumn 2011 and the gain in retail floorspace associated with this development will therefore be reflected in next year's AMR.

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

	Total Primary Frontage (sq.m)	Amount in A1 use (sq.m)	% of primary frontage in A1 Use
2006/2007	4,386	3,364	77.7%
2007/2008	4,386	3,342	76.2%
2008/2009	4,379	3,299	75.3%
2009/2010	4,379	3,304	75.4%
2010/2011	4,329	3,264	75.4%

Table 2.8

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

#### Commentary

The Local Plan (SGLP) and the emerging Core Strategy aim to sustain the vitality and viability of South Gloucestershire's town centres through retaining town centre units in A1 (retail) use. Table 2.8 shows that the percentage of primary frontage in A1 use has remained at the same level as that shown last year. The change in the total primary frontage this year is as a result of the redevelopment of the Tesco store at Yate.

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

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

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
<b>Chipping Sodbury</b>	5.5%	7.3%	6.8%	8.8%	1.8%
<b>Downend</b>	20.7%	10.7%	7.4%	3.7%	3.7%
<b>Emersons Green</b>	8.3%	15.4%	0%	0%	0%
<b>Filton</b>	0%	5.3%	10.5%	5.3%	0%
<b>Hanham</b>	5%	10%	7.9%	10.5%	15.4%
<b>Kingswood</b>	10.1%	9.8%	15.2%	15.7%	19.1%
<b>Staple Hill</b>	7.2%	12.7%	12.3%	13.9%	7.3%
<b>Thornbury</b>	8.3%	12.5%	13.9%	9.9%	9.9%
<b>Yate *</b>	3.4%	5.7%	12.6%	11.2%	15.9%
<b>Total</b>	<b>7.4%</b>	<b>9.7%</b>	<b>11.5%</b>	<b>11%</b>	<b>10.7%</b>

Table 2.9

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

### Commentary

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

In August 2011, 10.7% of all A1 units in town centres across the District were vacant. This represents a slight decrease in the A1 vacancy rate recorded in August 2010 (11.0%). In August 2010:

- Kingswood had the highest A1 vacancy rate (19.1%) which equates to 17 vacant A1 units
- Emersons Green and Filton both had no vacant A1 units (0%)

Between August 2010 and August 2011 the most significant decrease in A1 vacancy rate was observed in Chipping Sodbury, where the rate fell from 8.8% to 1.8%. There has also been an increase in the percentage of A1 units occupied/trading in Filton and Staple Hill in the 2010/2011 monitoring year.

The percentage of vacant A1 units has remained the same in Downend, Emersons Green and Thornbury between August 2010 and August 2011.

In terms of actual A1 Units – Staple Hill recorded the greatest decrease in vacancy (an additional five units became occupied for A1 use. In contrast between August 2010 and August 2011 there has been an increase in the vacancy rate in A1 units in Hanham, Kingswood and Yate town centres where there were two, four and four more units (respectively) have become vacant.

It should be noted that this indicator is purely a measure of 'quantity' it does not measure 'quality'. The quality of individual retail premises is a subjective matter over which the planning system has little influence. In addition, this indicator relates solely to A1 units. Any units not in A1 use are excluded from this indicator – the total vacancy rate (all uses) is covered in indicator MEP10 overleaf.

## MEP10) Number of vacant units (all uses) (New Indicator)

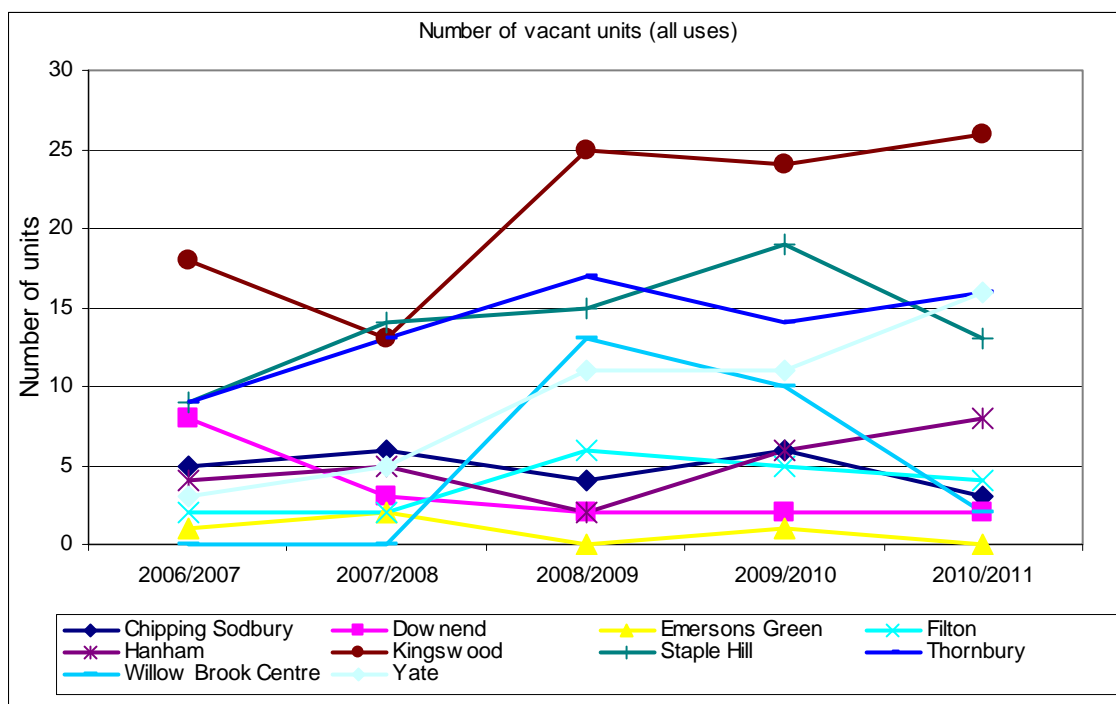


Figure 2.1

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

Table 2.10

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

### Commentary

This new indicator monitors the level of all vacant units in Town Centres (not just retail uses). Table 2.10 and Fig 2.1 show how the number of vacant units in South Gloucestershire's town centres has changed over the past five years. In summary they show that:

- Chipping Sodbury historically has high rates of occupancy across the town centre
- Downend has had only two vacant units in each of the past three years; one of these units has been vacant throughout this period.
- Emersons Green has no vacant units in this monitoring year and although there have been low rates of vacancy for the last three years, it is the smallest town centre in South Gloucestershire (in terms of number of units).
- Filton has a lower rate of vacancy in the current monitoring year than it has had in the

previous two years

- Hanham has twice as many vacant units in 2010/2011 than it did five years ago
- There has been a significant rise (44%) in the number of vacant units in Kingswood over the past 5 years. The rate of vacancy in 2010/2011 is the highest seen in the five year period shown above
- The number of vacant units in Staple Hill has decreased to the lowest levels seen since 2006/2007; during the period from 2006/2007 and 2009/2010 there was a 110% increase in the number of vacant units in Staple Hill.
- The rate of vacancy in Thornbury has increased by over 75% in the past five years
- Although the vacancy rates at the Willow Brook Centre appear high, these figures reflect the rate of initial take-up of the new retail units rather than high levels of vacancy per se.
- The number of vacant units in Yate has increased significantly over this five year period.

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

## MEP11) Mix of occupied 'A' uses in town / district centres (New Indicator)

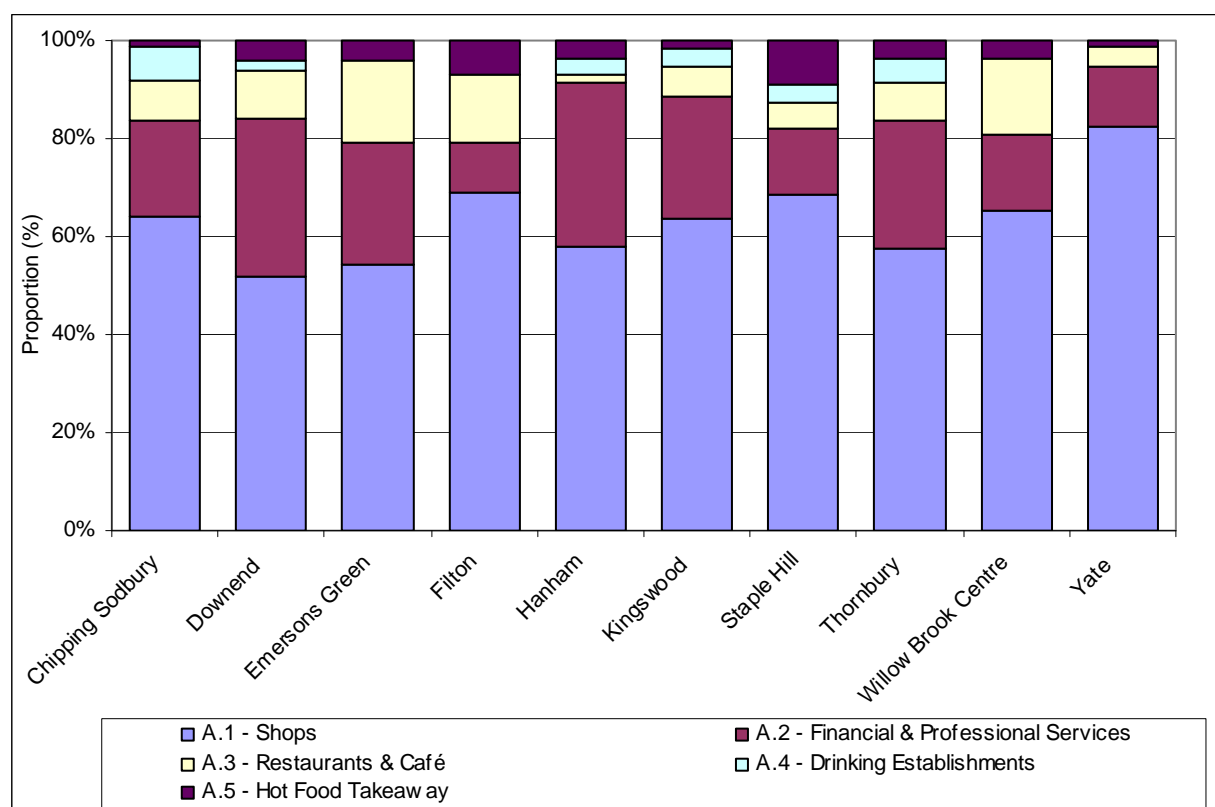


Figure 2.2

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

## Commentary

Figure 2.2 shows that the majority of units within the A-use class across South Gloucestershire's town centres are in A1 retail use. Policy RT9 of the South Gloucestershire Local Plan and CS14 of the emerging Core Strategy aim to safeguard the retail character and function of the district's town centres because of its importance to their vitality and viability.

