

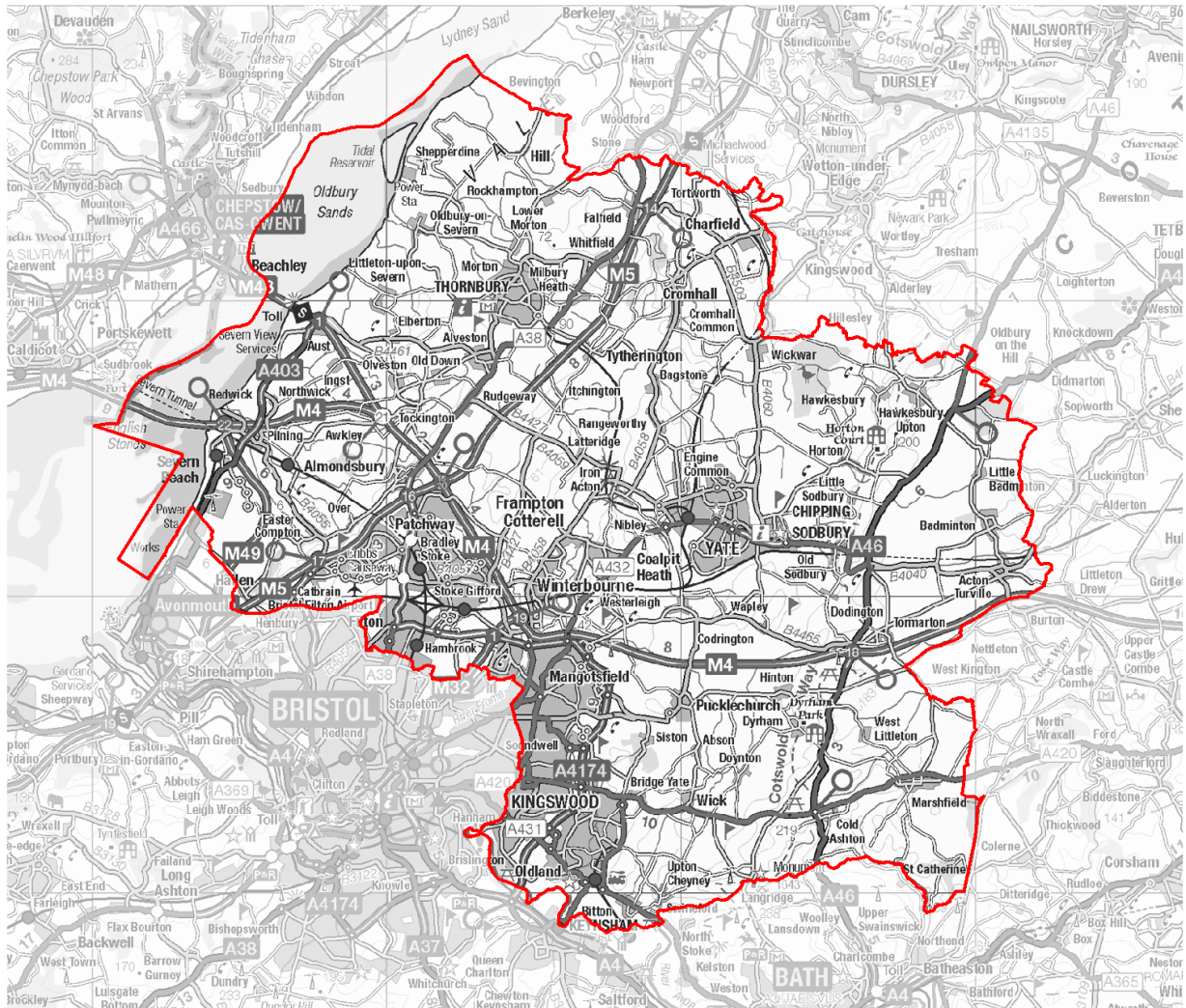
2023 AMR AND **SUPPORTING APPENDICES**

South Gloucestershire Council

Authority's Monitoring Report (AMR)
2023

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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 nineteenth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2022 to 31 March 2023.

