

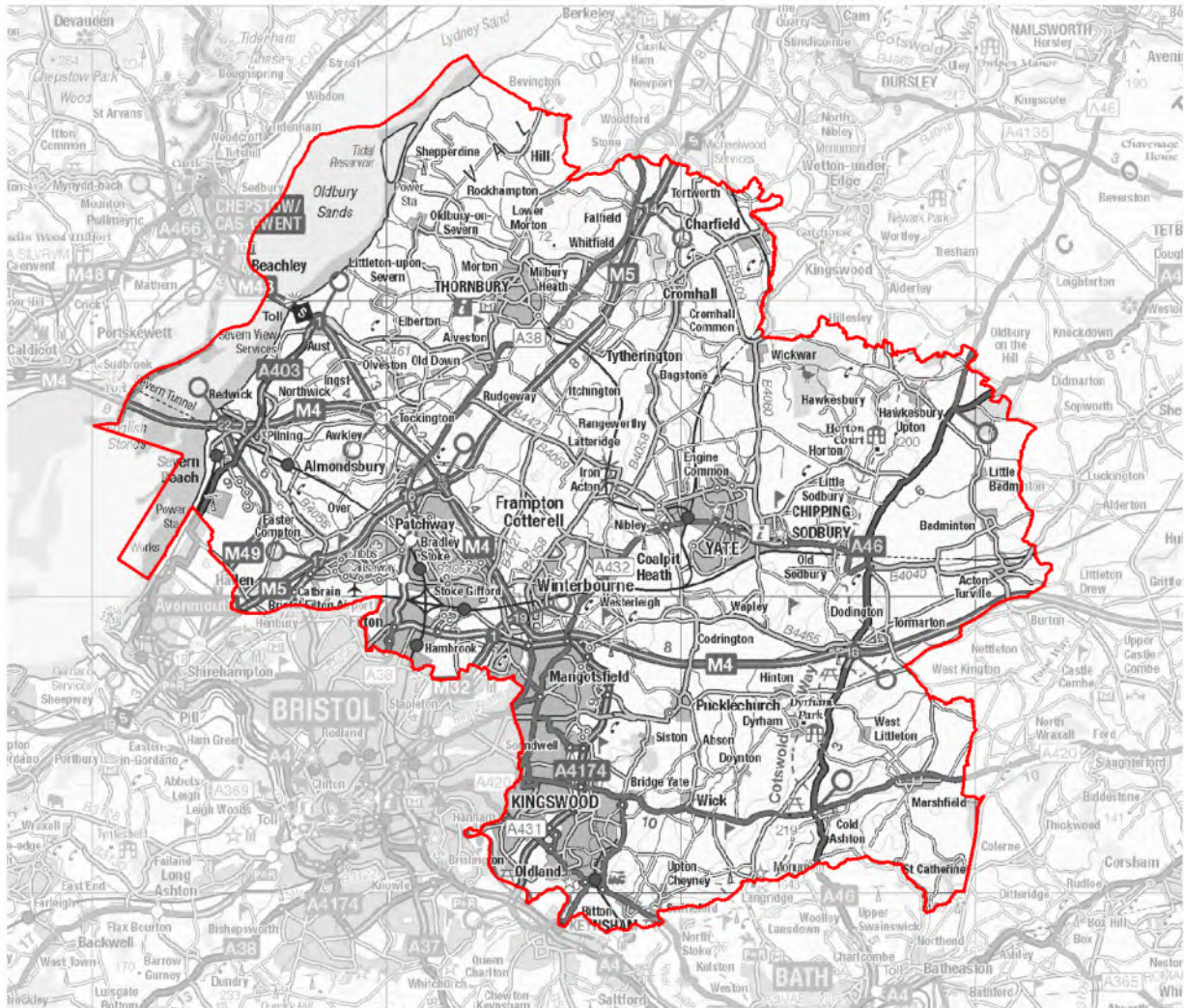
2022 AMR AND **SUPPORTING APPENDICES**

South Gloucestershire Council

Authority's Monitoring Report (AMR)
2022

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The South Gloucestershire Local Authority Area



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Executive Summary

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

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

This is the eighteenth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2021 to 31 March 2022.

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

A Social Role

1,657 new homes were completed in 2021/2022, the highest numbers since the 1991/1992 monitoring year. This has been the sixth year in a row of consistently high completions.

- 459 (28%) of which were on previously developed (brownfield) land.
- 55% of completions were within the established urban areas of the East (23%) and North (32%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (18%) and Thornbury (4%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

562 Affordable Homes were delivered in the monitoring year 2021/2022.

- 55.7% of which were in the urban areas of the North and East Fringes of Bristol.
- Of the 562 homes, 282 were for social rent, 56 were for affordable rent, and 224 are shared ownership.

The Council has published its Brownfield Land Register to its website. The 2022 Brownfield Land Register comprises of two parts:

- Part 1 shows sites within the district that have planning permission on brownfield land and are expected to commence in the next fifteen years. In 2022 the register contains: **136 sites, 66 of these are live with potential to deliver 4,406 new homes.**
- Part 2 of the Brownfield Land Register is required to set out sites which the council considers "permission in principle" would be suitable to grant. At this time Part Two does not contain any sites as insufficient information is available to establish if there is a reasonable prospect of sites being delivered.

An Economic Role

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

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

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

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

The continued monitoring of these indicators is therefore no longer possible, and no surveys were undertaken in 2022. The council is currently assessing how we might undertake retail surveys in future to reflect new regulations and ensure monitoring is effective.

An Environmental Role

- There has been no change to the area recorded as Green Belt (GB) in the 2021/2022 monitoring year. There is currently 23,026ha of Green Belt land in the district.
- Work is on-going for the Avonmouth Severnside Flood Defence Improvements Project. As well as raising the sea wall in response to global warming and rising sea levels, the project will create a minimum of 80ha of new wetland habitat at Northwick and Hallen Marsh in Bristol.
- The Council has continued to make progress with its Green Infrastructure initiative in which South Gloucestershire's network of local, national and international wildlife sites form the backbone, with the publishing of the 9 GI strategic corridors and the Biodiversity and Planning SPD for public consultation. Undertaking this will help the council to be ready for the mandatory implementation of biodiversity net gain in 2023.

Introduction

The Authority's Monitoring Report (AMR) aims to show how the Council's planning policies have been implemented for the previous financial year (1 April – 31 March) and how the Council's planning documents are progressing.

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

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

Structure of the AMR

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

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

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

Types of indicators monitored in this report

Local planning authorities can choose which targets and indicators they include in their monitoring report. The indicators in this report are regularly reviewed to ensure that they continue to be the most effective measures to assess the performance of Local Plan. Where appropriate the supporting text explains any changes

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

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

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

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

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

Sustainability Appraisal and Significant Effect Indicators

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

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

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

Reporting on the Local Plan Delivery Programme

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

<https://beta.southglos.gov.uk/local-plan-delivery-programme/>

Annual Monitoring Report linkages

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

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

Planning Strategically Across Boundaries

The National Planning Policy Framework places local planning authorities under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The Council reports on how the duty is being taken forward through its AMR - further details are set out in the **Duty to Cooperate** section.

The South Gloucestershire Context

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

- [Quality of Life Report](#)
- [Economic Briefings](#)
- [Interactive Area Data Profile](#)
- [English Indices of Deprivation Analysis](#)
- [Know Your Place](#)
- [Census 2021](#)

Plans and Policies

Planning Policy Context – Local

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

Local Plan Delivery Programme (LPDP)

The Local Plan Delivery Programme, formerly known as the Local Development Scheme, is a rolling three year programme for the preparation of Local Plan* documents and Supplementary Planning Documents. It is available to view on the current [Local Plan Delivery Programme](#) webpage. Further updates will be made of the LPDP as required.

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

Since the previous AMR was published in December 2021 between February and April the Council completed the second round of consultation on its new Local Plan. It has also following the stopping of the SDS by WECA, re-set its Local Plan work programme and timetable as presented in the updated [Local Plan Delivery Programme which was formally approved by South Gloucestershire Cabinet on 10th October](#). The Council also published in July its Biodiversity and Planning SPD for public consultation and has commenced the technical work to refresh its Landscape Character Assessment SPD.

1. High Quality Design and Responding to Climate Change

High quality urban design, the provision of Green Infrastructure, and new renewable and low-carbon energy sources, all have a key role to play in responding to climate change, as well as creating distinctive, linked places that support social inclusion and healthy sustainable lifestyles. This chapter sets out the key policies for managing the impact of climate change and directly links to the priorities of the Council Plan 2020.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS3 Renewable and Low Carbon Energy Generation
- CS4 Renewable or Low Carbon District Heat Networks

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

- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP4 Designated Local Green Spaces

- PSP6 Onsite Renewable and Low Carbon Energy

Declared Climate Change Emergency - 2019

In July 2019 the council declared a Climate Change Emergency and has pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. A set of recommendations for action were published in 2020, and a year 1 climate emergency action plan was approved. Further information on progress and actions can be found [here](#) and an annual report on the Climate Emergency will be published each December. In future years the AMR will be able to report on the projects, initiatives and future planning policy that will be put in place to address the emergency.

Proportion of energy produced from renewables

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

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

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

Table 1.1

Commentary

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

2. Managing Future Development

The core principle of national policy is delivering sustainable development.

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

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development

- CS6 Infrastructure and Developer Contributions

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

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

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

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

Table 2.1

Source: MapInfo (Cartesian Measure)

Commentary

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

There has been no change to the Statutory Green Belt area in South Gloucestershire for the 2021/2022 monitoring year.

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

Date	PSP7	
	Allowed	Dismissed
2018/2019	3	0
2019/2020	8	1
2020/2021	0	5
2021/2022	5	10

Table 2.2

Commentary

The Policies, Sites and Places Plan includes PSP7 Development in the Green Belt. In the monitoring year 2021/22, 10 appeals have been dismissed where PSP7 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

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

Date	PSP8	
	Allowed	Dismissed
2018/2019	11	0
2019/2020	8	2
2020/2021	1	16
2021/2022	15	27

Table 2.3

Commentary

The Policies, Sites and Places Plan includes PSP8 Residential Amenity. In the monitoring year 2021/22, 27 appeals have been dismissed, where PSP8 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

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

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

Table 2.4

Commentary

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

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

No Health Impact Assessments were submitted as part of a Very Major application approved in the monitoring year 2021/2022.

South West Design Review Panel

During 2022 the 8 development proposals were considered by the South West Design Review Panel. This demonstrates the Council's commitment to supporting higher quality design through the statutory planning system

3. Tackling Congestion and Improving Accessibility

The Council is committed to working with the other three West of England unitary authorities and the West of England Combined Authority on transport issues. The JLTP provides the primary strategy for improving transportation in the locality. Relieving congestion is paramount to the continued economic prosperity of South Gloucestershire, to the health and wellbeing of its residents and to climate change mitigation objectives. Delivery of enhanced travel options to significant destinations, by means other than the private car is therefore a key objective of the JLTP and Council's Core Strategy. This is consistent with the Council Plan 2020 priority of managing future development in a positive way.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility

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

- PSP15 Park and Ride/Share

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

Commentary

There have been no Park and Ride/Park and Share/Kiss and Rides since the last AMR. The Council is involved in ensuring the Falfield Park and Share for up to 100 car parking spaces and consented as part of the PT17/4800/O - Heneage Farm development for up to 85 dwellings is made available in line with the planning permission.