Figure 2.2 shows that:



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

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

## MEP12) Total number of jobs by sector and geographical policy area (New Indicator)

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

Table 2.11

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

Based on 'Employment' Jobs i.e. the employees plus any working proprietors (owners directly involved in the business). Totals and % may not sum because of rounding

## Commentary

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

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

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

Analysis by Sector (SIC 2007) reveals that approximately:

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

\* The IDBR is the most detailed source of business employee data available to local authorities, but it should be noted that it misses some very small businesses operating without VAT or PAYE schemes (self employed and those with low turnover and without employees) and some non-profit organisations

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

\*\*\* Data is rounded to the nearest 10

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

	Retail (A1-A5)	Offices (B1a)	Industry and warehousing (B1b, B1c, B2, B8, Mixed B, SG Industrial)	Other (C1, C2, D1, D2, SG, Mixed)	Total
2006/2007	100	300	-300	0	100
2007/2008	400	800	300	0	1,600
2008/2009	200	1,300	0	100	1,600
2009/2010	100	1,300	1,400	400	3,200
2010/2011	0	600	200	0	900
Total	900	4,300	1,600	500	7,400

Table 2.12

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

## Commentary

Analysis of development monitoring data suggests that land in the 'planning pipeline' in South Gloucestershire has the capacity to potentially deliver in the region of 32,400 jobs in the district over the Core Strategy period (2006-2026)\*.

Since 2006 it is estimated that a potential 7,400 additional jobs *may* have been created in the district through completed developments which required planning permission; 900 of these jobs *may* have been created in the last monitoring year (2010/11)\*\*.

NOTES:

\* These estimates are derived from information provided by developers in Planning Applications. Where this is not available assumptions have been made using employment floor space densities. Estimate includes potential of 5,700 temporary jobs at Oldbury Power Station during the construction phase

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

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

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

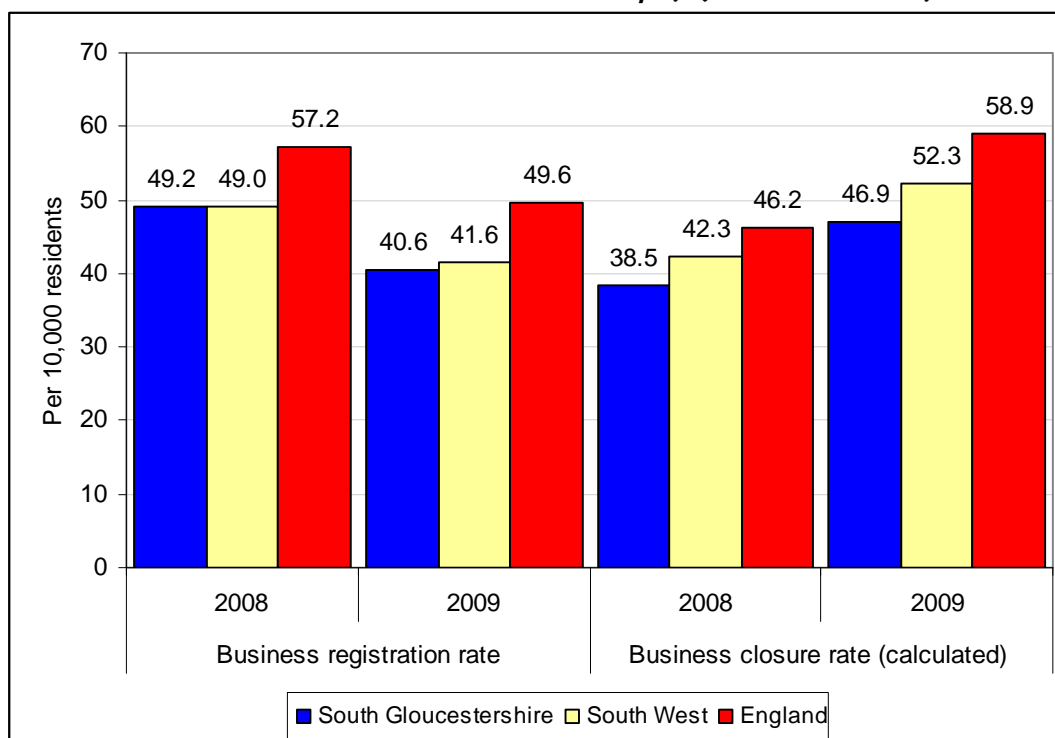


Figure 2.3

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

### Commentary

In 2009 the Business registration rate was 49.6 new businesses per 10,000 resident adults. This represents a reduction on the 2008 rate (57.2 new businesses per 10,000). The start up rate for businesses in South Gloucestershire however remains higher than both the national and regional averages. As a consequence of the global economic downturn, the business closure rate in South Gloucestershire also increased between 2008 and 2009. However, the local rate remains lower than both the national and regional averages.

## **New indicators – to be reported in future AMRs**

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

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

## 4.3 Managing the Environment & Heritage

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

The features and resources which are integral to the character and identity of South Gloucestershire are increasingly under threat from development, as well as being at risk from the effects of climate change. However, these environmental assets can also be used to make a positive contribution to mitigating the impacts of climate change and to improving health and well-being.

### Core Strategy Objectives

- Conserving and enhancing the character and distinctiveness of the district's heritage assets and maximising their contribution to quality of place
- Conserving and enhancing the district's distinctive landscapes, natural environmental resources and biodiversity
- Safeguarding mineral resources for the longer term while ensuring an adequate and steady supply to meet identified needs
- Safeguarding the quality of natural resources and ensuring prudent use
- Protecting land, air, aqueous environments, buildings and people from pollution

### Relevant Core Strategy Policies

- CS 9 – Managing the environment and heritage
- CS10 – Minerals

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

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

Table 3.1

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

\* Includes where EA concerns were mitigated through inclusion of informatives and/or conditions in the Decision Notice

### 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 Planning Policy Statement 25: Development and Flood Risk (PPS25).

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

Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2010/2011. The table shows that in 95% of cases the EA had no outstanding objection. In 9 of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In the majority of case and EA concerns were mitigated through the inclusion of informatives or conditions in the Decision Notice.

Of the 5 applications where there was an outstanding Environment Agency objection:

- 3 were withdrawn partly as a result of the EA objection
- 2 were refused planning permission where the EA objection formed one of the reasons for refusal of planning permission
- None were granted planning permission contrary to EA advice

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

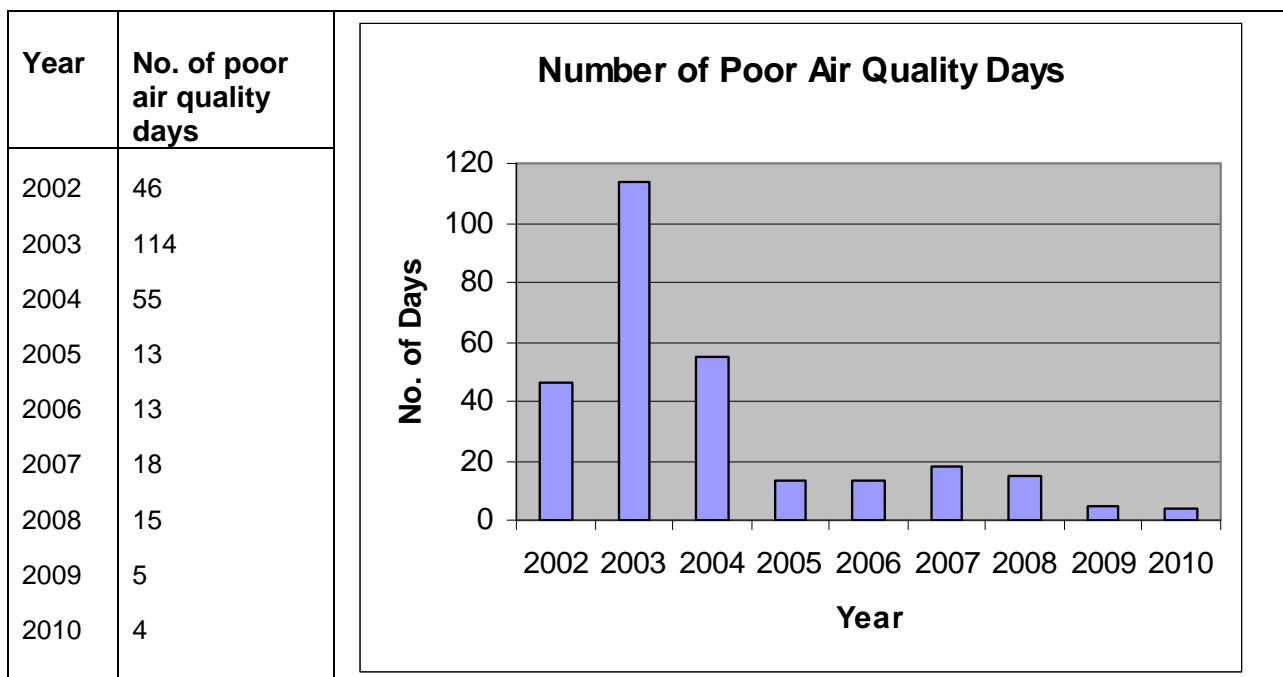


Figure 2.1

Source: Environmental Protection Team (South Gloucestershire Council)