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

1,781 new homes were completed in 2022/2023, the highest numbers since the 1991/1992 monitoring year. This has been the seventh year in a row of consistently high completions.

- 241 (14%) of which were on previously developed (brownfield) land.
- 51% of completions were within the established urban areas of the East (21%) and North (30%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (24%) and Thornbury (6%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

713 Affordable Homes were delivered in the monitoring year 2022/2023.

- 19.7% of which were in the urban areas of the North and East Fringes of Bristol.
- Of the 713 homes, 524 were for social rent, 184 0 were for 189 were for shared ownership.

The Council has published its Brownfield Land Register to its website. The 2023 Brownfield Land Register comprises of two parts:

- Part 1 shows sites within the district that have planning permission on brownfield land and are expected to commence in the next fifteen years. In 2023 the register contains: **147 sites, 68 of these are live with potential to deliver 4,484 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 2023. The council is currently assessing how we might undertake retail surveys in future to reflect new regulations and ensure monitoring is effective.

An Environmental Role

- There has been a minor change to the area recorded as Green Belt (GB) in the 2022/2023 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 in its draft (Reg 18) new Local Plan consultation and the adoption in March of the Biodiversity and Planning SPD. Undertaking this will help the council to be ready for the mandatory implementation of biodiversity net gain in January 2024.

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: [Local Plan Delivery Programme | BETA - South Gloucestershire Council \(southglos.gov.uk\)](#)

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).

1. High Quality Design and Responding to Climate Change

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

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

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

- PSP6 Onsite Renewable and Low Carbon Energy

Declared Climate Change Emergency - 2019

In July 2019 the council declared a Climate Change Emergency and has pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. A set of recommendations for action and Year 1 climate emergency action plan were first published in 2020 which have continued to be updated annually. Further information on progress and actions can be found [here](#) and an annual report on the Climate Emergency will be published each December. South Gloucestershire's approach to the Climate Emergency includes reducing emissions, preparing for the local impacts of a changing climate and to protect and restore nature. Growth generally increases carbon emissions and puts further pressure on the natural environment; therefore, careful consideration must be given to the elimination of emissions and nature's recovery. The future location of housing, population, jobs and infrastructure has a significant impact on the delivery of these Climate Emergency commitments. The AMR will report on the projects, initiatives and future planning policy that is being put in place to address the emergency.

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
2022/2023	0	0	1	0	0

Table 1.1

Commentary

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

2. Managing Future Development

The core principle of national policy is delivering sustainable development.

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

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

- CS6 Infrastructure and Developer Contributions

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

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

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

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

Table 2.1

Source: MapInfo (Cartesian Measure)

Commentary

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

There has been a minor change to the Statutory Green Belt area in South Gloucestershire for the 2022/2023 monitoring year as a result of updates made by DLUHC to local authority boundaries to reflect local authority changes, mergers and shifts in the coastline and mean-high tide mark.

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

Date	PSP7	
	Allowed	Dismissed
2018/2019	3	0
2019/2020	8	1
2020/2021	0	5
2021/2022	5	10
2022/2023	1	11

Table 2.2

Commentary

The Policies, Sites and Places Plan includes PSP7 Development in the Green Belt. In the monitoring year 2022/23, 11 appeals have been dismissed where PSP7 was a material consideration with 1 allowed decision. 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
2022/2023	4	15

Table 2.3

Commentary

The Policies, Sites and Places Plan includes PSP8 Residential Amenity. In the monitoring year 2022/23, 15 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
2022/2023	0	1

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

One Health Impact Assessments was submitted as part of a Very Major application approved in the monitoring year 2022/2023.

South West Design Review Panel

During 2023, 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. 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 opened earlier this year (2023) with 50 parking spaces. Discussions with Council are on-going about signage.