Additional Information on Chapter 3

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

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

As part of the Joint Local Transport Plan (JLTP) process, an annual report on progress is produced. The most recently published versions of this relate to the JLTP4, and can be accessed through the TravelWest website at <https://travelwest.info/projects/joint-local-transport-plan>.

4. Managing the Environment and Heritage

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

This chapter of the Core Strategy sets out the Council's approach to managing the high quality and diversity of our natural and historic environment. The features and resources which are integral to the character and identity of South Gloucestershire are increasingly under threat from development, as well as being at risk from the effects of climate change. However, these environmental assets can also be used to make a positive contribution to mitigating the impacts of climate change and to improving health and well-being.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS9 Managing the Environment and Heritage
- CS10 Minerals

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

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

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

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

Table 4.1

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

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

N.B. Figures are rounded

Commentary

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

Table 4.1 shows the number of applications on which the Environment Agency provided formal comments to the Council, including this monitoring year. The table shows that in 97% of cases the EA had no outstanding objection. In a lot of these cases an initial EA objection was later withdrawn as a result of further information

being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informatives or conditions in the Decision Notice.

Air Quality Monitoring

Previously the following indicators were monitored under the AMR however these are now included in the [Air quality reports | South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/air-quality-reports):

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

CO2 emissions in South Gloucestershire

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

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

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

Table 4.4

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

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

Commentary

Policies CS1/CS9 of the Core Strategy 2006-2027 and PSP2/PSP17 of the Policies, Sites and Places Plan seek to protect Conservation Areas, Listed Buildings and Areas of Outstanding Natural Beauty (AONB); they are regarded as a fundamental aspect of our natural and cultural heritage. Table 4.4 indicates that these policies are generally achieving this objective.

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

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

Table 4.5

Commentary

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

Number of trees given Tree Preservation Orders (TPOs)

Year	With Individual Trees	With Groups of Trees	Area Orders	Woodland Orders
2013/2014	29	6	7	1
2014/2015	25	8	9	1
2015/2016	22	11	6	3
2016/2017	33	12	7	4
2017/2018	33	6	12	0
2018/2019	14	1	3	4
2019/2020	22	3	5	2
2020/2021	21	4	3	1
2021/2022	5	0	3	0
Cumulative	204	51	55	16

Table 4.6

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

Commentary

Tree Preservation Orders (TPOs) represent an important contribution towards both the safeguarding and facilitation of biodiversity, and to retaining the local distinctiveness of an area. The protection of groups of trees is especially important

because they play a vital role for many species and make a significant contribution to maintaining high levels of biodiversity.

Policies CS10 & PSP23 - Production of primary land won aggregates

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

Table 4.7

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

Commentary

Further information is available in the West of England Local Aggregates Assessment (LAA), which is available on the Council's website at <http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/minerals-evidence/>.

Size of landbank for crushed rock

Commentary

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

Currently the calculated landbank for the West of England*, is in excess of 30 years. Further information is available in the West of England Local Aggregates Assessment (LAA), which is available on the Council's [Local Plan evidence base page](#).

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

Policies CS10 & PSP24 - Area of land affected by permissions for major built development in the Mineral Safeguarding Areas (MSA)

Year	Area of land affected
2018/2019	0.23ha
2019/2020	None
2020/2021	1.96ha
2021/2022	8.34ha

Table 4.8

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

Commentary

In the 2021/2022 monitoring year, 8.34ha of land within the Mineral Safeguarding Area was affected by two new permissions for major built development in Engine Common.

In both cases, it was considered that mineral extraction is very unlikely to be appropriate in the immediate area given the scale of the site and the proximity to existing residential properties.

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

Year	Applications Granted Contrary to CA Advice
2018/2019	1
2019/2020	0
2020/2021	0
2021/2022	0

Table 4.9

In the monitoring year 2021/2022 no applications were granted where an objection from the coal authority was maintained. Some application did not have an objection however were granted with necessary conditions.

5. Managing Economic Prosperity

Economic Land Survey

At the time of initial publication in April 2021, information in this section is still being assessed. The Economic Land Survey has been undertaken by officers and the information is being processed and will be updated in due course.

Retail Surveys

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

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

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

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

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

Introduction

South Gloucestershire has a robust, diverse and vibrant economy which has experienced high job growth rates and low unemployment. The area has many strengths including excellent road and rail connections, the successful key sectors of aerospace engineering, the MOD and the financial services industries, as well as the University of the West of England (UWE) and the large retail area at Cribbs Causeway. Major development in the past few years include the Science Park at Emersons Green, help reinforce the local economy. However, after 20 years of high

growth, there is a need for a more balanced and manageable strategy for economic development.

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

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

- PSP26 Enterprise Areas
- PSP27 B8 Storage and Distribution Uses
- PSP31 Town Centre Uses
- PSP33 Shopping Frontages
- PSP35 Food and Drink Uses (including drive through takeaway facilities)
- PSP36 Telecommunications Infrastructure

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

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

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

Commentary

Historical errors were found in the data within table 5.1 and indicator: Employment land: by type (hectares) from years 2017/18 to 2021/22 relating to how mixed use proposals were recorded. These and other minor corrections have been made and published in the above table.

The total amount of employment land available (sites with planning permission yet to be developed) has been steadily reducing but there has been a slight overall increase in 2021/2022 of employment land with planning consent in South Gloucestershire compared to previous years.

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

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

Commentary

Similar to table 5.1, historical errors relating to how mixed-use proposals were recorded in the data within table 5.2 Total amount of Additional Employment Floorspace Completed – by type (net sq.m) have also been corrected and published in the above table. This indicator shows the amount of new employment land available (sites with planning permission that have been completed) in each year (not cumulative). Please note there is no data available for the monitoring year 2018/2019.

In the previous monitoring year 2020/2021, there was a significant loss of B8 land, partly due to approval of change of use from B8 to B1c on two sites at Ravenscourt Road, Patchway, a floorspace loss of -1753 sq.m. In 2021/2022, B8 floorspace significantly increased from the previous year, with a large site at Severnside contributing 10,500 sqm of the total 15,794 sq.m completed B8 floorspace.

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

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

Table 5.3

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

Commentary

The Council aims to protect safeguarded employment areas from development for non-employment uses. Since the previous ELAS study, 0.9 Ha of employment land has been lost, which can primarily be attributed to the change of use from a storage warehouse to a veterinary referral hospital within the Severnside Employment Area. This figure is significantly lower than in previous years.

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

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

Table 5.4

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

Commentary

CS12 allocations seek to protect the loss of employment land (B use classes) to nonemployment uses. In the last four years, no safeguarded employment land (CS12 sites) has been lost to C3 residential uses.

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

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

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

Commentary

This indicator should be read in conjunction with the indicator the “Amount of employment land lost to residential development within safeguarded areas”.

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

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

During 2021/22 outside of the allocated CS12 sites, there were no applications for B8 uses approved.

Commentary

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

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

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

Table 5.17

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

Commentary

There has been one approved application for telecommunications infrastructure in the monitoring year 2021/2022. The AMR will continue to monitor PSP36 Telecommunications Infrastructure to assess the effectiveness of the policy.

6. Providing Housing and Community Infrastructure

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

Access to community facilities is fundamental to creating sustainable communities. Similarly, opportunities to participate in the cultural life of communities can contribute greatly to the health and wellbeing of individuals and communities as a whole. New development will clearly put additional pressure on existing facilities but can also create opportunities to bring about new or enhanced facilities and support participation in existing or new activities, thereby improving social cohesion.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

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

- PSP37 Internal Space and Accessibility Standards for Affordable Dwellings

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

Plan Period Housing Targets & Supply

Paragraph 74 of the National Planning Policy Framework (NPPF, July 2021) requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirements are set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need], where the strategic policies are more than five years old.

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

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

Net additional dwellings – in previous years and 2021/2022.

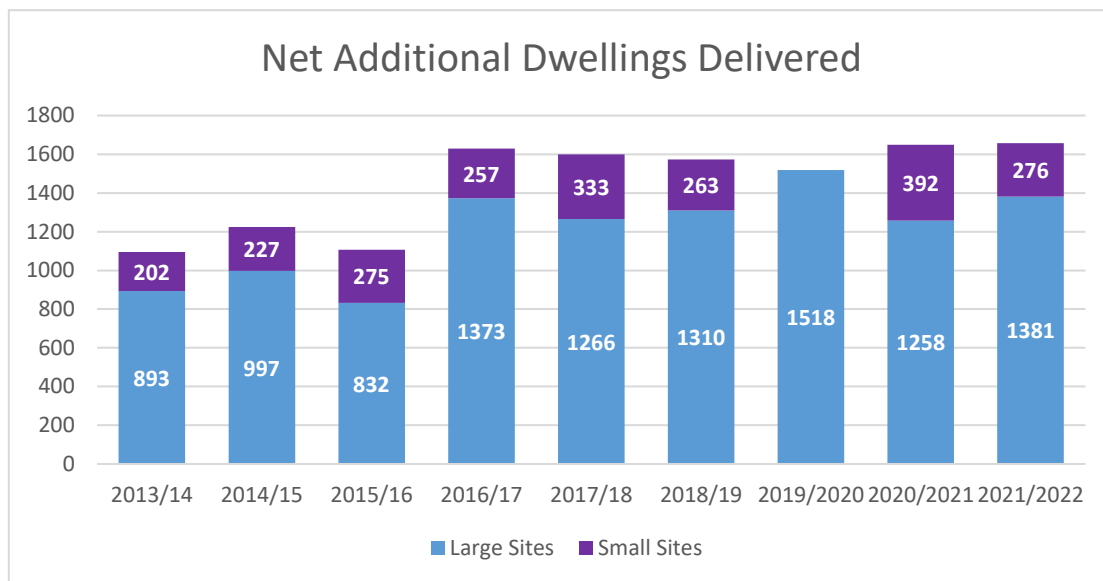


Table 6.1

Analysis of completions in current monitoring year (2021/2022)

	South Glos Total
New build completions	1,577
Demolitions	122
Change of use (net gain)	182
Conversions (net gain)	20
Other gains	0
Net additional homes	1,657

Table 6.2

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

Commentary

Table 6.1 presents the total number of homes completed since the adoption of the Core Strategy, noting no small sites data was recorded for the monitoring year 2019/20 due to Covid 19 restrictions limiting the opportunity to undertake survey work in 2020. As illustrated by Table 6.2, in the year to April 2022, 1,657 homes (net) were completed in South Gloucestershire with the majority (1,577) of new developments being ‘new build’ developments i.e., not created through demolishing or sub-dividing/converting existing dwellings.

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

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

Table 6.3

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

Number of dwellings by policy area (CS15)

Policy Area	North Fringe	East Fringe	Yate & Chipping Sodbury	Thornbury	Elsewhere
Total Number of Completions	531 (32%)	386 (23%)	298 (18%)	71 (4%)	371 (22%)

Table 6.4

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

Commentary

As illustrated by Table 6.4, in the year to April 2022 of the 1,657 homes (net) that were completed in South Gloucestershire 55% of completions were within the established urban areas of the East (23%) and North (32%) fringes of Bristol and the towns of Yate/Chipping Sodbury (18%) and Thornbury (4%), thereby demonstrating

housing delivery in accordance with the spatial strategy set out in the Council's adopted Core Strategy.