## MEH3) Annual average nitrogen dioxide levels (LEP2)

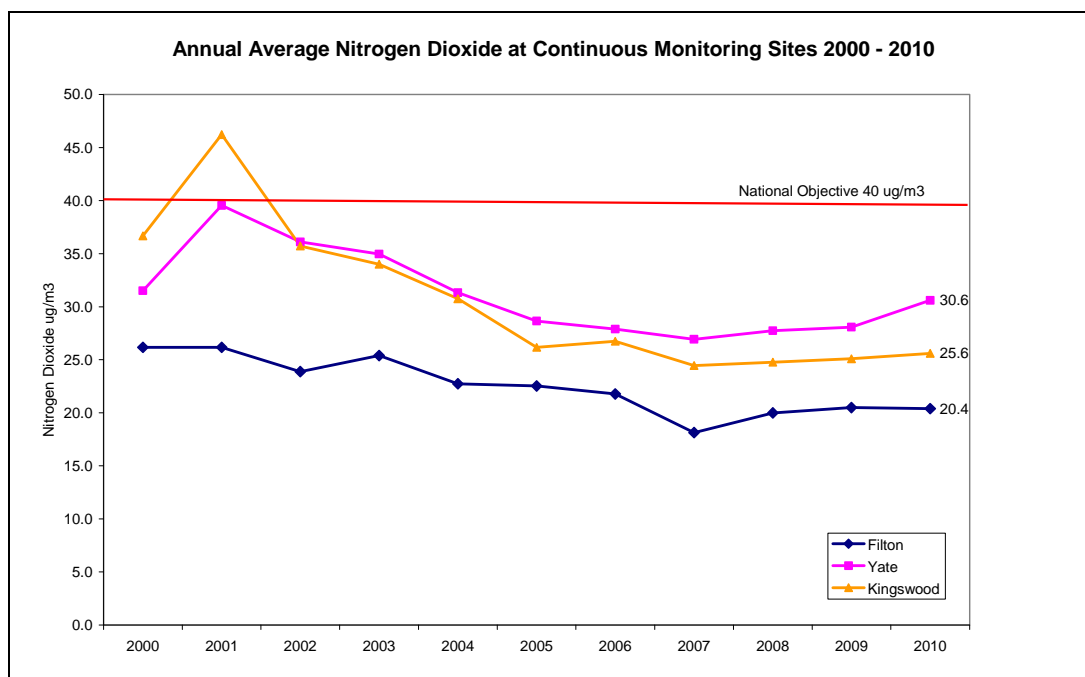


Figure 2.2

Source: Environmental Protection Team (South Gloucestershire Council)

## Commentary

The Council has a duty to monitor and manage air quality within its district. Air pollutants can arise from a variety of sources, including transport and industry. The main air pollutant of concern locally is nitrogen dioxide (NO<sub>2</sub>), which originates primarily from road traffic emissions. Nitrogen dioxide is associated with adverse effects on human health. At high concentrations, it

can affect the respiratory system and increase the response to allergens in sensitive people.

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

The above Figures show data derived from the three continuous (automatic) monitoring sites in South Gloucestershire. Figure 2.1 shows the number of poor air quality days in 2010 has dropped slightly in comparison to 2009. This number of exceedences is well below the target level. Figure 2.2 shows the annual average nitrogen dioxide levels for 2010 have slightly increased on the 2009 levels. A slightly larger increase can be seen at the Yate site compared to that observed at the Filton and Kingswood sites, though the levels are all well below the national annual mean objective for nitrogen dioxide (40µg/m<sup>3</sup>).

However, this is not the case at some of the other nitrogen dioxide (non-automatic) monitoring sites across the district. Three air quality management areas were declared in 2010 for exceedences of the annual mean objective for nitrogen dioxide at the following locations; Kingswood – Regent Street; Staple Hill – Broad Street, High Street, Soundwell Road, Victoria Road crossroads and Cribbs Causeway – adjacent to the M5 at Junction 17.

Following the declarations, the Council was required to undertake a further assessment of air quality in the AQMAS and develop an action plan aimed at improving air quality in these areas. As a result of the further assessment, it is proposed to extend the Kingswood and Staple Hill AQMAS and revoke the Cribbs Causeway AQMA (subject to 2011 monitoring results being below the objective). A draft action plan has been developed for Kingswood and Staple Hill and consultation has been completed on this plan and on the proposed changes to the AQMAS. It is anticipated that implementation of the finalised action plan will begin in April 2012 and that the changes to the AQMAS will be made before this.

#### MEH4) Change in areas of biodiversity importance (E2)

	Local Nature Reserve (LNRs)	Site of Nature Conservation Importance (SNCIs)	Site of Special Scientific Interest (SSSIs)	Area of Outstanding Natural Beauty (AONB)	*SPA/Ramsar (also an SSSI)	*RIGS
2006/2007	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2007/2008	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2008/2009	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2009/2010	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2010/2011	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites

Table 3.2

\*KEY

SPA International Severn Estuary Special Protection Area

Ramsar Wetlands of international importance, designated under the Ramsar Convention

RIGS Regionally Important Geological and Geomorphological Sites

Source: Ecological Officer (South Gloucestershire Council)



## Commentary

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

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

While there have been no changes in areas of biodiversity importance in the 2010/2011 monitoring year, there are a significant number of areas of biodiversity importance in South Gloucestershire; all of which make an important contribution towards biodiversity. However, there is concern that the management and monitoring of these sites is not sufficient, which impacts upon the quality of some of the SNCI assets. These issues will be addressed through the South Gloucestershire Biodiversity Action Plan process.

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

### Priority Habitat (2010/2011)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2010/2011	Static	Static	Static	Increasing	Static	Static	Static

Table 3.3a

### UK Priority Species (2010/2011)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2010/2011	Static	Static	Static	Declining	Declining	Static	Static

Table 3.3b

### Local Priority Species (2010/2011)

Year	Adders Tongue Spearwort	Bath Asparagus	Wild Service Tree	Bithynian Vetch	Glow Worm	Slow-Worm	Barn Owl	Hedgehog
2010/2011	Static	Static	Increasing	Static	Static	Declining	Increasing	Static

Table 3.3c

Source: Ecological Officer (South Gloucestershire Council)

## Commentary

It is not possible to gather data on the actual figures relating to species and habitat population and area. However, the Council's Natural and Built Environment Team do monitor whether populations and areas are increasing, decreasing or static. Table 3.3a shows that in the 2010/2011 monitoring year only ponds, rhynes, rivers and water bodies are increasing of all the priority habitats, while the rest of them are static. The increase is largely the result of new development, as was the case in last year's AMR.

Table 3.3b demonstrates that, of the seven UK Priority Species, none are increasing in the 2010/2011 monitoring year. Last year's AMR reported that the Great Crested Newt population

was decreasing, but it is thought that the population in South Gloucestershire has stabilised and is now shown as 'static'. Of the seven UK Priority Species, only two are now thought to in decline in South Gloucestershire (White Clawed Cray Fish and Song Thrush), the remaining five species' populations are 'static'.

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

### South Gloucestershire Biodiversity Action Plan

In 2006 the South Gloucestershire Biodiversity Action Plan was drawn up by the Council with the help of local residents, wildlife enthusiasts and experts and it was adopted in October 2007. During 2011 the Council has completed a mid-term review of the South Gloucestershire Biodiversity Action Plan, reporting on actions achieved over the past five years. Partner organisations and volunteers were asked to submit a summary of key Biodiversity Action Plan activities undertaken between 2006 - 2011. The 2011 review demonstrates that a significant amount of work has been undertaken with 70 actions (58%) being completed or having significant progress made. A further 30 actions (24%) have some action reported against them, whilst little or no activity has been reported against just 19 actions (18%) to date. For further details of the South Gloucestershire BAP Review 2011, go to [the Council's website](#).

### MEH6) No. of appeals won/lost by the Council where Conservation Area and/or listed buildings and/or AONB was a material consideration (LL3)

Date	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
	Won	Lost	Won	Lost	Won	Lost
<b>2006/2007</b>	3	2	3	0	3	1
<b>2007/2008</b>	2	1	2	1	10	0
<b>2008/2009</b>	0	1	4	3	7	2
<b>2009/2010</b>	0	1	3	1	6	0
<b>2010/2011</b>	0	0	3	2	4	0

Table 3.4

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

### Commentary

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

In the 2010/2011 monitoring year, the Council won all of the appeals where Local Plan policies L13 and L14 (relating to Listed Buildings) were a material consideration – this was also the case in the previous year. The Council won 60% of appeals where policy L12 was a material consideration and in the appeals allowed the Inspector found that there would be minimal impact on the respective Conservation Areas. There were no appeals in the 2010/2011 monitoring year where the Cotswolds AONB was a material consideration.

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

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

Table 3.5

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

#### Commentary

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

In the 2010/2011 monitoring year a total of 51 TPOs were issued; this figure is made up of a mixture of individual trees and groups of trees.