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
2022/2023	11(20%)	10(18%)	27(48%)	2(4%)	3(5%)	3(5%)	56

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 86% of cases the EA had no outstanding objection. In a lot of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informative or conditions in the Decision Notice.

Air Quality Monitoring

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

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

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
2022/2023	1	1	3	4	1	7

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
2022/2023	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
2022/2023	13	2	5	2
Cumulative	217	53	60	18

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	4.54 million tonnes
2022/2023	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 [Local Plan evidence base page](#).

Size of landbank for crushed rock

Commentary

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

Currently the calculated landbank for the West of England*, is in excess of 26 years. Further information is available in the West of England Local Aggregates

Assessment (LAA), which is available on the Council's [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
2022/2023	4.35ha

Table 4.8

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

Commentary

In the 2022/2023 monitoring year, 4.35ha of land within the Mineral Safeguarding Area was affected by three new permissions for major built development.

In all three cases, as the sites are in the existing urban area, mineral extraction would be unlikely to be appropriate in the immediate area given 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
2022/2023	0

Table 4.9

In the monitoring year 2022/2023 no applications were granted where an objection from the coal authority was maintained. One application did have an initial objection however this was resolved through a required risk assessment.

Biodiversity Net Gain

Monitoring Year	Number of applications that have submitted a BNG assessment
2022 - 2024	27
Total	27

Table 4.10

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

The Environment Act 2021 introduced a new mandatory requirement for Biodiversity Net Gain in the planning system, to ensure that all new developments, unless exempt, increase baseline biodiversity value by a minimum of 10%. This requirement came into effect on 12th February 2024 for major development and will come into effect on 2nd April for small sites.

The legislation will trump existing local policy requirements on BNG if they seek less than 10% BNG.

Prior to BNG becoming mandatory, since January 2022, 27 planning applications included a BNG assessment. A total of 70% of BNG assessments submitted have resulted in an onsite net gain, 85% of which have achieved more than the expected 10% increase in biodiversity. Through the AMR the council will continue to report the delivery of BNG.

5. Managing Economic Prosperity

Economic Land Survey

At the time of initial publication in December 2023, the Economic Land Survey was being undertaken by officers and this section will be updated following assessment of that survey data. will be updated.

Retail Surveys

From the 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amended the Town and Country Planning (Use Classes) Order 1987 and introduced significant changes to the system for use classes. Among the changes was the introduction of three new use classes Class E

– Commercial, Business and Service, Use Class F1 – Learning and non-residential institutions and Use Class F2 – Local community uses. The new 'Class E' combined the previous use classes:

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

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

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

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

Introduction

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

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

Core Strategy Objectives

- Ensuring that South Gloucestershire plays its role in making the West of England economy one of the most prosperous, innovative and vibrant in Europe, by providing a sufficient range of employment land for existing and new businesses of all sizes.
- Providing for the key sectors of advanced engineering, including aerospace and defence; finance and business services; higher and further education; retail; environmental technology and hi-tech industries.

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

Core Strategy policies in this chapter:

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

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

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

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

Year	B1a / E(g)(i)	B1b / E(g)(ii)	B1c / E(g)(iii)	B2	B8	Mixed (B uses and SG industrial)	Total
2013/2014	2.01	16.87	0.42	18.10	131.91	191.22	360.53
2014/2015	0.49	16.87	0.45	18.70	120.17	203.73	360.41
2015/2016	5.93	16.87	0.45	-9.01	120.78	189.71	324.73
2016/2017	9.14	16.33	0.15	0.66	182.02	110.07	318.37

2017/ 2018	6.30	12.36	0.05	-0.99	44.11	109.4	171.23
2018/ 2019	6.58	19.82	0.10	-0.49	43.72	98.08	167.81
2019/ 2020	6.96	18.91	1.06	-3.97	61.26	92.55	176.77
2020/ 2021	3.08	15.93	0.79	-4.18	44.70	78.36	138.68
2021/ 2022	3.1	15.93	0.86	-5.74	57.91	76.37	148.43
2022/ 2023	3.46	14.17	-0.53	1.15	35.51	147.94	201.70