Net additional dwellings in future years; and Managed Housing Delivery

As the Council's Core Strategy is now more than five years old, in accordance with the NPPF, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need (LHN) defined using the new standard method for calculating local housing need.

NPPF Paragraph 74 requires that the supply of specific deliverable sites should also include a buffer. The Council's 2021 Housing Delivery Test is 133%. As South Gloucestershire has delivered at least 85% of its local housing need, in accordance with paragraph 74³ and footnote 39 of the NPPF, a 5% buffer to ensure choice and competition in the market for land is appropriate.

Based on this approach, the Council can demonstrate 5.35 years' worth of deliverable housing supply against its local housing need.

Five-year land supply calculation based on CLG 2014-based Household Projections

	Numerator (identified supply)	Dwellings
A)	Total identified deliverable supply 2022/23 to 2026/27	7,673
	Denominator (housing need)	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2022 affordability ratios)	1,366 ⁴
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	68.3
D)	B+C	1,434
E)	Five-year land supply (A/D)	5.35 Years

Table 6.5

³ As at March 2023, the Government had not published the 2022 Housing Delivery Test scores for local planning authorities. In the absence of this and in accord with paragraph 222 of the NPPF, the Council is continuing to rely on the previously published (2021) HDT score of **133%**. <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

⁴ On 22nd March 2023, Office for National Statistics (ONS) published the 2022 median house price to median gross annual workplace based earnings ratios - used in step 2 of the standard method for calculating local housing need as set out in paragraph 2a-004 of the PPG. The application of the new ratio, along with using an updated 10-year period in the household projections (2023-33) means that the local housing need for South Gloucestershire is now 1,366 dwellings per annum (previously 1,388 dwellings per annum). The Council has accordingly recalculated its 5-year Housing Land supply.

The Council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes recent survey data on build progress of large housing sites and feedback/contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites to ensure the Council is able to show clear evidence that housing completions will begin on site within five years. To achieve this, housing supply has been assessed based on the 2021 NPPF definition of deliverable. Further information on the approach is set out at **Appendix A: Housing Trajectory**.

New and converted dwellings on previously developed land

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

Table 6.6

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

Commentary

In the year to April 2022 28% of home completions were on previously developed land (PDL). In order to meet the target for the number of new homes that need to be provided in South Gloucestershire, a higher percentage of the strategic housing sites are currently being delivered from greenfield sites than in previous years. The council is continuing to ensure that as much use as possible is made of previously developed "brownfield" land to meet housing needs going forward while balancing this with other sustainability considerations such as retaining local employment land opportunities. Further details on the measures being taken are set out in the consultation on urban living opportunities as part of the council's new Local Plan which is under preparation.

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

Brownfield Register

The council's 2022 Brownfield Land Register is now published and available to view on our [website](#).

Policy CS16: Housing Density Percentage of new homes (fully completed Large Sites) completed on

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

	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
i) Less than 30 dwellings per ha	11%	0%	40%	-	25%	4%	12%	26%
ii) Between 30 and 50 dwellings per ha	33%	64%	29%	-	10%	96%	6%	45%
iii) Above 50 dwellings per ha	56%	36%	31%	-	65%	0%	82%	29%

Table 6.7

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

**Numbers are for fully complete sites only*

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 2022 the majority (45%) of homes (on fully completed large housing sites) were delivered at between 30 and 50dph. The achievement of housing densities will continue to be monitored, considering the implementation of Core Strategy policy CS16.

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

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

Commentary

The Council is currently reviewing this data and how it is presented. Updates for tables 6.8 and 6.9 will be provided in due course.

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2014	112,591	446	0.4
2015	113,857	581	0.5
2016	114,810	337	0.3
2017	115,824*	293	0.3
2018	117,368	287	0.24
2019	118,742	282	0.24
2020	120,913	291	0.24
2021	122,228	408	0.33
2022	123,954	462	0.37

Table 6.10

Source: Council Tax (South Gloucestershire Council)

Commentary

As of March 2022, 462 domestic properties had been vacant for more than one year, this is 0.04% higher than the previous year and equates to only 0.37% of the total housing stock (according to Council Tax valuation records). Table 6.10 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2013.

Policy CS18: Gross affordable housing completions

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

Table 6.11

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

Policy CS18: Affordable Housing Completions - By Policy Area

Policy Area	Affordable Housing completions
East Fringe of Bristol	100 (17.8%)
North Fringe of Bristol	209 (37.9%)
Yate/Chipping Sodbury	122 (21.7%)
Thornbury	23 (4.1%)
Rural Areas	108 (19.2%)
Total	562

Table 6.12

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

Commentary- CS18 Affordable Housing Delivery

In the year to April 2022, 562 Affordable Homes were delivered in South Gloucestershire, all of which 559 were new build and 55.7% of which were in the urban areas of the North and East Fringes of Bristol.

Of the 562 homes, 282 were for social rent, 56 were for affordable rent, and 224 are shared ownership. Policy CS18 of the Core Strategy seeks to achieve 35% on site Affordable Housing on all new housing developments falling within the stated site size thresholds. Reporting the proportion of Affordable Housing completions in any

single year is often misleading; sites can take several years to complete, and the Affordable Housing element is often delivered within varying phases of development. As such, a more accurate representation of how effective policies are at securing Affordable Housing provision is derived from analysing completion data.

Policy CS19- Rural Exception Schemes

No rural exception sites were delivered in 2021-22 monitoring year however a housing needs survey was completed in Westerleigh and the Council is working with its development partners on delivering new homes on potential exception sites across the District.

Policy CS22: Gypsy and Traveller Net additional pitches

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

Table 6.13

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

Commentary

In the 2021/2022 monitoring year, there were 5 additional Gypsy/Traveller pitches delivered in South Gloucestershire.

Policy CS20: Number of Extra Care housing units completed

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

Table 6.14

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

Commentary

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

In the year to April 2021/22, 50 Extra Care units were completed at Emersons Green.

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.

Number of applicants on Self/Custom Build register

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

Community Infrastructure Levy (CIL)

Regulation 62 of the Community Infrastructure Levy Regulations (2010) requires a Charging Authority to prepare and publish a report annually of CIL receipts and spending. The Infrastructure Funding Statement which contains information on Community Infrastructure Levy can be found here:

<https://beta.southglos.gov.uk/community-infrastructure-levy-cil/>

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

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

	Quantity per 1,000 residents (previous)	Quantity per 1,000 residents (2021)	Change	Policy CS24 Standard
Informal recreational greenspace	1.40ha	1.45ha	+0.05ha	1.4ha
Natural/Semi-Natural greenspace	4.685ha	4.61ha	-0.075	1.5ha
Allotments	0.139ha	0.137ha	-0.002ha	0.2ha
Outdoor sports	1.195ha	1.16ha	-0.035	1.6ha
Children's play	0.064ha	0.065ha	+0.001ha	0.25ha

Table 6.16

Source: Community Infrastructure Officer (South Gloucestershire Council)

Informal recreational greenspace

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

Natural/Semi-Natural greenspace

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

Allotments

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

Outdoor sports

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

Children's play

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

N.B. Table 6.13 presents a district wide analysis at a snapshot in time of the provision available and does not therefore preclude the need to undertake a more detailed analysis of local provision levels in support of any development proposals.

Appeals Allowed /Dismissed where Policy PSP37 was a material consideration

Date	PSP37	
	Allowed	Dismissed
2018/2019	0	2
2019/2020	0	0
2020/2021	0	0
2021/2022	0	2

Table 6.17

Commentary

PSP37 Internal Space and Accessibility Standards for Affordable Dwellings. Monitoring will continue to ensure the effectiveness of the policy.

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

Date	Applications approved for rural workers dwellings
2018/2019	5
2019/2020	2
2020/2021	3
2021/2022	3

Table 6.18

Commentary

PSP41 Rural Workers Dwellings. In the monitoring year 2021/22, 3 applications have been approved for rural workers dwellings. The AMR will continue to monitor the effectiveness of the policy.

Appeals Allowed / Dismissed where Policy PSP43 was a material consideration

Date	PSP43	
	Allowed	Dismissed
2018/2019	5	0
2019/2020	5	0
2020/2021	1	13
2021/2022	11	19

Table 6.19

Commentary

PSP43 Private Amenity Space Standards. In the monitoring year 2021/2022 19 appeals have been dismissed where PSP43 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

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

	2018/2019 (Ha)	2019/2020 (Ha)	2020/2021 (Ha)	2021/2022 (Ha)
All weather, courts & Greens	30.54	29.24	29.20	28.13
Sports Pitches	347.34	341.32	340.59	336.14
Children & Young People	17.84	18.24	18.20	18.90
Allotments	39.91	39.74	39.74	39.92
Natural/Semi Nat	1335.17	1337.41	1335.67	1138.03
Informal Rec (IROS)	395.81	398.82	398.36	420.86
Total	2,166.61	2,164.77	2161.76	1981.98

Table 6.20

Commentary

The table above shows the individual hectares for all categories covering sport and recreational uses as well as the total.

New population data received from the 2021 census has been used to calculate the 2021/2022 findings. The rise in the population since the 2011 census explains the drop in the total amount of space used for sport and recreation.

7. Monitoring the Joint Waste Core Strategy (JWCS)

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

JWCS Strategic Objectives

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

Relevant Joint Waste Core Strategy Policies

- Policy 1 – Waste Prevention;
- Policy 2 – Non-residual waste treatment facilities
- Policy 3 – Open windrow composting;
- Policy 4 – Recycling, storage and transfer of construction, demolition and excavation waste at mineral sites;
- Policy 5 – Residual waste treatment facilities – locations;
- Policy 6 – Residual waste treatment facilities – operational expectations;

- Policy 7 – Consideration of residual waste treatment proposals at sites not allocated in the JWCS;
- Policy 8 – Landfill, landraise, engineering or other operations – Principles;
- Policy 9 – Landfilling, landraising and engineering or other operations – Details;
- Policy 10 –Waste water treatment;
- Policy 11 – Planning Designations;
- Policy 12 – General Considerations; and
- Policy 13 – Safeguarding operational and allocated sites for waste management facilities.

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.

Appendix 3

Monitoring the Joint Waste Core Strategy (JWCS)

The tables below document the monitoring for the West of England Joint Waste Core Strategy for 2021/22 (1/4/21 - 31/3/22).

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.

JW1: Recycling/ Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2021/22 (tonnes)	Capacity lost during 2021/22 (tonnes)	Capacity operational at 31/03/2022 (tonnes)	Capacity permitted but not operational at 31/03/2022 (tonnes)
Bath & North East Somerset		94,500	0	117,300	94,500
Bristol City		0	0	798,780	3,000
North Somerset		0	0	268,200	0
South Gloucestershire		0	34,000	419,220	2,500
West of England	858,000¹	94,500	34,000	1,603,500	100,000

Table 7.1

¹ municipal, commercial & industrial waste. Source: The four West of England authorities

Commentary

There have been changes from the 2020/21 situation in Bristol:

- Operational capacity increased by 160,000 tonnes per annum (tpa) following the opening of two recycling facilities in Avonmouth:
 - a plastics reprocessing centre at the Avonmouth Resource Recovery Centre, Severn Road (90,000 tpa); and
 - a Metals Recovery Centre on Humber Way (70,000 tpa)

This had the consequent effect of decreasing non-operational permitted capacity by 160,000 tpa.