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

Year	Production of primary land won aggregates
2006/2007:	3.63 million tonnes
2007/2008:	4.06 million tonnes
2008/2009:	4.32 million tonnes
2009/2010:	1.75 million tonnes
2010/2011	no information publicly available

Table 3.6

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

#### Commentary

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

### MEH9) Size of land banks for crushed rock (LMI1a)

Year	Size of land banks for crushed rock
2006/2007:	28 years (this is the published figure for the former Avon area)
2007/2008:	27 years (this is the published figure for the former Avon area)
2008/2009:	33 years
2009/2010:	39 years
2010/2011	no information publicly available

Table 3.7

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

#### Commentary

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

## MEH10) Size of land banks for clay (LMI1b)

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

Table 3.8

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

### Commentary

No information was publicly available at the time of publication.

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

Year	Area of land affected
2006/2007:	No land affected
2007/2008:	No land affected
2008/2009:	No land affected
2009/2010:	9.2ha (The Meads, Frampton Cotterell; Council Offices, Badminton Road, Yate)
2010/2011	No land affected

Table 3.9

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

### Commentary

No land has been affected by planning permissions for built development in the Minerals Resource Area in the 2010/2011 monitoring year.

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

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

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

## 4.4 Tackling Congestion & Improving Accessibility

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

### Core Strategy Objectives

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

### Relevant Core Strategy Policies

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

### TCIA1) No. of bus passenger journeys (LST3)

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

Table 4.2

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

#### Commentary

Table 4.2 shows that the number of bus passenger journeys in 2010/2011 has increased significantly from the levels reported in the previous monitoring year.

### TCIA2) Index rate of cycle trips (at representative number of cycling points) (LST4)

	No. of cycle trips	Target
2006/07	124.2	114
2007/08	131.5	118
2008/09	148.6	122
2009/10	158.1	126
2010/11	162.9	130

Table 4.3

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

Note: This is a West of England indicator.

#### Commentary

Table 4.3 shows that, for the 2010/2011 monitoring year, the number of cycle trips has exceeded the target set, as it has every year since 2004/2005, and that the number of cycle trips has exceeded the target by over 30% for the second year running. The exceeding of these targets represents a positive contribution towards achieving more sustainable transportation.

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

### TCIA3: Mode split for travel to school (LST5)

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

Table 4.4

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

#### Commentary

Table 4.4 shows that the percentage of children walking and cycling to schools has dropped slightly from the levels shown for the previous year. While this may appear to be disappointing, the decrease in percentage of children travelling to school by car and increases in the percentages of children travelling on public transport and by car sharing is encouraging. There has been a significant increase in the percentage of children travelling to school by 'other' modes of transport.

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

	Number of applications	Financial Contribution
2006/2007	18	£1,763,718*
2007/2008	9	£3,323,100*
2008/2009	11	£336,500*
2009/2010	3	£127,000*
2010/2011	5	£57,000

Table 4.5

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

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

#### Commentary

For the purpose of this indicator, the term 'green commuting' refers to financial contributions towards improvements to bus stops, payments for bus passes for residents to new developments, contributions towards school transport, and cycle paths. Table 4.5 illustrates that the amount of s106 monies negotiated through planning consents for green commuting in the year to April 2011 was £57,000 which represents a significant decrease in the figure shown for the previous monitoring year and follows the trend of a year on year decline in the amount of s106 contributions since 2007/2008.

This trend is the result of the current economic climate which has caused the housing market to stagnate. As a result, developers have been renegotiating previously signed S106 agreements, thereby reducing payments to the Council (due to viability issues), and any new agreements signed have had a greatly reduced value in comparison to previous years.

### TCIA5: Access to employment by public transport within 40 minutes

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

**Table 4.6**

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

#### Commentary

Table 4.6 shows that over 59% of all households and over 66% of households without access to a car in South Gloucestershire are within 40 minutes public travel time of employment. The rural nature of South Gloucestershire means that parts of the district have lower levels of public transport provision than areas of a more urban nature.

Figures for both South Gloucestershire and the West of England sub-region represent an improvement on those shown for the previous monitoring year.

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

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

**Table 4.7**

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

#### Commentary

In the 2010/2011 monitoring year over 54% of all households and 64% of all households without a car in South Gloucestershire were within 30 minutes public transport time of a public health service. Both of these figures represent an increase on the figures shown for the previous year.



## 4.5 High Quality Design & Responding to Climate Change

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

### Core Strategy Objectives

- Promoting high quality design that responds to its context, the distinctive assets of the district and creates 'sense of place' and civic pride
- Using design to create attractive, cohesive, safe and inclusive communities with better integration between housing, jobs, services, public transport and facilities, so that people lead healthier lives and have the opportunity to reduce their CO2 footprint and adapt to the impacts of climate change
- Protecting and enhancing valued open spaces and green links to create a network of connected and multi-functional, attractive and accessible spaces for people and wildlife, and to provide climate change adaptation and mitigation functions
- Providing opportunities for flora and fauna to adapt to climate change
- Ensuring that environments for play are delivered as an integral part of the design of sustainable communities
- Promoting energy efficient development and new sources of decentralised, renewable and low carbon sources of energy
- Understanding and reducing susceptibility to flood risk
- Managing the impacts of urban intensification

### Relevant Core Strategy Policies

- CS 1 – High Quality Design
- CS2 – Green Infrastructure
- CS3 – Renewable and Low Carbon Energy Generation
- CS4 – Renewable or Low Carbon District Heat Networks

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

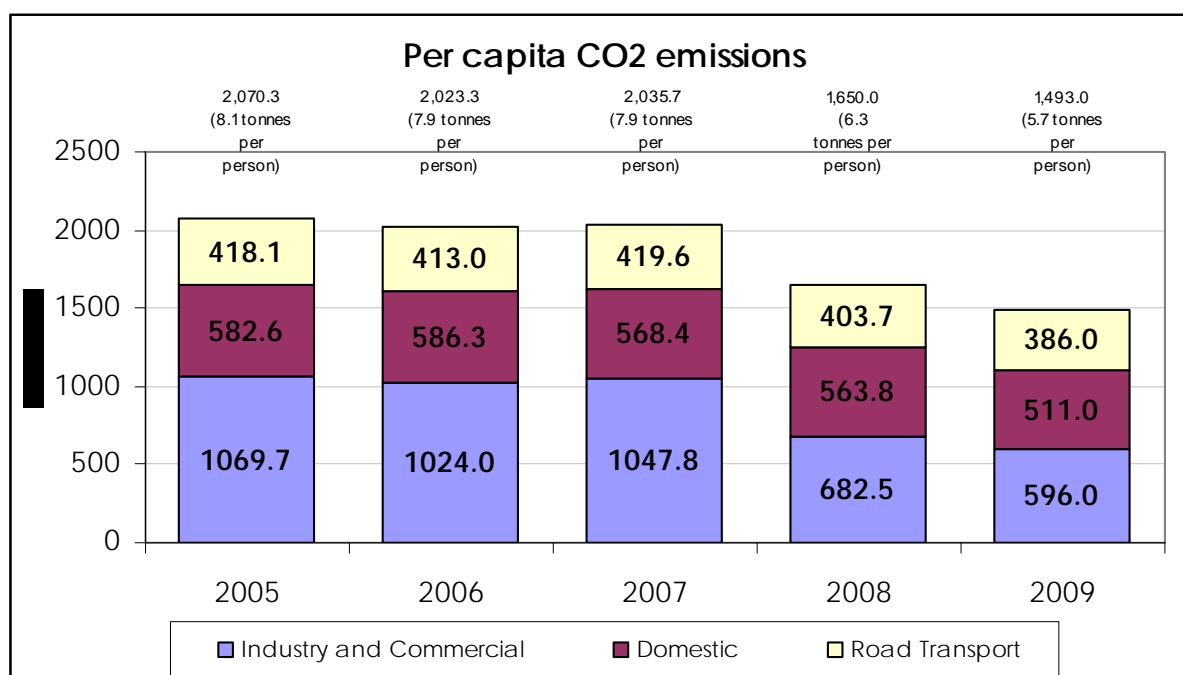


Fig 5.1

Source: Department of Energy and Climate Change (DECC) (2011)

### Commentary

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

The latest data published by the Department of Energy (DECC) shows that total CO2 emissions from these sources in 2009 was 1,493 tonnes (5.7 tonnes per person). This represents a 30.0% reduction on the 2005 baseline, which is twice the reduction achieved nationally (down 15%).

## DCC2) Renewable energy generation (E3)

	Installed renewable electricity (MW)								Installed renewable heat capacity (MW)						
	No. of projects	ATW	Hydro	Landfill Gas	Onshore wind	Sewage gas	Solar PV	Area total	No. of projects	ATW	Biomass	Heat pumps	Sewage gas	Solar Thermal	Area total
2011	123	0	0.001	4.445	0.051	0	0.357	4.854	105	0	1.525	0.262	0	0.256	2.043
2010	24	0	0	3.31	0.02	0	0.05	3.38	83	0	1.48	0.15	0	0.26	1.89

Table 5.1

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

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

### Commentary

The total identified renewable energy capacity of South Gloucestershire is 6.897 MW – which represents an increase on the figure reported in last years AMR (5.27 MW). Renewable electricity schemes continue to account for the largest proportion of renewable energy contributions across the District.

This data is collated by Regen South West, who conduct an annual survey of renewable energy installers across the region. The 2011 survey shows that:

- There are 123 renewable electricity installations in the district, of which 76 new schemes were installed in the year to January 2011. The vast majority of these were

domestic Solar PV installations. At 2.684 MW, the Landfill Gas Facility at Harnhill Quarry continues to generate the largest amount of renewable electricity in the district.