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

Commentary

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

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

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

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

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

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

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

Commentary

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

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

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

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

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

Commentary

Policy CS12 aims to protect safeguarded employment areas from development for non-employment uses. In 2022/2023 consents were granted for loss of 12.97ha of employment land. Of this, 12.42ha was offset by consented gains in other employment uses; including the change of use from B8 to B2 at Titan in Yate, and re-development of Mixed B uses at Longwell Green. The net loss of 0.55ha is from two consents from office to private hospitals at Aztec West and Parkway North.

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

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

2019/2020	No loss
2020/2021	No loss
2021/2022	No loss
2022/2023	No loss

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

Commentary

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

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

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

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

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

Commentary

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

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

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

5.5b The number of m2 approved for B8 uses outside of the Enterprise Areas and Safeguarded Employment areas (Policy PSP26 and CS12)

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

Commentary

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

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

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

Table 5.17

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

Commentary

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

6. Providing Housing and Community Infrastructure

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

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

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

- PSP37 Internal Space and Accessibility Standards for Affordable Dwellings

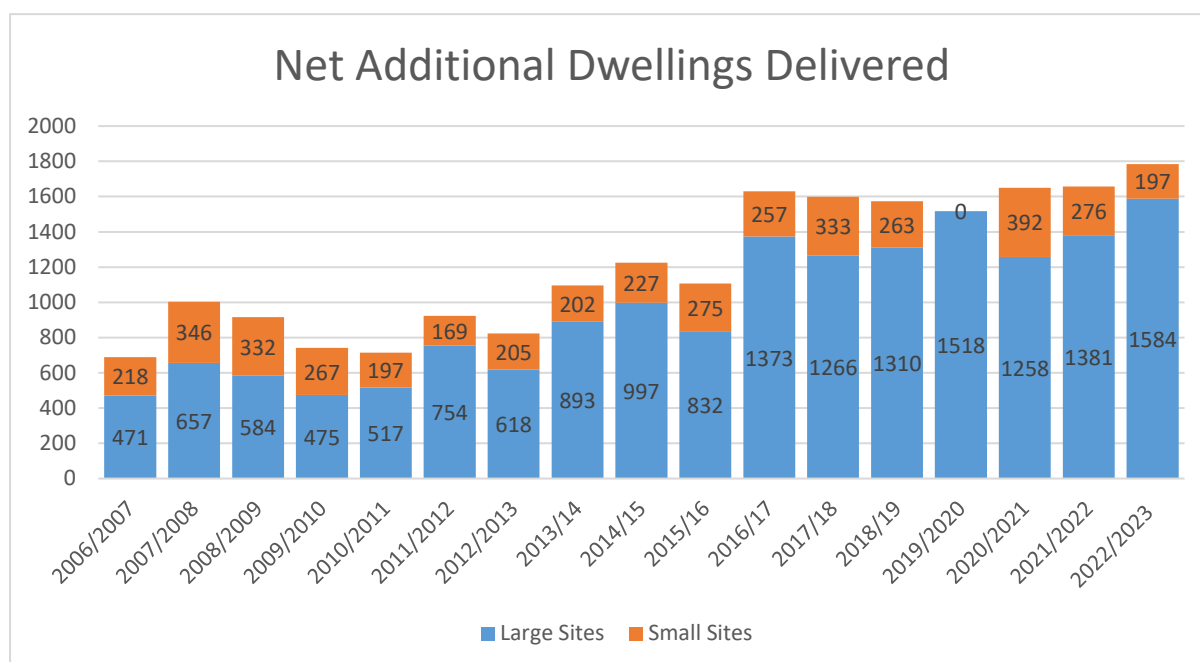
- PSP41 Rural Workers Dwellings
- PSP42 Self-Build and Custom Housebuilding
- PSP43 Private Amenity Space Standards
- PSP44 Open Space, Sport and Recreation