There have been changes from the 2020/21 situation in B&NES:

- The proposal for recycling facilities (152,500 tonnes) at Pixash Lane was permitted in July 2021(21/00435/ERE03). This is broken down in the following categories:
 - Transfer Station for local authority collected rubbish and recycling – 62,000 tpa
 - Public recycling Centre for rubbish and recycling – 20,000 tpa
 - Trade waste transfer station for rubbish and recycling – 10,000 tpa
 - Materials Recycling facility – 60,000 tpa –
 - Street Sweepings transfer station – 500 tpa

However, because some of the above categories are transfer stations at which much of the material could just be passing through, we have assumed that only 20% of their capacity is recycling. Taking account of this the total recycling capacity calculated for the Pixash Lane site is 94,500tpa, as shown in the table; (capacity permitted but not operational at 31/3/2022).

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

JW2: Recovery

Zone & indicative capacity/ requirement at 2026, as set out in the Spatial Strategy (Policy 5 of the JWCS)	Capacity of applications approved during 2021/22 (tonnes)	Capacity lost during 2021/22 (tonnes)	Capacity operational at 31/03/2022 (tonnes)	Capacity permitted but not operational at 31/03/2022 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa	156,343t This is all within BCC’s part of Zone A . It was from planning permission 20/03659/F which increased the permitted tonnage from 120,000 to 156,343 tpa at the gasification facility in Avonmouth formerly owned by New Earth Solutions]	0	Comprises 903,500t (unchanged from the 20/21 table). This is assumed to be 5,000t at Portbury NS, plus the remainder at Bristol and South Glos. The figs from Bristol CC (see commentary below) suggest that 458,585t is at Bristol, leaving 439,915t at South Glos.	226,343t. Comprises 156,343t at Bristol, (see comments below) plus the 70,000t that was in the 20/21 table, assumed to be at South Glos, making a tot of 226,343t.	35.625
B~100,000 tpa	0	0	0	0	0

C~150,000 tpa	0	0	0	100,000	0
D~60,000tpa	0	0	0	0	0
E~100,000tpa	0	0	15,000	0	1.1
West of England = 800,000tpa	156,343	0	918,518	326,343	36.625

Table 7.2

Source: The four West of England authorities

Commentary

There have been changes from the 2020/21 situation in Bristol affecting Zone A:

- Permitted but not operational recovery capacity increased by 36,343 tpa.

This resulted from the granting of a planning permission which increased the permitted tonnage of residual waste at a gasification facility on Boundary Road, Avonmouth to 156,343 tpa from the originally permitted 120,000 tpa.

There have been changes from the 2020/21 situation in B&NES affecting Zone C:

- The permission to process food waste via anaerobic digestion at Queen Charlton has now lapsed (13/04126/MINW).

Therefore, the capacity of 25,000 tpa is removed from the total figure for Zone C.

JW3: Landfill**Hazardous/ non-hazardous Landfill**

Unitary Authority	Site Name	Capacity of applications approved during 2021/22 (tonnes)	Landfill capacity which became unavailable during 2021/22 (tonnes)	Landfill operational at 31/03/2022 (tonnes)	Landfill permitted but not started at 31/03/2022 (tonnes)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	N/A	0	0	0	0
South Gloucestershire	Shortwood Landfill Site	0	0	2,000,000 / 200,000 tpa 2007-2023	0
West of England		0	0	2,000,000 / 200,000 tpa	0

Table 7.3

Source: The four West of England authorities

Commentary

There were no changes from the 2020/21 situation in the West of England.

Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2021/22 (tonnes)	Landfill capacity which became unavailable during 2021/22 (tonnes)	Landfill operational at 31/03/2022 (tonnes)	Landfill permitted but not started at 31/03/2022 (tonnes)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	Lulsgate Quarry, Felton	0	0	Unspecified quantity of restoration material and finishing top soils to be imported to allow for restoration of quarry to Nov 2021	0
	Durnford Quarry	0	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0
South Gloucestershire	Shortwood Landfill Site	0	0	250,000 / 20,000 per annum assumed to be for 12 years	0
South Gloucestershire	Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
South Gloucestershire	Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
		0	0		
West of England		0	0		

Table 7.4

Source: The four West of England authorities

Commentary

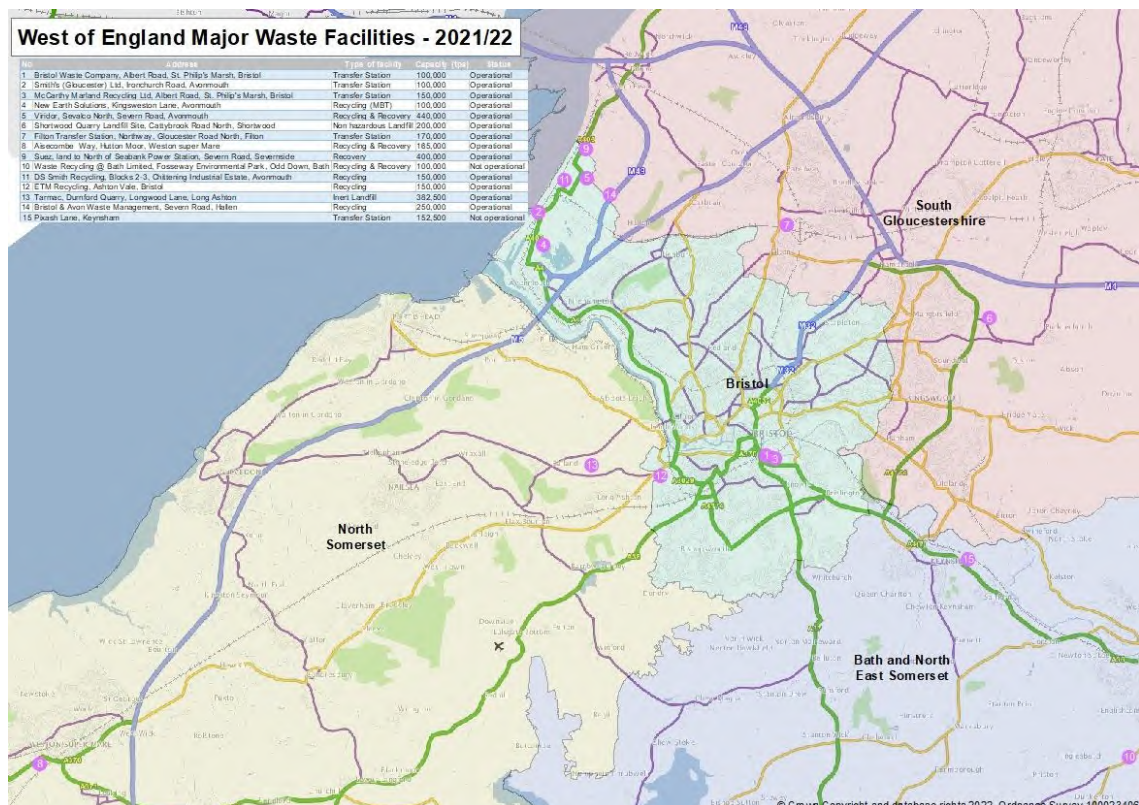
There were no changes from the 2020/21 situation in the West of England.

JWCS Strategic Objectives

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

Map of major waste facilities

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



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

Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
2014/2015	18,501.66 (15%)	41,462.88 (33%)	271.39 (0%)	62,591.19 (50%)	3,192.65 (2%)	126,020 (100%)
2015/2016	15,647.46 (12%)	44,331.96 (35%)	597.77 (1%)	62,270.23 (50%)	2,319.78 (2%)	125,167 (100%)
2016/2017	14,825 (12%)	38,811 (31%)	1,200 (1%)	62,678 (51%)	6,012 (5%)	123,547 (100%)
2017/2018	13,917 (12%)	35,094 (29%)	23 (0%)	63,329 (53%)	7,154 (6%)	119,516 (100%)
2018/2019	12,148 (10%)	31,188 (26%)	0 (0%)	69,902 (59%)	5,171 (4%)	118,409 (100%)
2019/2020	14,338 (12%)	28,181 (23%)	0 (0%)	72,228 (60%)	5,341 (4%)	120,088 (100%)
2020/2021	7,849 (6%)	43,811 (33%)	0 (0%)	78,149 (60%)	1,150 (1%)	130,958 (100%)
2021/2022	10,611 (8%)	39,195 (31%)	0 (0%)	78,186 (61%)	491 (0%)	128,484 (100%)

Table 7.5

Source: DEFRA

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

Commentary

In 2021/22, 128,484 tonnes* of municipal waste was managed in South Gloucestershire, which is a 1.8% decrease when compared to the previous year.

Duty to Co-operate

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

During 2021/22, the West of England authorities have undertaken the following activities in relation to the duty to co-operate, including:

West of England Spatial Development Strategy (SDS)

Following the decision of the WECA Mayor on 9 May 2022 to stop all work on the West of England Combined Authority Spatial Development Strategy (SDS), the strategic planning framework for the West of England Combined Authorities comprising Bristol City Council, Bath and North East Somerset Council and South Gloucestershire Council is now to be provided through their individual Local Plans.

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

Minerals Planning

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

Local Aggregates Assessment (LAA)

A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary authorities (UAs) within the West of England sub-region (Bristol City, Bath and Northeast Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the UAs' individual Local Plans. The LAA for 2012-2021 is currently in preparation.

Joint Planning Data Group

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

Appendix A: Housing Trajectory

Paragraph 74 of the National Planning Policy Framework (NPPF, July 2021) requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirements are set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need], where the strategic policies are more than five years old. The Housing Trajectory below sets out sites that are; complete, under construction or projected to build out between the years 2018/19 and 2027 onwards. Please see the key (situated at the end of Appendix A) for a guide to the Housing Trajectory.