- There are 106 renewable heat installations in the district, of which 10 schemes were completed in the year to January 2011 through the Low Carbon Building Program Stream 1 (LCBPS1)
- There was a minor increase in renewable energy generation from on-shore wind sources last year (from 0.02 MW in 2010 to 0.051 MW in 2011). These increases can be attributed to a turbine at Almondsbury Sports Club and a domestic installation in the north of the district.

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

### DCC3) Statutory Greenbelt change

Year	Statutory greenbelt change
2006/2007	None
2007/2008	None
2008/2009	None
2009/2010	None
2010/2011	None

Table 5.2

Source: MapInfo (Cartesian Measure)

### Commentary

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

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

### DCC4) Area of SSSI lost as a result of built development

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

Table 5.3

Source: Ecological Officer (South Gloucestershire Council)

### Commentary

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

As is shown in Table 5.3, there are currently 22 SSSIs in South Gloucestershire which account for around 553ha of the District. The figures shown that the Council is giving adequate protection to Sites of Special Scientific Interest, as no area designated as an SSSI has been lost to built development over the past 5 years.

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

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

Table 5.4

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

### Commentary

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

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

In the 2010/11 monitoring year, volunteers from Willsbridge Valley Local Nature Reserve received a Green Flag Community Award for their work at Willsbridge Mill, a site which has a variety of habitats including meadow, scrub, ponds, stream and a wildlife garden.

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

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

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

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

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

## 5. Monitoring the Joint Waste Core Strategy (JWCS)

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

### JWCS Strategic Objectives

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

### Relevant Core Strategy Policies

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

## JW1: Recycling/ Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved 2010/11 (tonnes)	Capacity lost during 2010/11 (tonnes)	Capacity operational at 31/03/2011 (tonnes)	Capacity permitted but not operational at 31/03/2011 (tonnes)
Bath & North East Somerset*		0	0	112,300	0
Bristol City		4,999	0	364,704	544,999
North Somerset		6,000	0	103,000	0
South Gloucestershire		0	18,000	106,950	50,000
<b>West of England</b>	<b>858,000^</b>	<b>10,999</b>	<b>18,000</b>	<b>686,954</b>	<b>594,999</b>

\* taken from JWCS evidence base

^ municipal, commercial & industrial waste

Table 5.1

Source: The four West of England authorities

### Commentary

There has been a small overall loss of capacity during the year. 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. It is important that recycling and composting facilities continue to be provided in suitable locations, to help further the overall aim of the West of England to provide sufficient capacity to manage its own waste arisings and divert waste away from landfill.

## JW2: Recovery

Zone & indicative capacity as set out in the Spatial Strategy (Policy 5 of the JWCS)	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved 2010/11 (tonnes)	Capacity lost during 2010/11 (tonnes)	Capacity operational at 31/03/2011 (tonnes)	Capacity permitted but not operational at 31/03/2011 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000 tpa		170,000	0	80,000	402,000	0
B~100,000 tpa		0	0	0	0	N/A
C~150,000 tpa		0	0	0	0	N/A
D~60,000 tpa		0	0	143,750	0	0
E~100,000 tpa		0	0	0	0	N/A
<b>West of England</b>	<b>800,000</b>	<b>170,000</b>	<b>0</b>	<b>223,750</b>	<b>402,000</b>	<b>0</b>

Table 5.2

Source: The four West of England authorities

### Commentary

Since the adoption of the JWCS a further recovery facility has been approved in Zone A at Avonmouth and market demand in this area has been very strong. Provision of recovery capacity is consistent with the need to develop facilities for treating the waste which remains after recycling and composting has occurred, as a means of diverting waste from landfill. As facilities become operational the West of England is moving towards the aim of managing its own waste arisings and diverting waste away from landfill.

## JW3: Landfill

### Hazardous/ non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2011 as set out in the JWCS (tonnes)	Site Name	Capacity of applications approved 2010/11 (tonnes)	Landfill capacity which became unavailable during 2010/11 (tonnes)	Landfill operational at 31/03/2011 (tonnes)	Time period of landfilling	Indicative operational supply p/a (tonnes)	Landfill permitted but not started at 31/03/2011 (tonnes)
Bath & North East Somerset*			0	0	0	N/A	N/A	0
Bristol City		St Modwen Dev'ts, Kingsweston Lane*	0	250,000	0	N/A	N/A	0
North Somerset			0	0	0	N/A	N/A	0
South Gloucestershire		Shortwood Landfill	0	0	2,000,000	12 years Sept 2007 - Sept 2019	200,000	0
West of England	696,000		0	250,000	2,000,000		200,000	0

\* taken from JWCS evidence base

\* Site closed

Table 5.3

Source: The four West of England authorities

### Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2011 as set out in the JWCS (tonnes)	Site Name	Capacity of applications approved 2010/11 (tonnes)	Landfill capacity which became unavailable during 2010/11 (tonnes)	Landfill operational at 31/03/2011 (tonnes)	Time period of landfilling	Indicative operational supply p/a (tonnes)	Landfill permitted but not started at 31/03/2011 (tonnes)
Bath & North East Somerset			0	0	0	N/A	N/A	0
Bristol City		N/A	0	0	0	N/A	N/A	0
North Somerset		Lulsgate Quarry, Felton	0	0	202,000	4 years Oct 2009 - Oct 2013	N/K	0
South Gloucestershire		Elm Park Playing Fields, Filton	0	0	0	2 years	-	100,000
South Gloucestershire		Shortwood Landfill Site	0	0	250,000	N/K	N/K	-
South Gloucestershire		Shireway Community Centre	56,100	0	0	18 months	-	56,100
South Gloucestershire		Woodlands Golf Course	80,000	0	0	2 years	-	80,000
South Gloucestershire		Lydes Vale House, Dodington	6,000	0	0	18 months	-	6,000
West of England	679,000		142,100	0	452,000		N/K	242,100

\* taken from JWCS evidence base

NB As a result of reviewing site data for this AMR, the 'current capacity figures' shown in the JWCS tables are not directly comparable with the AMR tables

Table 5.4

Source: The four West of England authorities

## Commentary

The landfill capacity for hazardous/non-hazardous waste has declined over the year as a result of a site closure. The West of England therefore will continue to rely on the exportation of any waste which cannot be re-used/recycled or recovered to landfill sites elsewhere. This will predominantly be to adjoining counties until provision comes forward within the West of England.

A limited amount of inert landfill capacity has been created over the year as a result of permissions for developments which require an amount of inert waste importation (e.g. golf courses, land improvement, bunding). However, as a substantial amount of inert waste is re-used/recycled, there may not be a significant requirement for inert landfilling capacity. The indicative requirement in the Joint Waste Core Strategy for inert landfill capacity arising is, therefore, only a general guide to the capacity that may be required.



## Amount of municipal waste arising, and managed by management type by waste planning authority

Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
<b>2008/2009</b>	78,016.74 (56.4%)	14 (<0.05%)	0	60,185.15 (43.5%)	0	<b>138,215.89 (100%)</b>
<b>2009/2010</b>	73,872.12 (55.0%)	12.82 (<0.05%)	0	60,334.99 (44.9%)	0	<b>134,219.93 (100%)</b>
<b>2010/2011</b>	68,361.17 (51.4%)	281.94 (0.2%)	0	64,444.21 (48.4%)	11.17 (<0.01%)	<b>133,098.49 (100%)</b>

Table 6.5

### Commentary





Table 6.5 shows that there has been a reduction in total waste arising in this monitoring year, and that over 48% of South Gloucestershire's municipal waste was recycled or composted in this period. This figure broadly reflects that shown in previous reports. This year has also seen a reduction of more than 1,100 tonnes in the amount of waste sent to landfill.

Encouragingly, the percentage of municipal waste being sent for landfill has decreased from the levels seen in the previous year. The percentage of waste being recycled/composted has increased due to the introduction of kerbside collection services in 2010. There has also been an increase in the percentage of municipal waste sent directly for energy recovery.