Plan Period Housing Targets & Supply

Paragraph 74 of the National Planning Policy Framework (NPPF, September 2023) 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 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 2022/2023.**Table 6.1**

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

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

	South Glos Total
New build completions	1,701
Demolitions	41
Change of use (net gain)	108
Conversions (net gain)	16
Other gains	1
Net additional homes	1,781

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 2023, 1,781 homes (net) were completed in South Gloucestershire with the majority (1,701) 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
2022/2023	41	7	1,701	1,781

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	28%	22%	25%	6%	19%

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 2023 of the 1,781 homes (net) that were completed in South Gloucestershire. 50% of completions were within the established urban areas of the East (22%) and North (28%) fringes of Bristol and the towns of Yate/Chipping Sodbury (25%) and Thornbury (6%), 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

The National Planning Policy Framework (NPPF) which was updated and republished by DLUHC on 19th December at paragraph 77 requires all local planning authorities (LPA), to identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years of housing or a minimum of four years worth of housing if the provisions in paragraph 226 apply. The NPPF further sets out that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.

In a further change to the previous version of the NPPF, the requirement for councils to include a 5% buffer is no longer retained in the December 2023 NPPF, with only councils where there has been a significant under delivery of housing over the previous 3 years required to include a 20% buffer. The government's measure of significant under delivery of housing is established by the Housing Delivery Test (HDT) and applies to councils where their delivery is below 85% of their housing requirement. The latest HDT scores for 2022 were also published on 19th December. This recorded a HDT score of 133% for South Glos and therefore confirms South Glos does not need to include a buffer to its 5 year housing supply calculation.

Based on this approach, the Council can demonstrate 5.86 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 2023/24 to 2027/28	7,999
	Denominator (housing need)	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs for the period 2023-33 and 2022 affordability ratios	1,366 ³
C)	Five-year land supply (A/B)	5.86 Years

Table 6.5

The Council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes recent survey data on build progress of large housing sites, feedback/ contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites and planning appeal decision letters, to ensure the Council is able to show clear evidence that housing completions will begin on site within five years. To achieve this, housing supply has been assessed based on the 2023 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%

³ 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).

2020/2021	343	21%
2021/2022	459	28%
2022/2023	245	14%

Table 6.6

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

Commentary

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

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

Brownfield Register

The council's 2023 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	2022/ 2023

i) Less than 30 dwellings per ha	11%	0%	40%	-	25%	4%	12%	26%	26%
ii) Between 30 and 50 dwellings per ha	33%	64%	29%	-	10%	96%	6%	45%	9%
iii) Above 50 dwellings per ha	56%	36%	31%	-	65%	0%	82%	29%	65%

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 2023 the majority (65%) of homes (on fully completed large housing sites) were delivered at above 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

	Houses			Flats			Percentage	
	Large Sites	Small Sites	Totals	Large Sites	Small Sites	Totals	Houses	Flats
1 Bed	3	10	13	188	18	206	2%	51%
2 Bed	168	37	205	174	17	191	24%	48%
3 Bed	268	50	318	0	4	4	38%	1%
4+ Bed	252	55	307	1	0	1	36%	0%
Totals	691	152	843	363	39	402	100%	100%

Table 6.8

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

**Numbers are for fully complete sites only*

Commentary

Table 6.8 illustrates the variety and mix of housing that has been built in the district in the year to April 2023.

Note: Applications where no bedroom number have been provided in plans have not been counted in the figures. Bedroom numbers are only counted once all dwellings on site are complete.