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0002hn		Bradley Stoke													122		
0002hk		Bradley Stoke													182		
0003		Dragon Road, Winterbourne													1		
0005		Hortham													270		
0006a		Stoke Park Hospital													1		
0007		Filton College, Filton													77		
0008a	PT09/1271/RM	Charlton Hayes (PT09/1271/RM) - Bovis [H18]													51		
0008b	PT09/0765/RM	Charlton Hayes (PT09/0765/RM) - Bovis [H21, H22, H23]													111		
0008c	PT10/0042/RM	Charlton Hayes (PT10/0042/RM) - Bovis [H19, H20]													60		
0008d	PT12/1137/RM	Charlton Hayes (PT12/1137/RM) - Bovis [LC1]													33		
0008e	PT11/1766/RM	Charlton Hayes (PT11/1766/RM) - Bovis [Part MU5, Part MU6]													40		
0008f	PT11/2687/RM	Charlton Hayes (PT11/2687/RM) - Bovis [Part H50, Part H51]													53		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0008g	PT16/1319/RM	Charlton Hayes - Bovis [H3, H4, H5]		49	20	3									118		
0008h	PT12/0656/RM	Charlton Hayes (PT12/0656/RM) - Barratt [H30]													46		
0008i	PT12/1849/RM	Charlton Hayes (PT12/1849/RM) - David Wilson [H27, H32]													40		
0008j	PT12/0521/RM	Charlton Hayes (PT12/0521/RM) - David Wilson [H31]													25		
0008k	PT12/2470/RM	Charlton Hayes (PT12/2470/RM) - Barratt [H28, H29, H33]													101		
0008l	PT12/3040/RM	Charlton Hayes - Bovis [Part H52]			3										9		
0008m	PT13/1003/RM	Charlton Hayes (PT13/1003/RM) - Bovis [H25, H26]													75		
0008n	PT12/4119/RM	Charlton Hayes (PT12/4119/RM) - Bellway [H34, H36]													86		
0008o	PT13/0446/RM	Charlton Hayes (PT13/0446/RM) - Bovis [H35, MU3]													65		
0008p	PT13/0559/RM	Charlton Hayes (PT13/0559/RM) - Bovis [Part H51, Part H52 to H56]													137		
0008r	PT13/4370/RM	Charlton Hayes (PT13/4370/RM) - Bovis [H39]													54		
0008s	PT13/4443/RM	Charlton Hayes (PT13/4443/RM) - Bovis [H8, H9, H10]													115		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0008t	PT14/4954/RM	Charlton Hayes (PT14/4954/RM) - Bellway [H40, H47, H48]													120		
0008u	PT16/0832/RM	Charlton Hayes - Barratt [H41 to H46, H49]		95	27	5									205		
0008v	PT15/1349/RM	Charlton Hayes (PT15/1349/RM) - Bovis [MU2]													36		
0008w	PT15/3344/RM	Charlton Hayes (PT15/3344/RM) - Linden [H38]													28		
0008x	PT15/1676/RM	Charlton Hayes (PT15/1676/RM) - Bovis [H15, H16]													75		
0008y	PT15/5088/RM	Charlton Hayes (PT15/5088/RM) - Bovis [H14, H17]													63		
0008z	PT15/5106/RM	Charlton Hayes (PT15/5106/RM) - Linden [H37]													65		
0008a a	PT16/4740/RM	Charlton Hayes (PT18/3452/RV C) - [LC2]	Bovis		10	2	40								52	52	
0008a b	PT16/6598/RM	Charlton Hayes - [H11, H12, H13]	Bovis	30	25	64	11								130	130	
0008a c	PT17/5946/RM	Charlton Hayes - [H6, H7, MU1]	Wainhomes Severn Valley & Bovis Homes Ltd		22	21	55								98	98	
0009	PT02/3497/F	Former Lime Works, Itchington													17		
0010a	PT07/1715/RM	Walls court Farm (Phase 1)													100		
0010b		Walls court Farm (Phase 2)													160		
0010c	PT09/5336/RM	Walls court Farm (Phase 3)													193		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0010d	PT08/3118/RM	Wallscourt Farm (Phase 4)													77		
0010e		Wallscourt Farm (Phase 5 part)													137		
0010f	PT11/2698/RM	Wallscourt Farm (Phase 7)													97		
0010g	PT15/0870/RM	Wallscourt Farm (Phase 5 part) (PT15/0870/RM)													32		
0011b	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)		261											261		
0011c	PT18/0659/RM	East of Coldharbour Lane - Phase 2 (PT15/1179/O)	Taylor Wimpey		22	35	46								103	103	
0012		162-164 Gloucester Road, Patchway													11		
0015		Toghill Lane, Doynton													10		
0017		46-92 Milton Road, Yate													16		
0018		Land at Broad Lane, Yate													23		
0020		Coopers Site, Westerleigh Road, Yate													67		
0021a	PT12/1302/RM	Land at Harry Stoke, Stoke Gifford (PT12/1302/RM)													166		
0022		472-478 Filton Avenue, Filton													21		
0023		New Road, Filton													72		
0024		West End, Marshfield													17		
0025		Whiteshill House, Hambrook													10		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0026	PT06/0085/RM	New Road, Rangeworthy													21		
0027		The Galleon, Conygre Road, Filton													12		
0028		The Lawns, Yate													14		
0029		Fishpool Hill, Easter Compton													13		
0033		Land at Siston Hill, Siston													504		
0034	PK08/3230/F	Hanham Hall Hospital, Hanham													185		
0036a a	PK13/2790/RM	GHQ Emersons Green - Linden [Parcel 5]													45	45	
0036a b	PK13/2741/RM	GHQ Emersons Green (PK13/2741/RM) - Barratt [Parcels 6 & 7]													129	132	
0036a c	PK13/2648/RM	Lyde Green - Taylor Wimpey [Parcel 2a]	Taylor Wimpey												75	86	
0036a d	PK13/2646/RM	GHQ Emersons Green - Persimmon [Parcel 3]													56	56	
0036a e	PK13/2647/RM	GHQ Emersons Green (PK13/2647/RM) - Persimmon [Parcel 8]													79	79	
0036af	PK13/2649/RM	GHQ Emersons Green (PK13/2649/RM) - Taylor Wimpey [Parcels 9 & 10]													135	137	

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0036ag	PK14/4110/RM	GHQ Emersons Green (PK14/4110/RM) - Persimmon [Parcel 12]													99	99	
0036ai	PK14/3540/RM	GHQ Emersons Green (PK14/3540/RM) - Bellway [Parcels 13 & 14]													118	118	
0036aj	PK15/1174/RM	GHQ Emersons Green (PK15/1174/RM) - Persimmon [Parcel 15]													57	57	
0036ak	PK16/0540/RM	GHQ Emersons Green (PK16/0540/RM) - Persimmon [Parcel 22]													56	56	
0036al	PK15/5115/RM	Lyde Green (PK15/5115/RM) - Taylor Wimpey [Parcels 23 & 24]	Taylor Wimpey	31											88	88	
0036am	PK16/2568/RM	Lyde Green - Parcel 1	Persimmon Homes				6								90	90	
0036an	PK16/6501/RM	Lyde Green - Taylor Wimpey [Parcels 17 & 18a]	Taylor Wimpey	31	60	10									101	101	
0036ap	PK17/1121/RM	Lyde Green (PK17/1121/RM) - Persimmon Homes [Parcels 21a]	Persimmon Homes	21											21	21	
0036aq	PK17/2795/RM	Lyde Green - Persimmon Homes [Parcels 16a]	Persimmon Homes	33	20	3									56	56	
0036as	PK17/4910/RM	Lyde Green - Persimmon Homes [Parcel 21b]	Persimmon Homes		20	15									35		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0036at	PK18/1464/RM	Lyde Green - Parcels 25a, 25B And 26	Taylor Wimpey		28	87	47								162	162	
0036au	PK18/4996/RM	Lyde Green - (Extra Care)	Quatro Design Architects Ltd.				50								50	50	
0036ba	PK14/2715/RM	Gateway Site Emersons Green (PK14/2715/RM) - Linden [Parcel 2]													126		
0036bb	PK15/2918/RM	Gateway Site Emersons Green (PK15/2918/RM) - Taylor Wimpey [Parcel 1]													128		
0036bc	PK17/1745/RM	The Gateway at Lyde Green - Taylor Wimpey [Phase 2]		6	87	29									122		
0037		North of Douglas Road, Kingswood													131		
0038		Former Woodstock Special School, Courtney Road													66		
0040		Cloverdale Drive, Longwell Green													2		
0041		Land Off Southway Drive, Warmley													41		
0046		Mounthill Nursery, Kingswood													14		
0047		Summit Youth Centre, Kingswood													71		
0048		Hanham Road DSO, Kingswood													24		
0054		Church Road, Kingswood													23		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0060		Carsons Road, Kingswood													4		
0063		Depot Downend Road, Kingswood													14		
0064		29-35 High Street, Kingswood													14		
0065		R/O 1, 3 and 7 Tower Road South, Kingswood													13		
0066		65 Cadbury Heath Road, Kingswood													13		
0067		Jubilee Road, Kingswood													23		
0068		1-3 Colston Street, Soundwell													14		
0069		21 Portland Street, Soundwell													13		
0070		Crossroads Service Station, Downend													13		
0071		Downend Lower School, Northview, Downend													52		
0073		Kingsway Engineering, Hanham													14		
0074		Lintham Drive, Kingswood													68		
0075		36 High Street, Staple Hill													13		
0076		Rear of Cossham Street, Mangotsfield													13		
0077		Former Courtaulds Factory, Staple Hill													45		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0079		Bath Road, Thornbury													45		
0080		Cambrian Drive/Wellington Road, Yate													70		
0081		Cattle Market, Thornbury													22		
0082		Siblands, Gillingstool, Thornbury													23		
0084		BFS Diecutting, 27 Hanham Road, Kingswood													14		
0085		Adj.22 Memorial Road, Hanham													14		
0086		Queens Road, Cadbury Heath													9		
0088		Priory Court, Hanham													28		
0090		Broad Street/Beaufort Road, Staple Hill													14		
0091		Passage Road, Almondsbury													12		
0092		Adjacent to Southmead Road, Filton													65		
0093		23 Stanbridge Road, Downend													11		
0094		Factory, Morley Road, Staple Hill													32		
0095	PK08/1530/F	Kingswood Trading Estate, Kingswood													57		
0097		Wall Tynning Nursing Home, Bitton													9		
0099		95 High Street, Kingswood													10		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions										Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027						
0100		148 Hanham Road, Kingswood														14		
0101		Former Police Station, High Street, Kingswood														14		
0102		17 and 25a Overhill Road, Downend														36		
0105		Power Electrics, Morley Road, Staple Hill														14		
0107		Roseacre, Harry Stoke Road, Stoke Gifford														14		
0109	PT11/3811/F	Rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford														13		
0110		Soundwell Centre, Soundwell														11		
0111		67-73 Bath Road, Longwell Green														26		
0112		The Rotunda Club, Moravian Road, Kingswood														14		
0114		894-896 Filton Avenue, Filton														8		
0115		Fiveways, New Cheltenham Road, Kingswood														40		
0116		Factory Site, Portland Street, Staple Hill														30		
0117		Sir Bernard Lovell Playing Fields, Oldland Common														13		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions						2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022												
0118		Former School, Beaufort Road, Downend														63			
0119		Land adjacent Hares Farm, Mapleridge Lane														10			
0120		Land at Abbots Road, Hanham														14			
0122		The Meads, Frampton Cotterell														188			
0123		Sea Stores, Kennedy Way, Yate														228			
0124		Land at Parkway North, Stoke Gifford														34			
0127	PK10/2627/F	Mount Pleasant Farm, Longwell Green (PK10/2627/F)														51			
0128	PK15/0532/F	Intier Site, Bitton														53	33	27	
0129a	PK12/1828/F	Barnhill Quarry, Chipping Sodbury															60		
0129b	PK14/0612/R M	Barnhill Quarry, Chipping Sodbury															109		
0130		Land at junction of Whittucks Road and Abbots Road, Hanham															34		
0131		Land off Catbrain Hill, Cribbs Causeway															50		
0132a	PT13/0919/RM	North of Park Farm, Thornbury															1		
0132b	PT15/5528/RM	North of Park Farm, Thornbury	David Wilson Homes													43	126	126	
																8			
																374	374		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0133a	PK13/1185/RM	Land at North Yate (PK13/1185/RM) - Peg Hill													235		
0133ac	PK17/5389/RM	Land at North Yate - PL14d, PL22	David Wilson Homes	25	41	7	10								83	83	
0133ad	PK18/0527/RM	Land at North Yate - Barratt PL23b, PL23d, PL23e			28	45									73	73	
0133ae	PK18/1723/RM	Land at North Yate - PL12b, PL13b	Barratt Homes		73	119	34								226	226	
0133af	PK18/3185/RM	Land at North Yate - PL15a, 16a, 16b	David Wilson Homes				106								106	106	
0133ag	PK18/3237/RM	Land at North Yate - Barratt PL22		2	3	2									7		
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln]	Keepmoat Regeneration Ltd And William Sutton Developments Lt			23	46								69	Demolition of 1 and erection of 70	
0137	PK15/0718/RM	Hill View and Hill Top, Woodstock Road, Kingswood													12		
0138a	PT15/5412/RM	Phase 1 Frenchay	Redrow Homes (South West)	27			8								89	88	
0138b	PT17/0973/RM	Phase 2 Frenchay	Redrow Homes (South West)	36	65	13	13								127	127	
0138c	PT17/4904/RM	Phase 3a Frenchay - Redrow			35	6									41	41	
0139		Former Coopers Works, Westerleigh Road, Yate													92		
0140		Rear of 60 Wotton Road, Charfield													16		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions							Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025						2025/2026
0141		Land at Savages Wood Road, Bradley Stoke												74		
0143		Frome Court, Thornbury												14		
0144		Land off Broad Lane, Yate												14		
0145	PK14/4698/F	Minelco site, Randolph Avenue, Yate												34		
0146	PK13/2792/R M	Blackhorse Day Centre, Mangotsfield												31		
0147	PK14/0120/F	Rodford Primary School, Yate (PK14/0120/F)												57		
0149		Prinknash Court, Abbotswood, Yate												-4		
0150		28-50 Gloucester Road, Patchway												-12		
0151a	PT12/2395/O	North of Morton Way, Thornbury (Phase 1) (PT12/2395/O)		1										109		
0151b	PT15/5060/RM	North of Morton Way, Thornbury (Phase 2) (PT15/5060/RM)		21										108		
0151c	PT17/3446/F	Crossways, North of Morton Way, Thornbury (Phase 3)		13	59	11								83		
0153	PT13/0510/F	Adj.The Burltons, Cromhall												11		
0154		Police Station, Thornbury												36		
0155	PT16/6845/RM	Cedar Lodge, Charlton Common, Patchway			11	2								13		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions							Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025						2025/2026
0157		Moravian Road, Kingswood												16		
0159a		University of the West of England - Student housing												38		
0160	PK13/2851/F	Former Police Station, Staple Hill												48		
0161	PK14/4964/F	Wapley Court, Yate (PK14/4964/F)												24		
0162	PT13/3396/F	Former Police Station, Filton												18		
0163	PK15/1260/F	Cadbury Heath Youth Centre, Park Road, Warmley												25		
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury		3	3	5								11		
0165	PT13/3101/F	Pound Mill, Lower Morton, Thornbury (PT13/3101/F)		12										12		
0166	PT14/4961/F	Alexandra, Midland Way, Thornbury												23		
0169	PT17/4963/RM	Goodmans additional land, Northfield Park, Charlton Hayes	BDW Trading Ltd		47	40	33							120		
0174a	PT14/1490/F	15 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1490/F)												4		
0174b	PT14/1489/F	Bell Rd. Coalpit Heath - Merlin scheme (PT14/1489/F)												2		