## Appendix A: Actual and Expected House Completions - South Gloucestershire 2006 to 2027 (Net)

		Past Completions					5 Year Period																
RLAS Ref	Address	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Total
0002hn	Bradley Stoke			56	34	32																	122
0002hk	Bradley Stoke	147	35	1																			182
0003	Dragon Road, Winterbourne																						1
0006a	Stoke Park Hospital	1																					1
0110a	Wallcourt Farm (Phase 1)																						100
0007	Filton College, Filton		51	26																			77
0012	162-164 Gloucester Road, Patchway		-5		4	12																	11
0115	Togil Lane, Dorton		16																				10
0017	46-92 Milton Road, Yate																						16
0018	Land at Broad Lane, Yate	23		21																			23
0022	172-173 Filton Avenue, Filton																						21
0023	New Road, Filton				6	66																	72
0024	West End, Marshfield			12	5																		17
0025	Whithill House, Hambrook		10																				10
0026	New Road, Rangeworthy		16	5																			21
0027	The Gallion, Conyngre Road, Filton		12																				12
0028	The Levens, Yate				14																		14
0029	Fishpool Hill, Easter Compton		-1		14																		13
0033	Land at Siston Hill, Siston		77	211	96	63	57																504
0037	North of Douglas Road, Kingswood		35	96																			131
0040	Coverdale Drive, Longwell Green																						1
0046	Mounthill Nursery, Kingswood				8	6																	14
0047	Summit Youth Centre, Kingswood			20	51																		71
0448	Hanham Road OSO, Kingswood	21																					22
0054	Church Road, Kingswood	23	3																				23
0060	Canons Road, Kingswood				4																		4
0063	Doped Downend Road, Kingswood		14																				14
0064	29-35 High Street, Kingswood		14																				14
0065	R/O 1, 3 and 7 Lower Road South, Kingswood				13																		13
0066	65 Cadbury Heath Road, Kingswood		1	12																			13
0067	Jubilee Road, Kingswood				-1	24																	23
0068	1-3 Colston Street, Soundwell				1																		2
0069	1 Portland Street, Soundwell		4	8																			13
0070	Crossroads Service Station, Downend			13																			13
0071	Downend Lower School, Northview, Downend				9	30	13																52
0073	Kingsway Engineering, Hanham																						14
0074	Lintham Drive, Kingswood				20	48																	68
0075	36 High Street, Staple Hill			13																			13
0076	Rear of Cosham Street, Mangotsfield				13																		13
0077	Former Courtaulds Factory, Staple Hill				21	24																	45
0079	Bath Road, Thornbury				30	15																	45
0081	Ceote Market, Thornbury																						22
0082	Sizlands, Gillingstool, Thornbury				15	8																	23
0085	Aq. 22 Memorial Road, Hanham				9	14																	14
0086	Coburns Road, Cadbury Heath																						9
0088	Priony Court, Hanham				9	28																	28
0090	Broad Street/Beaufort Road, Staple Hill				14																		14
0097	Wall Tying Nursing Home, Bitton				-2	11																	9
0098	25 High Street, Kingswood						10																10
0100	148 Hanham Road, Kingswood				14																		14
0101	Former Police Station, High Street, Kingswood																						14
0107	Roseacre, Harry Stoke Road, Stoke Gifford																						14
0111	67-73 Bath Road, Longwell Green				-3	29																	26
0118	Former School, Beaufort Road, Downend					63																	63
0119	Land adjacent Hares Farm, Maplelodge Lane				10																		10
0005	Small Sites less than 10 dwellings - North Fringe of Bristol		27	67	49	46	35																224
0008	Small Sites less than 10 dwellings - East Fringe of Bristol		76	150	172	121	67																586
0009	Small Sites less than 10 dwellings - Yate/Chapelton Sodbury		7	11	17	2	20																37
0010	Small Sites less than 10 dwellings - Thornbury		10	18	2	9	8																47
0011	Small Sites less than 10 dwellings - Rural Areas		98	100	92	89	67																446
0012	Small Sites less than 10 dwellings - Severnside		0	0	0	0	0																0
0005	Northam		77	107	52	25	9																270
0008	North Field, Filton Aerodrome, Patchway							125	150	250	250	275	275	275	250	200							2,050
0008a	North Field, Filton Aerodrome, Patchway (P109/1271/RM)						8	43															51
0008b	North Field, Filton Aerodrome, Patchway (P109/0765/RM)						75	36															111
0008c	North Field, Filton Aerodrome, Patchway (P110/0042/RM)						60																60
0008d	North Field, Filton Aerodrome, Patchway (P110/3188/RM)							35															35
0008e	North Field, Filton Aerodrome, Patchway (P111/1766/RM)							14	26														40
0008f	North Field, Filton Aerodrome, Patchway							26	27														53
0009	Former Lime Works, Ichington														18								18
0010b	Wallcourt Farm (Phase 2)				6	72	82																160
0010c	Wallcourt Farm (Phase 3)				42	50	50	52															194
0010d	Wallcourt Farm (Phase 4)				28	30	19																77
0010e	Wallcourt Farm (Phase 5)							20	30	30	30												80
0010f	Wallcourt Farm (Phase 7)								20	40	40												100
0010	R/O 69 Westerleigh Road, Yate										10												10
0020	Coopers Site, Westerleigh Road, Yate							20	25	25													70
0021	Land at Harry Stoke, Stoke Gifford							52	104	156	156	208	208	156	104	56							1,200
0034	Hanham Hill Hospital, Hanham							44	52	52	35												165
0036	Former Woodcock Special School, Courtney Road	2		66																			69
0039	Waterworks Site, Soundwell Road																25	25	25				75
0041	Land Off Southway Drive, Warley																						47
0058	15 Lower Chapel Road, Hanham		13											13									13
0080	Cambrian Drive/Wallington Road, Yate																						70
0084	65's Decouping, 27 Hanham Road, Kingswood							60	10														70
0091	Passage Road, Almondsbury								14														14
0092	Adjacent to Southmead Road, Filton								65														65
0093	23 Standridge Road, Downend																						31
0094	Factory, Morley Road, Staple Hill									21	11												32
0095	Kingswood Trading Estate, Kingswood										30	27											57
0102	17 and 25a Overhill Road, Downend																						36
0103	Noma Offices, Portland Street, Staple Hill				-1	-1	38																14
0104	61 Broad Street, Staple Hill																	14					14
0105	Power Electronics, Morley Road, Staple Hill									7	7												14
0106	14 Church Road, Stoke Gifford										9												9
0109	Rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford										13												13
0110	Soundwell Centre, Soundwell											11											11
0112	The Rotunda Club, Morriam Road, Kingswood																						

Key

- |   |  |
|---|--|
|  | Sites fully complete. This category comprises Large sites of 10 dwellings or more which are listed individually and Small sites of less than 10 dwellings which are aggregated by area.  |
|  | Sites with planning permission. This category comprises Large sites of 10 dwellings or more with outline, detailed, and/or reserved matters permission which are listed individually and Small sites of less than 10 dwellings with outline, detailed, and/or reserved matters permission which are aggregated. (Total Small sites with planning permission = 754 where no development has commenced the figures are rounded down and distributed evenly over the three year period 2012 to 2015. A 10% discount for non-implementation allowed for on these sites). |
|  | Sites allocated in the South Gloucestershire Local Plan, awaiting the completion of a S106 agreement or identified in the Core Strategy. This category includes large sites of 10 dwellings or more listed individually.   |
|  | Sites currently progressing through the development management process. This category includes large sites of 10 dwellings or more which have been listed individually for the period 2012/2013 to 2021/2022 and aggregated after 2022.  |

## Appendix B: Commentary on Expected House Completions April 2011

RLS Ref	Location	Assessment		Commentary
0005	Hortham Hospital	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date remaining units under construction. Whole site expected to be complete within the next 12 months.
	Hortham Lane	Suitable	<input checked="" type="checkbox"/>	
	Almondsbury	Achievable	<input checked="" type="checkbox"/>	
0008, 0008e & 0008f	Northfield	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date remaining balance of Outline planning permission (Includes Outline PT03/3143/O for 2,050 units, PT11/1766/RM for 40 flats in 2 blocks pending decision site 0008e and new application to be registered for 53 houses site 0008f). The outline permission was re-negotiated, approved and a number of reserved matters applications are being constructed and under consideration. Delivery on the site slowed to allow for the re-negotiation of the S106 agreement to address viability concerns arising from the current economic climate. This issue has been resolved with a Deed of Variation approved in December 2010. In addressing the viability issues an additional 200 units for the site was agreed. Following the positive approach of South Gloucestershire to address viability concerns, Bovis Homes have now embarked upon a rolling programme for the submission of reserved matters applications. In support of the Council's position an up to date delivery position has been received from Barton Willmore acting on behalf of Bovis Homes, the developer of the Northfield site. The letter confirms the "build profile" for the Northfield site is typical for this size and type of site, where up to four developers may be building at any one time. Part of site approx 200 units of the original Outline currently being sold to another developer and Reserved Matters application expected with an early start on site anticipated.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0008a	Northfield	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date construction on site well advanced with 8 units of the total of 51 units complete and the remainder under construction. It is expected that the site will be fully complete within the next 12 months.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0008b	Northfield	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date construction on site well advanced with 75 units of the total of 111 units complete and only 12 units not started. It is expected that the site will be fully complete within the next 12 months.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0008c	Northfield	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date approximately a third of the units under construction, whole site expected to be complete within the next 12 months.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0008d	Northfield	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site. Planning permission (PT10/3199/RM) recently granted for these 35 flats part of a mixed retail scheme forming part of the neighbourhood centre. Application awaiting discharge of conditions, however start expected within the next 12 months and completion of the centre including the residential element anticipated by 2012/2013.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0009	Former Lime Works Itchington	Available	<input type="checkbox"/>	At the April 2011 survey date no activity on site. Site not considered likely to be developed within the short term, but potential to be developed beyond the "Five year" period.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input type="checkbox"/>	
0010b	Wallscourt Farm Stoke Gifford	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date construction on site well advanced with 78 units of the total of 160 units complete. It is expected that the site will be fully complete within the next 12 to 24 months.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary
0010c	Wallscourt Farm Stoke Gifford	Available	At the April 2011 survey date 42 units of the total of 198 units complete and construction on going. Information from developer (September 2010) indicates that site will be complete by April 2014.
		Suitable	
		Achievable	
0010d	Wallscourt Farm Stoke Gifford	Available	At the April 2011 survey date construction on site well advanced with 28 units of the total of 77 units complete. It is expected that the site will be fully complete within the next 12 to 24 months.
		Suitable	
		Achievable	
0010e & 0010f	Wallscourt Farm Stoke Gifford	Available	At the April 2011 survey date sites not covered by reserved matters planning permission and therefore represents the approximate balance (180 units) of the original consent. Site divided into two parts 0010e and 0010f. Site 0010e forms part of the local centre proposals and is currently owned by Redrow in their original build programme submitted in January 2011, they reduced the capacity on this site to 33 units due to viability concerns. The site is now being offered for sale to another developer who is seeking a more mixed use development including retail and flats. This revised position is still subject to planning approval, but shows a capacity of approximately 80 units. At this early stage no decisions have yet been reached with the developer regarding the number of units to be constructed for this phase, however the capacity shown is based on the more recent proposal. Both Redrow and the Council agree that the units will be completed within the "Five year" period. Site 0010f the reserved matters approval on this site is currently being discussed with the site currently being marketed by Redrow for sale. Redrow have concerns over the original viability of this site and in their most up to date build programme, consider this phase will deliver only 100 units within the "Five year" period.
		Suitable	
		Achievable	
0011	Land east of Coldharbour Lane Stoke Gifford	Available	At the April 2011 survey date current owners, the University of the West of England (UWE), have declared the site surplus to requirements. The development of this site is essential to secure the vision contained within both the South Gloucestershire Local Plan and Core Strategy to provide a more balanced pattern of housing and employment across the north fringe area. A Concept Statement process has commenced involving stakeholder workshops and community engagement to bring forward an outline application for the site. The Concept Statement confirms a start on site in 2011/2012 which in terms of delivery is considered to be optimistic, as identified in correspondence from the agents acting on behalf of UWE. Commencement on site is therefore not likely until 2013 with the first dwelling completions in 2014. The site is at present partially used as a car parking facility that serves the University. Which is subject to a limited temporary planning consent to accord with the projected implementation date, after which the car park will move to a site already identified on the UWE campus.
		Suitable	
		Achievable	
0019	Rear of 69 Westerleigh Road Yate	Available	At the April 2011 survey date information from landowner (August 2010) indicated their intention to develop the site by 2016, however current market conditions were affecting development in the immediate future.
		Suitable	
		Achievable	
0020	Coopers Site Westerleigh Road Yate	Available	At the April 2011 survey date Outline planning permission for the erection of 70 dwellings approved (September 2008) with an associated S106 agreement. Following a period of negotiation with the Council, the developer submitted a Deed of Variation request to address viability concerns associated with the current economic climate. Agreement has been reached in terms of alterations to the S106 agreement and Deed of Variation signed 25/05/2011. Initial discussions have in parallel taken place regarding the submission of a reserved matters application which accords with correspondence (January 2011) from the developer of the site confirming their intention to start construction in 2011 with the development anticipated to take 3 years to complete. Extension of time application PK11/1386/EXT submitted. Applicant in discussion with house builders who are keen to progress as soon as possible, therefore could see construction commencing as soon as end of 2011. Site expected to be complete within the early part of the "Five year" period.
		Suitable	
		Achievable	