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

Policy Area	1 Bed House	2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2 Bed Flat	3 Bed Flat	4+ Bed Flat	Totals
North Fringe of Bristol	0	48	88	116	123	65	0	1	441
East Fringe of Bristol	2	98	152	59	46	81	0	0	438
Yate/ Chipping Sodbury	0	5	3	0	15	22	0	0	45
Thornbury	0	0	0	0	0	0	0	0	0
Elsewhere	1	17	25	77	4	6	0	0	130

Table 6.9

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

**Numbers are for fully complete large sites only*

Commentary

Table 6.9 illustrates the variety and mix of housing by policy area that has been built in the district in the year to April 2023.

Note: Applications where no bedroom number have been provided in plans have not been counted in the figures. Bedroom numbers are only counted once all dwellings on site are complete.

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2014	112,591	446	0.4

2015	113,857	581	0.5
2016	114,810	337	0.3
2017	115,824*	293	0.3
2018	117,368	287	0.24
2019	118,742	282	0.24
2020	120,913	291	0.24
2021	122,228	408	0.33
2022	123,954	426	0.34
2023	125,741	377	0.30

Table 6.10

Source: Council Tax (South Gloucestershire Council)

Commentary

As of March 2023, 426 domestic properties had been vacant for more than one year, this is 0.03% lower than the previous year and equates to only 0.30% 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
2022/2023	713

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 (Hanham & Kingswood)	0
North Fringe of Bristol (Harry Stoke, Stoke Gifford & Filton)	141 (20%)
Yate/Chipping Sodbury	168 (23.6%)
Thornbury	28 (3.9%)
Rural Areas	89 (12.5%)
Frenchay	30 (4.2%)
Emersons Green	160 (22.4%)
Frampton Cotterell	39 (5.5%)
CPNN	58 (8.1%)
Total	713

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 2023, 713 Affordable Homes were delivered in South Gloucestershire, all of which were new build and 20% of which were in the urban areas of the North and East Fringes of Bristol.

Of the 713 homes, 524 were for social rent, 0 were for affordable rent, and 189 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 2022-23 monitoring year however a housing needs survey was completed in Westerleigh and the summary of results was published in December 2022. 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
2022/2023	1

Table 6.13

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

Commentary

In the 2022/2023 monitoring year, there were 2 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
2022/2023	Nil

Table 6.14

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

Commentary

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

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

Number of applicants on Self/Custom Build register

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

Community Infrastructure Levy (CIL)

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

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 (2023)	Change	Policy CS24 Standard
Informal recreational openspace	1.45ha	1.46ha	+0.01ha	1.4ha
Natural/Semi-Natural greenspace	4.61ha	4.61ha	0	1.5ha
Allotments	0.137ha	0.138ha	+0.001ha	0.2ha
Outdoor sports facilities	1.16ha	1.22ha	+0.06	1.6ha
Children's play	0.065ha	0.066ha	+0.001ha	0.25ha

Table 6.16

Source: Community Infrastructure Officer (South Gloucestershire Council)

Commentary

Informal Recreational Open Space

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

Natural/Semi-Natural Greenspace

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

Allotments

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

Outdoor Sports Facilities

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

Provision for Children & Young People

The current supply of provision for children and young people is below the recommended standard across the district. The provision standard needs to be carefully applied as it is desirable to ensure a range of provision to cater for different age groups and abilities.

N.B. Table 6.16 presents a district wide analysis at a snapshot in time of the provision available and does not therefore preclude the need to undertake a more detailed analysis of local provision levels in support of any development proposals.

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

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

Table 6.17**Commentary**

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

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

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

Table 6.18

Commentary

PSP41 Rural Workers Dwellings. In the monitoring year 2022/23, 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
2022/2023	0	5

Table 6.19

Commentary

PSP43 Private Amenity Space Standards. In the monitoring year 2022/2023, 5 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)	2022/2023 (Ha)
All weather, courts & Greens	30.54	29.24	29.20	28.13	29.927
Sports Pitches	347.34	341.32	340.59	336.14	325.3098
Children & Young People	17.84	18.24	18.20	18.90	19.3079
Allotments	39.91	39.74	39.74	39.92	40.0397
Natural/Semi Nat	1335.17	1337.41	1335.67	1138.03	1339.8974
Informal Rec (IROS)	395.81	398.82	398.36	420.86	423.451
Total	2,166.61	2,164.77	2161.76	1981.98	2177.9328

Table 6.20

Commentary

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

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.