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0174c	PT14/1518/F	Ridings Rd. Coalpit Heath - Merlin scheme (PT14/1518/F)													4		
0174d		Oldlands/Newlands, Coalpit Heath - Merlin schemes (PT14/0943/PND)													-10		
0174e	PT14/1496/F	Willow Way, Coalpit Heath - Merlin scheme (PT14/1496/F)		8											2		
0174f	PT14/1836/F	Ware Court, Winterbourne - Merlin scheme (PT14/1836/F)													-4		
0174g	PT14/0344/F	Newleaze House, Filton - Merlin scheme (PT14/0344/F)													-21		
0174h	PK14/4994/F	Algars Drive, Iron Acton - Merlin scheme (PK14/4994/F)		14											6		
0174i	PK14/4995/F	Nibley Lane, Iron Acton - Merlin scheme (PK14/4995/F)		13											5		
0174j		Oldlands/Newlands, Coalpit Heath - Merlin schemes (PT14/4451/PND)													-8		
0174k	PT14/1492/F	7 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1492/F)													22		

RLS Ref.	Planning Application Number	Address	Developer	Past Completions										Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027						
0174l	PT14/1517/F	12 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1517/F)														15		
0174m	PK14/3334/PND	Algars/Chilwood, Iron Acton - Merlin scheme (PK14/3334/PND)														-2		
0174n	PT15/1262/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1262/F)														5		
0174o	PT15/1265/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1265/F)		4												0		
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)		4												4		
0174q	PK15/1640/F	Garage site, James Road, Soundwell (PK15/1640/F)														5		
0174s	PT18/3038/F	Rodney Crescent, Filton (Merlin Phase 2)		-8	15	2										9		
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2)		-10	13	2										15		
0174w	PK15/1651/F	Irving Close, Staple Hill (PK15/1651/F)														5		
0174x	PK16/4486/F	28 Blackhorse Lane, Downend (PK16/4486/F)		5												4		
0174y	PK16/4492/F	Land off Beaufort Road, Downend (PK16/4492/F)		16												16		

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0174z	PT17/2270/F	Langdale Court, Consiton Road, Patchway (PT17/2270/F)		12											-5		
0175	PT14/0760/F	Extra Care scheme Charlton Hayes [H24, LC3]													24		
0175a	PT17/5476/F	40 Bed Care Home & 4 Town Houses Charlton Hayes			8	1									9		
0177	PT14/3203/F	Charlton House, Filton (PT14/3203/F)													22		
0178	PK14/2628/F	17-19 Edgeware Road, Staple Hill (PK14/2628/F)													10		
0182	PT14/4404/F	98 Gloucester Road, Filton (PT14/4404/F)													9		
0183	PK15/0579/F	47 Broad Street, Staple Hill (PK15/0579/F)													10		
0184	PK15/1645/F	2-4 Hanham Road, Kingswood (PK15/1645/F)													10		
0185	PT16/6580/RM	Land at Day House Leaze, Wotton Road, Charfield		39	21	4									64		
0186	PT14/2849/F	Bonnington Walk, Stoke Gifford (PT14/2849/F)													95		
0187	PT16/1503/RM	South of Wotton Road, Charfield (PT16/1503/RM)		39											106		
0189	PK15/3950/F	Land off High Street, Hanham			46	8									54		
0190	PT18/0902/F/ PT16/4055/RM	Land at Post Farm, Thornbury Linden Ltd (T/A Linden Homes Western)		44	20	39	6								125		

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0190a	PT18/0902/F	Land at Post Farm, Thornbury (repla n of PT15/2917/O and PT16/4055/RM)				7									7	29	
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford		47	55	9									152		
0192	PK15/4995/F	Wesleyan Chapel, Blackhorse Road, Kingswood (PK15/4995/F)		15											15		
0193	PT15/5521/F	The Gables, Costers Close, Alveston		-1	9	1									9		
0194	PK17/5966/R M	South of Poplar Lane, Wickwar			46	34									80		
0197	PK16/5889/F	Kerr House, Morley Road, Staple Hill		12	8	1									21		
0198	PT16/4976/F	Junction Hayes Way / Charlton Boulevard, Patchway Site 1 (PT16/4976/F)		42											42		
0201	PK17/0807/F	Oaktree Avenue, Puckelchurch Site A			33	5									38		
0202	PK16/2566/F	Cecil Road, Kingswood (PK16/2566/F)		29											29		
0203	PK17/0808/F	Oaktree Avenue, Puckelchurch Site B (PK17/0808/F)		20											20		
0206	PT16/0982/F	Former Council Offices, Castle Street, Thornbury			53	9									61		

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0209	PK17/2020/F	Amberley Lodge, Broad Lane, Yate		17	8	1									26		
0210	PT18/2466/RM	Almondsbury Squash Club, Oaklands Drive, Almondsbury			9	1									10		
0212	PT17/2240/F	Land at Duck Street, Tytherington			12	16									28		
0213	PK17/2864/F	Former Education Centre, Mangotsfield		6	13	2									21		
0214	PK17/3702/F	East of Greenbank Road, Hanham		15	45	17									77		
0215	PT18/3990/F	Oakfield House, Wotton Road, Rangeworthy			2	11									13		
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury	Cotswold Homes Ltd		12	36	12								60	60	
0221	PK17/3061/F	Land at Normandy Drive, Yate			53	9									62		
0223a	PT18/6313/RM	Blackberry Park, Land east of Park Lane, Coalpit Heath	BDW Trading Limited			65	31								96		
0225	PK18/5781/RM	The Shant, Crown Road, Kingswood	The Shant Building Company Ltd				10								10	10	
0232	P19/5351/F	The Park Hotel, Gloucester Road	Maples Care Ltd				2								2	13 bed residential insttution	
0233	P19/7177/F	Wood Leaze Residential Care Home				18									18		
0235	PK18/6115/F	Warmley Court - Care Home	Linden Homes				2								2	12 bed care home	

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0236	P19/10586/PNOR	Kingsgate House - HHC Investments	HHC INVESTMENTS LTD				16								16		
0237	P19/7309/PNOR	International House - Kingswood	Pryzm Developments				19								19		
0249	P20/23871/F	Alveston House Hotel Davids Lane Alveston	Prestige Retirement Living Ltd				22								22		
		Small Sites fewer than 10 dwellings - North Fringe of Bristol		25	0	52	35								573		
		Small Sites fewer than 10 dwellings - East Fringe of Bristol		81	0	124	102								1579		
		Small Sites fewer than 10 dwellings - Chipping Sodbury		17	0		1								63		
		Small Sites fewer than 10 dwellings - Yate		20	0	22	5								159		
		Small Sites fewer than 10 dwellings - Thornbury		6	0	20	5								137		
		Small Sites fewer than 10 dwellings - Elsewhere		114	0	174	128								1448		
0008ad	PT18/0268/RM	Charlton Hayes - Bovis [H1, H2a and H2b]	Bovis		18	72	12	8							110	110	https://hosted.southglos.gov.uk/housingtrajectory2022/0008ad.pdf
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)	Taylor Wimpey	52	45	16	17	11							288	694	https://hosted.southglos.gov.uk/housingtrajectory2022/0011a.pdf

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0021b	PT17/5810/RM	Land at Harry Stoke, Stoke Gifford	Crest Nicholson, Sovereign & Linden/Homes			10	191	239	149	65	37	72		763	763	https://hosted.southglos.gov.uk/housingtrajectory2022/0021b.pdf	
0035	PK10/1057/F	South of Douglas Road, Kingswood	Douglas Homes Southwest Ltd.	20	21	27	40			20	25	25	126	322	306 - 40 bed care home - 28 sheltered accom	https://hosted.southglos.gov.uk/housingtrajectory2022/0035.pdf	
0036ah	PK15/0681/RM	Lyde Green - Parcel 11	Barratt Homes		2	6		9						96	96	https://hosted.southglos.gov.uk/housingtrajectory2022/0036ah.pdf	
0036ao	PK17/4155/RM	Lyde Green - Parcels 18, 20a & 20b	Persimmon Homes			59	50	5						114	114	https://hosted.southglos.gov.uk/housingtrajectory2022/0036ao.pdf	
0036ar	PK18/1513/RM	Lyde Green - Parcels 27a & 28	Persimmon Homes		37	53	33	17						140	140	https://hosted.southglos.gov.uk/housingtrajectory2022/0036ar.pdf	
0036av	P19/8823/RM	Lyde Green - Parcel 16b	Taylor Wimpey				8	88						96	96	https://hosted.southglos.gov.uk/housingtrajectory2022/0036av.pdf	
0036aw	P19/16786/RM	Emersons Green East - Parcel 2b	Taylor Wimpey						9	10				19	19	https://hosted.southglos.gov.uk/housingtrajectory2022/0036aw.pdf	
0036ax	P20/10826/RM	Emersons Green East - Parcel 27B	Persimmon Homes					15	12					27	27	https://hosted.southglos.gov.uk/housingtrajectory2022/0036ax.pdf	