RLS Ref	Location	Assessment		Commentary
0021	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date site allocated within the South Gloucestershire Local Plan for residential purposes and forms one of the key strategic residential sites, being well located for employment opportunities and strategic infrastructure. The development itself also delivers the first stage of the Stoke Gifford Transport link. Delivery on the site has also been affected by legal and viability issues. These matters have now been successfully resolved. Correspondence from Crest Nicholson, the developer for Harry Stoke, confirms the 2010 Annual Monitoring Report housing trajectory position and asserts that the delivery programme is "realistic" where there will be a number of housebuilders on site at any one time. Negotiation is underway to agree the Design Codes which will inform the first reserved matters application in the summer 2011, to cover the first phase incorporating 400 dwellings.
0034	Hanham Hall Hospital Whittucks Road Hanham	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date developer on site, first units complete and site being marketed, however no starts recorded on the rest of the site therefore no units recorded as likely to be complete within the next 12 months. Based on information provided by developer (August 2010) that indicated that all the units expected to be completed by the end of 2016 it has been assumed that the remainder of the site will be complete within the "Five year" period.
0035	South of Douglas Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date site allocated for housing in the South Gloucestershire Local Plan Policy H1(1) for 347 dwellings. Capacity shown reflects the proposals detailed in the planning application (PK10.1057/F) approved subject signing S106 Agreement at the Development Control East Committee 23rd June 2011. These proposals include conversion and extension of Douglas House to provide 16 flats expected to be completed first followed by the 28 unit sheltered housing scheme. The remainder of the proposal comprises a mixture of 152 flats and 138 houses. The majority of completions are not anticipated until the middle and latter part of the "Five year" period with some completions beyond the "Five year" period.
0036	Emersons Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date site identified as an allocated housing site within the South Gloucestershire Local Plan the whole development site comprises 177ha which includes the Science Park currently under construction with the remainder comprising a strategic mixed use development. Outline planning applications for the majority of the housing site in 2004 and 2005. The larger application proposed up to 2,500 dwellings (Site 0036a) and the smaller 400 dwellings (Site 0036b). A separate, full application was submitted in March 2010 seeking permission for a multi-modal interchange and the main infrastructure road, providing access to the whole development site from the Avon Ring Road. Resolution to grant planning permission for both residential applications was achieved in July 2010 and the process of drafting the associated S106 agreements is almost complete. The full application delivering the first major infrastructure road was approved in November 2010. Ongoing discussions are also underway in relation to the necessary master planning work to inform the first reserved matters planning applications and a number of key steps are currently taking place to demonstrate the commitment to deliver this site. The developers are in the process of serving notice on Western Power to terminate wayleaves necessary to secure undergrounding of pylons and a whole site drainage strategy review is underway to satisfy the requirements of the Environment Agency. Correspondence has been received from the two landowners confirming the delivery figures shown within the "Five year" period. Master planning work by the developer in respect of the larger of the two sites, site 0036a has shown that the overall capacity to be in the region of 1,990 dwellings the figures have been amended accordingly. Technical submission in respect of first phase of infrastructure has been submitted, and commencement on site expected in the Autumn 2011.
0038	Former Woodstock Special Sch Courtney Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date all units were under construction. Site expected to be complete within the next 12 months.
0039	Waterworks Site Soundwell Road Kingswood	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 2011 survey date site occupied by Bristol Water. Outline planning approval gained in December 2008. The illustrative layout shows how the site could accommodate 75 units. Since that date limited contact has been made to progress the site further. Whilst there is no evidence to suggest the site will not come forward within the "Five year" period, it is considered prudent to discount the site's contribution to housing supply within the "Five year" period.

RLS Ref	Location	Assessment		Commentary
0041	Land off	Available	<input type="checkbox"/>	At the April 2011 survey date not activity on site. Information provided by developer (August 2010) indicates scheme unlikely to be completed within "Five year" period. Original permission related to "Live/work" units and discussions taking place to remove this condition. If this condition removed site would require agreement on an element of affordable housing to be provided. The principle of development accepted, but as no decision yet reached it is considered prudent that site retained beyond "Five year" period.
	Southway Drive	Suitable	<input checked="" type="checkbox"/>	
	Warmley	Achievable	<input type="checkbox"/>	
0058	16	Available	<input type="checkbox"/>	At the April 2011 survey date existing business premises remain operational. Current application for extension of time and revisions to S106 agreement being drafted. Principle of development accepted, however, site not anticipated to be complete until after the "Five year" period.
	Lower Chapel Road	Suitable	<input checked="" type="checkbox"/>	
	Hanham	Achievable	<input type="checkbox"/>	
0080	Cambrian Dr/Wellington Rd	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date the "Extra Care" flats complete. Information from the Council's Housing Enabling Team that early start on the remaining 10 units anticipated (Confirmed that following April survey site under construction) and site expected to be complete within the next 12 months. This is supported by NMA application dated 18th April 2011 for minor revisions to the external appearance of some of the remaining units.
	Yate	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0084	BFS Diecutting	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date all units were well under construction. Site expected to be complete within the next 12 months.
	27 Hanham Road	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	
0091	Passage Road	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date commencement on site imminent. Site expected to be complete within the next 12 to 24 months.
	Almondsbury	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0092	Adjacent to	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date all units were under construction and site expected to be complete within the next 12 months.
	Southmead Road	Suitable	<input checked="" type="checkbox"/>	
	Filton	Achievable	<input checked="" type="checkbox"/>	
0093	23	Available	<input type="checkbox"/>	At the April 2011 survey date no activity on site. Principle of development of site accepted but, site not considered deliverable within the "Five year" period.
	Stanbridge Road	Suitable	<input checked="" type="checkbox"/>	
	Downend	Achievable	<input type="checkbox"/>	
0094	Factory Site	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date existing factory demolished. Site obtained full planning permission (PK07/2726/F) for the erection of 43 units in February 2008. Since that date, the site has remained undeveloped pending a period of negotiation with the Council and the developer to address viability concerns associated with the current economic climate. This has been resolved through the submission of a revised application for 32 units (PK10/2935/F). The application has now been approved, subject to final drafting of the S106 agreement. An up to date delivery position has been submitted by the developer of the site, Newland Homes, confirming that a start will be made in 2011, with the build programme of 21 units in 2012/2013 and 11 units in 2013/2014. It is anticipated that as soon as the S106 agreement is signed construction on site will commence.
	Morley Road	Suitable	<input checked="" type="checkbox"/>	
	Staple Hill	Achievable	<input checked="" type="checkbox"/>	
0095	Kingswood Trading Estate	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site. Information provided by developer (September 2010) confirms intention to develop the site but, indicates no development likely to take place until the housing market improves. The Council recognises the difficulties associated with implementing small sites within the current economic climate and has entered positively into negotiation with the developer which led to the submission of a Deed of Variation in October 2010. Negotiations are ongoing and as such delivery is not expected on this site until the end of the "Five year" period.
	Elmtree Way	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment		Commentary
0102	17 and 25a Overnhill Road Downend	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date all the units were well under construction. Site expected to be complete within the next 12 months.
0103	Nomix Offices Portland Street Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date existing employment premises occupied. Information from the developer (January 2011) confirming that delivery unlikely during the next few years due to the current economic climate, but should this situation change then they would be looking to develop the site with completion on or before 2015/2016.
0104	51 Broad Street Staple Hill	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 2011 survey date site newly occupied by car sales lot. Principle of development still acceptable but considered unlikely to be completed within the "Five year" period.
0105	Power Electrics Morley Road Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date existing factory premises demolished and developer advertising site as: "Coming Soon". Early start on site therefore anticipated, and all units expected to be complete within the next 12 to 18 months.
0108	24 Church Road Stoke Gifford BS34 8QA	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site, however recent planning permission PT10/3011/EXT for extension of time. Principle of development accepted therefore completion expected within the "Five year" period.
0109	R/O 13, 14 and 15 Harry Stoke Road Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site. Information from developer (July 2011) indicates scheme expected to be complete within the "Five year" period. Application for extension of time submitted.
0110	Soundwell Centre Soundwell Road Soundwell	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date site nearing completion.
0112	The Rotunda Club Moravian Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site. Information provided by developer (August 2010) indicates scheme expected to be completed within the next 12 to 24 months.
0113	Bath Street Garage Broad Street Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date site remains occupied by car repair workshop. Information provided by landowner (August 2010) indicates site is "up for sale", therefore, providing evidence that development can reasonably be expected to take place within the later half of the "Five year" period.
0114	894 to 896 Filton Avenue Filton	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site. Information provided by landowner (August 2010) indicates that scheme not expected to commence for at least another 12 months.