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0036ay	P21/03348/RM	Emersons Green - Parcel 29	Taylor Wimpey								37	30			67	67	https://hosted.southglos.gov.uk/housingtrajectory2022/0036ay.pdf
0036az	P21/06187/RM	Parcel 30 Emersons Green	Persimmon								20	20	23		63	63	https://hosted.southglos.gov.uk/housingtrajectory2022/0036az.pdf
0036aaa	P19/19012/RM	Emersons Green East - Parcel 19	Taylor Wimpey						74	2					76	76	https://hosted.southglos.gov.uk/housingtrajectory2022/0036aaa.pdf
0036d	PK17/1112/F	Land South Of Lyde Green	BDW & Taylor Wimpey						2	27					29		https://hosted.southglos.gov.uk/housingtrajectory2022/0036d.pdf
0036e	PK18/3977/F	Land At White House Farm	Taylor Wimpey & Persimmon						24	19					43	86	https://hosted.southglos.gov.uk/housingtrajectory2022/0036e.pdf
0133	PK12/1913/O	Land at North Yate	Barratt/DWH												0	2450	https://hosted.southglos.gov.uk/housingtrajectory2022/0133.pdf
0133ab	PK17/5388/RM	Land at North Yate - PL23a, PL23c	Barratt Homes	14	46	8	6	3							77	77	https://hosted.southglos.gov.uk/housingtrajectory2022/0133ab.pdf
0133ah	P19/2525/RM	Land at North Yate - PL17a, 17b, 18a, 18b & 21	David Wilson Homes						51	40	40	40	40	18	229	229	https://hosted.southglos.gov.uk/housingtrajectory2022/0133ah.pdf

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0133ai	P19/14361/RM	Land at North Yate - PL14e	Barratt Homes					32	16						48	48	https://hosted.southglos.gov.uk/housingtrajectory2022/0133ai.pdf
0133aj	P19/12246/RM	Land at North Yate - PL12a, PL13a	Barratt Homes				21	110	24						155	155	https://hosted.southglos.gov.uk/housingtrajectory2022/0133aj.pdf
0133ak	P20/16804/RM	Land at North Yate - PL7, 8, 9 & 11	Barratt Homes					23	40	40	40	40			183	183	https://hosted.southglos.gov.uk/housingtrajectory2022/0133ak.pdf
0133al	P21/02473/RM	Land at North Yate - PL5c and PL6	Taylor Wimpey					42	72	43					157	157	https://hosted.southglos.gov.uk/housingtrajectory2022/0133al.pdf
0133an	P21/03161/RM	North Yate - PL19, 20, 28 and 29	David Wilson Homes					40	40	40	16				136		https://hosted.southglos.gov.uk/housingtrajectory2022/0133an.pdf
0133ap	P22/02306/RM	Land at North Yate - PL3, 14a, 14b, 14c	Barratt Homes						42	74	50	35			201	201	https://hosted.southglos.gov.uk/housingtrajectory2022/0133ap.pdf
0133as	P19/11377/RM	Land at North Yate - PL24, 25, 26 & 27	Bellway														https://hosted.southglos.gov.uk/housingtrajectory2022/0133as.pdf
0133aq	P22/03612/RM	Land at North Yate - PL10, 30, 31	David Wilson Homes				52	40	40	40	40	35			247	247	https://hosted.southglos.gov.uk/housingtrajectory2022/0133aq.pdf
										20	27				47	47	

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 Haw wood	Taylor Wimpey											217	217	1000	https://hosted.southglos.gov.uk/housingtrajectory2021/0134a.pdf
0134a a	P21/04349/RM	Land At Cribbs Causeway (Berwick Green)	Bellway					10	48	48	48	48	54	256	256	256	https://hosted.southglos.gov.uk/housingtrajectory2022/0134aa.pdf
0134a b	P21/04748/RM	Parcels 14-19 Land At Cribbs Causeway (Berwick Green / Haw Wood)	Taylor Wimpey						51	93	77	23	244	244	244	244	https://hosted.southglos.gov.uk/housingtrajectory2022/0134ab.pdf
0134a d	P22/01200/RM	Triangle Land Station Road/A4018 Cribbs Causeway	Countryside Partnerships South West									130	130	130	130	130	https://hosted.southglos.gov.uk/housingtrajectory2022/0134ad.pdf
0134b	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill	Persimmon										785	785	1100	1100	https://hosted.southglos.gov.uk/housingtrajectory2022/0134ba.pdf
0134b a	P21/05421/RM	Land At Wyck Beck Road And Fishpool Hill	Persimmon Homes Severn Valley						40	48	48	48	51	235	235	235	https://hosted.southglos.gov.uk/housingtrajectory2022/0134ba.pdf
0134b b	PT15/4165/F	Cribbs/Patchway NN - Charlton Common	Redrow							20	30	30		80	80	80	https://hosted.southglos.gov.uk/housingtrajectory2022/0134bb.pdf
0134c	PT14/3867/O	Cribbs/Patchway - Former Filton Airfield	YTL											1756	1756	2699	https://hosted.southglos.gov.uk/housingtrajectory2022/0134c.pdf

RLS Ref.	Planning Application Number	Address	Developer	Past Completions							Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025						2025/2026
0134ca	PT18/5892/RM	Parcelss RO3 and RO4 - Former Filton Airfield	YTL				48	95	45	114				302	302	https://hosted.southglos.gov.uk/housingtrajectory2022/0134ca.pdf
0135a	PT16/4782/O	New Neighbourhood - East of Harry Stoke [South of railway]	Crest Strategic Projects Ltd										1148	1148	1290	https://hosted.southglos.gov.uk/housingtrajectory2022/0135a.pdf
0135aa	P20/17975/RM	New Neighbourhood - East of Harry Stoke - [South of railway] (PT16/4782/O)	Crest Nicholson (South West) Ltd.					34	61	51				146	144	https://hosted.southglos.gov.uk/housingtrajectory2022/0135aa.pdf
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - [North of railway]	South Glos Council / Crest Nicholson Operations Ltd										15	15	327	https://hosted.southglos.gov.uk/housingtrajectory2022/0135b.pdf
0135ba	P20/03681/F	New Neighbourhood - East of Harry Stoke - Wain Homes [North of railway]	Wainhomes (Severn Valley) Limited					36	36	36	42			150	150	https://hosted.southglos.gov.uk/housingtrajectory2022/0135ba.pdf
0135d	PT17/5873/O	New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook]	Castel Ltd										158	158	158	https://hosted.southglos.gov.uk/housingtrajectory2022/0135d.pdf
0138d	PT17/5624/RM	Phase 3b Frenchay	Redrow Homes (South West)					34	35					69	69	https://hosted.southglos.gov.uk/housingtrajectory2022/0138d.pdf
0138e	PT17/5363/RM	Phase 4 Frenchay	Redrow Homes (South West)				48	90	24					162	162	https://hosted.southglos.gov.uk/housingtrajec

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
																	tory2022/0138e.pdf
0156	P19/5320/RM	Eastwood Park, Falfield (PT12/3707/O)	Broadway Heritage Ltd					-10	10	10					10	20	https://hosted.southglos.gov.uk/housingtrajectory2022/0156.pdf
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway	Strongvox Homes														https://hosted.southglos.gov.uk/housingtrajectory2022/0167.pdf
				-2		5	29	47	4						83	Demolition of 2 & erection of 80	https://hosted.southglos.gov.uk/housingtrajectory2022/0167.pdf
0167a	P19/18442/F	Land To The West Of Catbrain Hill Cribbs Causeway	Strongvox Homes														https://hosted.southglos.gov.uk/housingtrajectory2022/0167a.pdf
									30						30	30	https://hosted.southglos.gov.uk/housingtrajectory2022/0167a.pdf
0174	P20/17527/F	Mendip Crescent, Downend	Bromford														https://hosted.southglos.gov.uk/housingtrajectory2022/0174.pdf
								7							7	Demolition of 4 and erection of 11	https://hosted.southglos.gov.uk/housingtrajectory2022/0174.pdf
0204	P19/2524/RM	West of Gloucester Road, Thornbury (PT16/4774/O)	BDW Trading Limited														https://hosted.southglos.gov.uk/housingtrajectory2022/0204.pdf
							52	50	28						130	130	https://hosted.southglos.gov.uk/housingtrajectory2022/0204.pdf
0207	P19/3928/RM	Heneage Farm, Falfield (PT17/4800/O)	Linden Limited (Trading As Linden Homes Western)														https://hosted.southglos.gov.uk/housingtrajectory2022/0207.pdf
						5	46	25	9						85	85	https://hosted.southglos.gov.uk/housingtrajectory2022/0207.pdf
0211	P19/14956/F	Land To The West Of Stowell Hill, Tytherington (PT17/2331/O)	Keynsham Build Ltd														https://hosted.southglos.gov.uk/housingtrajectory2022/0211.pdf
								14	15						29	29	https://hosted.southglos.gov.uk/housingtrajectory2022/0211.pdf
0218	P19/4513/RM	Land South Of Park Street, Hawkesbury	Spitfire Bespoke Homes Ltd														https://hosted.southglos.gov.uk/housingtrajectory2022/0218.pdf
								11	10						21	21	https://hosted.southglos.gov.uk/housingtrajectory2022/0218.pdf

RLS Ref.	Planning Application Number	Address	Developer	Past Completions								Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information	
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026						2026/2027
		Upton (PK18/1532/O)															tory2022/0218.pdf
0219	P19/5258/RM	Land South Of Horwood Lane, Wickwar (PK17/4552/O)	Linden Ltd (T/A Linden Homes Western)				43	36	11						90	90	https://hosted.southglos.gov.uk/2021/housingtrajectory2022/0219.pdf
0222	PT18/6493/RM	Land north of Wotton Road, Charfield, Gloucestershire	Barratt Homes				66	40	9						115	115	https://hosted.southglos.gov.uk/housingtrajectory2022/0222.pdf
0223b	P19/18441/RM	Phases 2 And 3 Land At Park Lane Coalpit Heath	BDT Trading Ltd				18	50	40						108	108	https://hosted.southglos.gov.uk/housingtrajectory2022/0223b.pdf
0224	P19/15929/RM	Former North Avon Magistrates Court, Yate	Soveriegn Housing Association					45							45	45	https://hosted.southglos.gov.uk/housingtrajectory2022/0224.pdf
0226	PT18/0930/R3 O	Watermore Junior School, Lower Stone Close, Frampton Cotterell	South Glos Council											21	21	26	https://hosted.southglos.gov.uk/housingtrajectory2022/0226.pdf
0226a	P19/13690/RM	Watermore Junior School (Site B), Lower Stone Close, Frampton Cotterell	L P (Housing) Ltd				4	1							5	5	https://hosted.southglos.gov.uk/housingtrajectory2022/0226a.pdf
0227a	P20/07655/RM	Cleve Park, Thornbury (PT16/3565/O)	Miller Homes Ltd					40	40	80	50	50		76	336	336	https://hosted.southglos.gov.uk/housingtrajectory2022/0227a.pdf