RLS Ref	Location	Assessment	Commentary	
0115	Fiveways New Cheltenham Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date site all units were under construction and site expected to be complete within the next 12 months.
0116	Factory Site Portland Street Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date all units on site well under construction. Site expected to be complete within the next 12 months.
0117	Part of Playing Field Sir Bernard Lovell School Oldland Common	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 2011 survey date information from landowner (September 2010) indicates that site as yet to be sold to a developer and the likely start/completion dates unknown. Site not expected to contribute to housing delivery within the "Five year" period.
0120	Land at Abbots Road Hanham	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date no activity on site. Information from developer (September 2010) indicates that the development on site expected to be complete by 2012/2013. Revised application PK11/1652/F received 26/05/2011 to address problems relating to the location of a cesspit serving existing properties. Principle of development accepted and early decision expected. However, to allow for this delay completions advanced to 2013/2014.
0122	The Meads Frampton Cotterell	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date construction well advanced on the first 32 units with the show houses nearing completion. Information provided by the developer (August 2010) indicates that whole scheme expected to be completed by April 2016.
0123	Sea Stores Kennedy Way Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date first phase well under constuction, show houses complete, 42 units under cosntruction and site preparation works taking place on the remainder of site. Whole site expected to be complete with the next 5 years.
0124	Land at Parkway North Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date 2 units complete and majority of remaining units under cosntruction. Site expected to be complete within the next 12 to 18 months.
0125	Land at Newnham Place Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date South Gloucestershire's Housing Enabling Team was working to bring forward this scheme on Council owned land. The Council has a good record of supporting small Housing Association development on areas of Council owned land and there is no evidence to suggest this site will not be delivered within the "Five year" period.
0126	Land off Oaktree Avenue Pucklechurch	Available Suitable Achievable	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	At the April 2011 survey date planning application submitted for the ersion of 56 units and a doctors surgery. Negotiations regarding the scheme are well advanced. Sovereign Housing Group, the developers of the residential element of the scheme originally confirmed that on the basis of an early start date, it is reasonable to assume completion of the site within the "Five year" period. Site however subject to "Village Green" application, therefore, completions excluded from the "Five year" period.
0127	Mount Pleasant Farm Longwell Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2011 survey date a planning application (PK10/2627/F) for 70 dwellings submitted and decision awaited. Negotiations are currently underway with the applicant and owner of the site Sovereign Housing Association. Letter received from Sovereign Housing Association (January 2011) indicating that they are keen to start construction and showing a draft build programme with a start on site in 2011/2012 and anticipated completions of 35 units in 2013/2014 and 35 units in 2014/2015. Application approved subject to signing S106 Agreement at Development Control West Cttee 23/06/2011.



RLS Ref	Location	Assessment		Commentary
0128	Fomer Intier Site	Available	✓	At the April 2011 survey date factory site vacant. Concept Statement process commenced in December 2008 involving stakeholder workshops and community engagement to bring forward an outline application for the site. The delay in bringing forward the Concept Statement to the Council relate to the need to address Environment Agency concerns regarding flood risk, which have now been resolved. The draft document indicates that the site could provide 145 dwellings and a 60-bed care home. The Concept Statement anticipates that an outline application will be submitted and determined within 2011. This is supported further by correspondence (January 2011) from the agents representing the developers, confirming agreement with the numbers and build profile indicated by the Council's 2010 Annual Monitoring Report. Further revisions to Concept Statement and pre-application discussions ongoing during spring and summer 2011 and Full application likely late summer, therefore all of units expected to be completed within the "Five year" period.
	Bath Road	Suitable	✓	
	Bitton	Achievable	✓	
0129	Land at	Available	✓	At the April 2011 survey date site subject to Concept Statement process in October 2008 to inform the submission of a planning application in July 2010 (PK10/1675/O). The scheme comprises a foodstore, infilling of a quarry and two phases of residential development (Phase 2 is dependent upon works to infill the quarry). The Design and Access Statement submitted with the application (December 2010) includes a Section 7 Implementation and Phasing Schedule which confirms that the first phase of residential development of 50 units will be completed in the first years of the "Five year" period. Due to the works to infill the quarry Phase 2 completions are not expected until the latter part of the "Five year" period and beyond. Application approved subject to signing of S106 Agreement at Development Control East Cttee 23 June 2011.
	Barnhill Quarry	Suitable	✓	
	Chipping Sodbury	Achievable	✓	
0130	Land at	Available	✓	At the April 2011 survey date resolution to grant planning permission subject to signing of S106 Agreement 3 March 2011. Developer Crest Nicholson (South West) has confirmed that subject to receiving planning permission in March they will deliver all the units early in the "Five year" period. Details of the S106 Agreement currently being finalised.
	Whittucks Rd/Abbots Rd	Suitable	✓	
	Hanham	Achievable	✓	
0131	Hillcrest	Available	✓	At the 2011 survey date planning application for 51 dwellings submitted and decision awaited. Site within an area where the principle of residential development acceptable. Early start on site anticipated with whole site expected to be complete within the early part of the "Five year" period.
	Land off Catbrain Hill	Suitable	✓	
	Cribbs Causeway	Achievable	✓	
0132	Land north of	Available	✓	At the April 2011 survey date in parallel with the adoption process of the Core Strategy active engagement with the sole developer of the site, Barratt Homes is well established, with the delivery statement again identifying no overriding barriers to delivery. A master planning workshop for all stakeholders and interested parties took place in February 2011, which will lead to the preparation of Supplementary Planning Guidance to inform the planning application for the site which will run in parallel with the Examination in Public. Barratt have submitted a programme for the determination and submission of necessary planning applications which shows potential occupation of the first dwellings in 2012. Barratt have also confirmed that 80 dwellings per annum is a reasonable delivery programme. Outline planning application PT110/1442/O for 500 dwellings received 06/05/2011.
	Park Farm	Suitable	✓	
	Thornbury	Achievable	✓	
0133	New Neighbourhood	Available	✓	At the April 2011 survey date in parallel with the adoption process for the Core Strategy, the Council is actively engaging with the main developer on this site and in support of the allocation has produced a detailed delivery statement. This identifies key constraints but concludes that there are no overriding barriers to prevent construction commencing towards the end of the "Five year" period. In support of the Council's commitment to delivery stakeholder masterplanning workshops were held in January 2011 by the Council, by the Developer (Heron) in March 2011, and in June 2011. These will inform the development of a Supplementary Planning Guidance Document. The document will then be used to support the Council's allocation of this site at the Examination in Public and will be used to inform future planning applications. The Core Strategy is expected to be adopted in 2012, there is at least 4 years between that date and the assumptions for first completions on this site to bring forward and approve applications which is wholly realistic and reasonable.
	North Yate	Suitable	✓	
	Yate	Achievable	✓	

RLS Ref	Location	Assessment		Commentary
0134	New Neighbourhood	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date this site is effectively divided into two main areas, north and south of Filton airfield. The land to the south of the airfield, which is more readily deliverable is in the control of two developers Redrow and Persimmon Homes, both of which are actively engaging with the Council to bring forward their outline planning applications. These will run in parallel with the Core Strategy Examination in Public. A stakeholder master planning workshop was held March 2011 to bring forward the preparation of Supplementary Guidance to inform the outline submission. Both Redrow and Persimmon are actively engaged in this process and the Delivery Statement does not identify any barriers to delivery of land to the south of the allocation. Persimmon intends to submit an outline planning application in 2011 which they consider achievable due to the degree of Environmental Assessment already undertaken. Persimmon indicate they will deliver 52 units in 2014/2015 and 250 units in subsequent years.
	Cribbs/Patchway	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0135	New Neighbourhood	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date in parallel with the adoption process for the Core Strategy, the Council is actively engaging with the main developer on this site and in support of the allocation has produced a detailed delivery statement. This identifies key constraints but concludes that there are no overriding barriers to prevent delivery. In support of the Council's commitment to delivery a stakeholder masterplanning workshop is scheduled for September 2011, which will inform the development of a Supplementary Planning Guidance Document and forthcoming Examination in Public. The Core Strategy is expected to be adopted in 2012 there is at least 3 years between that date and the assumptions for first completions on this site to bring forward and approve applications which is wholly realistic and reasonable.
	East of Harry Stoke	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0136	Land at	Available	<input checked="" type="checkbox"/>	At the April 2011 survey date Master Plan being drawn up in preparation for the submission of an Outline planning application. Initial proposals show approximately 450 dwellings. As there are no further details at this stage completions have been included beyond the "Five year" period.
	Frenchay Hospital	Suitable	<input checked="" type="checkbox"/>	
	Frenchay	Achievable	<input checked="" type="checkbox"/>	