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information				
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027									
0229	PK17/0704/F	Land At 298 Soundwell Road (Cross boundary with Bristol)	Land Venture Properties Ltd														https://hosted.southglos.gov.uk/housingtrajectory2022/0229.pdf				
0230	PK16/4840/F	Masters Church Park Road, Kingswood	Crossman (Wesleyan Chapel Kingswood) Ltd.				3	19								6	22	https://hosted.southglos.gov.uk/housingtrajectory2022/0230.pdf			
0234	P22/00588/RM	Land East of Cedar Lodge (P19/15643/O)	BAE Systems Plc														29	29	https://hosted.southglos.gov.uk/housingtrajectory2022/0234.pdf		
0238	P20/22922/RM	Romney House - Cross Boundary Application (PK18/0989/O)	One Lockleaze LLP															8	8	https://hosted.southglos.gov.uk/housingtrajectory2022/0238.pdf	
0242	P19/19778/F	West of Garston Farm, Marshfield	Marshfield Community Land Trust															18		https://hosted.southglos.gov.uk/housingtrajectory2022/0242.pdf	
0243	P20/00319/F	33 Quarry Road, Alveston	Bromford Homes															11		https://hosted.southglos.gov.uk/housingtrajectory2022/0243.pdf	
0247a	P21/06953/RM	Land At Crossways, Morton Way, Thornbury	Bloor Homes (South West) Ltd																69	69	https://hosted.southglos.gov.uk/housingtrajectory2022/0247a.pdf
0248	P20/12395/F	Land West of Trinity Lane	Cotswold Homes Ltd																90	90	https://hosted.southglos.gov.uk/housingtrajectory2022/0248.pdf
								9	36	36	9										

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0253	P21/07653/RM	The Railway Inn, Station Road, Yate	The Railway Building Company							40					40	40	https://hosted.southglos.gov.uk/housingtrajectory2022/0253.pdf
0254	P20/15214/F	Land North Of Lodge Road, Engine Common, Yate	Cotswold Homes					12	19						31	31	https://hosted.southglos.gov.uk/housingtrajectory2022/0235.pdf
0255	P21/00546/F	Land At Hampton Close, Cadbury Heath	Merlin Housing Society												20	44	https://hosted.southglos.gov.uk/housingtrajectory2022/0255.pdf
0257	P19/2575/F	Land North of Iron Acton Way & East of Dyers Lane	Redrow Homes Ltd							22	22						https://hosted.southglos.gov.uk/housingtrajectory2022/0257.pdf
0258	P20/13119/F	Land East Of Malmins Drive, Frenchay	Aequus Construction Ltd.								20	40	40	18	118	118	https://hosted.southglos.gov.uk/housingtrajectory2022/0258.pdf
0259	P21/02958/F	Savages Wood Road/ Land at Hornbeam, Bradley Stoke	LiveWest					1	29						30	30	https://hosted.southglos.gov.uk/housingtrajectory2022/0259.pdf
0260	P21/04070/RM	Land East Of North Road Yate	Newland Homes					10	11						21	21	https://hosted.southglos.gov.uk/housingtrajectory2022/0260.pdf
0262	P21/05264/PN OR	Hillside Court Bowling Hill Chipping Sodbury	Gilwern Investments												83	Demolition of 1 and erection of up to 84	https://hosted.southglos.gov.uk/housingtrajectory2022/0262.pdf
													27		27	27	https://hosted.southglos.gov.uk/housingtrajectory2022/0262.pdf

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0263	PT18/6360/F	Land At Norton Farm Berwick Drive Almondsbury	Autograph Homes Ltd								10	10	10		30	30	https://hosted.southglos.gov.uk/housingtrajectory2022/0263.pdf
0264	P21/04921/PN OR	Church House Church Road Filton South Gloucestershire BS34 7BD	Black Box Planning Ltd								34				34	34	https://hosted.southglos.gov.uk/housingtrajectory2022/0264.pdf
0265	P20/06928/O	Pool Farm, Wotton Road, Rangeworthy	MWA Planning And Development Consultancy											13	13	13	https://hosted.southglos.gov.uk/housingtrajectory2022/0265.pdf
0266	P21/05366/F	Land At Chief Trading Post, Barry Road, Oldland Common	Oldland Common LLP								10	20	20		50	50 + 6 assisted living	https://hosted.southglos.gov.uk/housingtrajectory2022/0266.pdf
0269	P19/15308/F	Hollybush Farm, Acton Turville	The Badminton Estate								8	9			17	17	https://hosted.southglos.gov.uk/housingtrajectory2022/0269.pdf
2070	PT18/6450/O	Land West of Park Farm, Thornbury	Barwood Developments										91	504	595	595	https://hosted.southglos.gov.uk/housingtrajectory2022/0270.pdf
2071	P21/03344/F	Land South of Badminton Road, Old Sodbury	Redcliffe Homes														https://hosted.southglos.gov.uk/housingtrajectory2022/0271.pdf
0133am	P21/04892/RM	North Yate - Land At Ladden Garden Village	Care UK And BDW Trading Ltd								17	18			35	35	https://hosted.southglos.gov.uk/housingtrajectory2022/0133am.pdf
											9				9	75 C2 rooms with shared facilities	

RLS Ref.	Planning Application Number	Address	Developer	Past Completions									Core Strategy End	Build Out of Large Sites Post 2027	Total Net / Residual	Total Gross on Application	Deliverability Information
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027					
0199	P19/12563/F	Land At MU6 Charlton Hayes (PT16/4975/F)	McCarthy and Stone								10				10		https://hosted.southglos.gov.uk/housingtrajectory2022/0199.pdf
0227	PT16/3565/O	Cleve Park, Thornbury (PT16/3565/O) - Care Home	Welbeck Strategic Land LLP											14	14		https://hosted.southglos.gov.uk/housingtrajectory2022/0227.pdf
0231	PT18/4625/F	Land At Oaklands Drive Almondsbury	Cedar Care Developments								18				18	15 self contained and 26 shared (3)	https://hosted.southglos.gov.uk/housingtrajectory2022/0231.pdf
0239	P20/05310/F	Former GB Neuro Building	Advantage Care Nursing Home Ltd												8	64 bed care home	https://hosted.southglos.gov.uk/housingtrajectory2022/0239.pdf
0246	P19/19773/F	64 Bed Nursing Home, Gravel Hill Road Yate	Kestrel Care Village Limited								8				8	64 bed care home	https://hosted.southglos.gov.uk/housingtrajectory2022/0246.pdf
0251	P20/21983/F	University Of West Of England - Phase 1 (18 studio & 882 cluster)	University of West of England														https://hosted.southglos.gov.uk/housingtrajectory2022/0251.pdf
0252	P20/10080/F	Block B Cheswick Village (36 studio & 3 cluster)	Christian Grant Properties Ltd				-101			371					270		https://hosted.southglos.gov.uk/housingtrajectory2022/0252.pdf
0133c		Land at North Yate - Residual of Allocation - Barratt						37							37		
														200	200		

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027						
0135f	P20/17979/O	Waverley Cottage, Old Gloucester Road, Hambrook, Harry Stoke	Waverley Development South West Ltd												80	80		https://hosted.southglos.gov.uk/housingtrajectory2022/0135f.pdf
0021c	PT17/5847/RM	Land at Harry Stoke, Stoke Gifford - Crest	Crest Nicholson															https://hosted.southglos.gov.uk/housingtrajectory2022/0021c.pdf
0036ca	P19/1275/F	Land At Lyde Green Farm	Edward Ware Lyde Green Ltd, T. Richardson, CHuntington-Whiteley									25	50		188	263	263	https://hosted.southglos.gov.uk/housingtrajectory2022/0036ca.pdf
0133ar	P22/04365/RM	Land at North Yate - PL2, 4a, 4b, 5b	Barratt Homes															https://hosted.southglos.gov.uk/housingtrajectory2022/0133ar.pdf
0134ac	P22/04774/RM	Berwick Green Land - Phase 2	Bellway									48	58	41		147	147	https://hosted.southglos.gov.uk/housingtrajectory2022/0134ac.pdf
0134cb	P22/05223/RM	Residential Phase 2 Parcel E1 East Of Fairlawn Avenue Former Filton Airfield	YTL															https://hosted.southglos.gov.uk/housingtrajectory2022/0134cb.pdf
0135bb	P22/07094/RM	Land North Of The Railway, East Of Harry Stoke	Wain Homes									20	125	125	30	300	339	https://hosted.southglos.gov.uk/housingtrajectory2022/0135bb.pdf
0135e	P22/02357/F	Land At Hambrook Lane Stoke Gifford	Taylor Wimpey											50	112	162	162	https://hosted.southglos.gov.uk/housingtrajectory2022/0135e.pdf
												12	48		32	92	92	

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				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026					
0135g	P19/7772/F	Land East Of Players Close, Hambrook	Freemantle Developments Ltd								9			9	9	https://hosted.southglos.gov.uk/housingtrajectory2022/0135g.pdf
		Small Sites Core Strategy Projected	Core Strategy					210	210	210	210	210	3,150	4,200		
				1,573	1,518	1,650	1,657	1,760	2,049	1,508	1,120	1,236	9,294	35,830	70,971	
				Total 2006/07 to 2021/22				Total 2022/23 to 2026/27								
				18,863				7,673					9,294			

KEY	
	Sites that are built out entirely. This category comprises large sites of 10 homes or more which are listed individually and small sites of fewer than 10 homes which are aggregated by area.
	Sites with planning permission. This category comprises large sites of 10 homes or more with outline, detailed, and/or reserved matters permission which are listed individually.
	Sites that are considered Extra Care Schemes. As outlined in paragraph 041 Reference ID: 68-041-20190722 of the 2019 National Planning Policy Guidance, communal accommodation can count towards the Housing Delivery Test, with adjustments based on nationally set ratios. A ratio of 1.8 (identified in 2019 NPPG) has been applied to communal accommodation (C2). Where Extra Care accommodation is self-contained, 2019 NPPG states C2 schemes are included in the National Statistic for net additional dwellings, therefore these sites are counted as a 'standard site' with planning permission and are found in the above section of the housing trajectory.
	Sites that are; awaiting the completion of a S106 agreement, allocated in the South Gloucestershire Local Plan, identified in the Core Strategy, allocated in the Policies Sites and Places Plan.
	Sites currently progressing through the development management process.

NOTE	
Small Sites *	Small sites are sites fewer than 10 homes and total 711 with planning permission (outline, detailed, and/or reserved matters) of which 170 are under construction (April 2019). Monitoring of past completions of small sites reveals an annual average of 253 units since the start of the SGC Core Strategy period. To reflect these figures a conservative allowance of 210 dwellings per annum, has been assumed.
Total Net	This column represents all units that have/are expected to complete from 2016 onwards and those units that may be demolished, equating to the total number of units on site.