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 2022/23 (tonnes)	Capacity lost during 2022/23 (tonnes)	Capacity operational at 31/03/2023 (tonnes)	Capacity permitted but not operational at 31/03/2023 (tonnes)
Bath & North East Somerset		0	0	187,300	94,500
Bristol City		13,400	0	801,780	13,400
North Somerset		0	0	268,200	0
South Gloucestershire		0	0	419,220	2,500
West of England	858,000¹	13,400	0	1,676,500	110,400

¹ municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

There have been changes from the 2021/22 situation in Bristol:

Three applications were approved in 2022/23 which added 13,400 tonnes per annum (tpa) to non-operational permitted capacity. They consisted of proposals for waste transfer stations at:

- Albert Crescent, St Philip's Marsh (10,000 tpa);
- Zinc Road, Avonmouth (2,000 tpa); and
- Chittening Industrial Estate, Avonmouth (1,400 tpa).

One facility opened in 2022/23, adding 3,000 tpa to the previous (2021/22) Bristol operational capacity figure of 798,780 tpa, for a new total of 801,780tpa. This was the Household Waste Recycling Centre on Hartcliffe Way, Novers Park, South Bristol.

(This 3,000 tpa was previously the sole entry for Bristol in in the 2021/22 column for non-operational permitted capacity.)

There have been changes from the 2021/22 situation in B&NES: The operational capacity has increased by 70,000tpa to 187,300. This reflects updated information that a 70,000tpa capacity MRF (Materials Recovery Facility) at the Fosseyway Environment Park site, Bath is operational.

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

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

JW2: Recovery

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

Source: The four West of England authorities

Commentary

There have been changes from the 2021/22 situation in Bristol affecting the permitted but not operational capacity figure in Zone A.

Planning permission was granted during 2022/23 for a waste treatment facility at Zinc Road, Avonmouth with a permitted throughput of 20,000 tpa. This permission supersedes an existing consent on the site which allowed 156,343 tpa. This has the effect of significantly decreasing the overall permitted but not operational capacity figure from 156,343 in 2021/22 to 20,000 in 2022/23.

There have been changes from the 2021/22 situation in B&NES, reducing the permitted but not operational capacity in zone C to 0 tpa.

Previously the JW2 table showed 100,000tpa permitted but not operational capacity, reflecting an outline permission (14/00839/MINW) for facilities at the Fosseyway Environment Park, Bath including a MRF and Anaerobic Digestion (AD) plant. However updated information suggests that that was not an appropriate entry. Subsequent Reserved Matters approval (15/00741/MRES) was granted for the MRF with a condition of 70,000tpa but not the AD plant (which related to residual waste treatment/energy recovery).

The MRF of 70,000tpa subject to subsequent Reserved Matters approval, is more closely allied to recycling and is not appropriate in the JW2 Recovery table. It is now operating, and has therefore been added to Table 1 instead (operational capacity).

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

JW3: Landfill

Hazardous/ non-hazardous Landfill

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

Source: The four West of England authorities

Commentary

There were no changes from the 2021/22 situation in the four UAs.

Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2022/23 (tonnes)	Landfill capacity which became unavailable during 2022/23 (tonnes)	Landfill operational at 31/03/2023 (tonnes)	Landfill permitted but not started at 31/03/2023 (tonnes)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	Lulsgate Quarry, Felton	0	0	A quantity of restoration material (apparently unspecified) to form a community recreation space to be completed before 31 Jan 2028	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
West of England		0	0	See above	45,000 / 2 years

Source: The four West of England authorities

Commentary

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

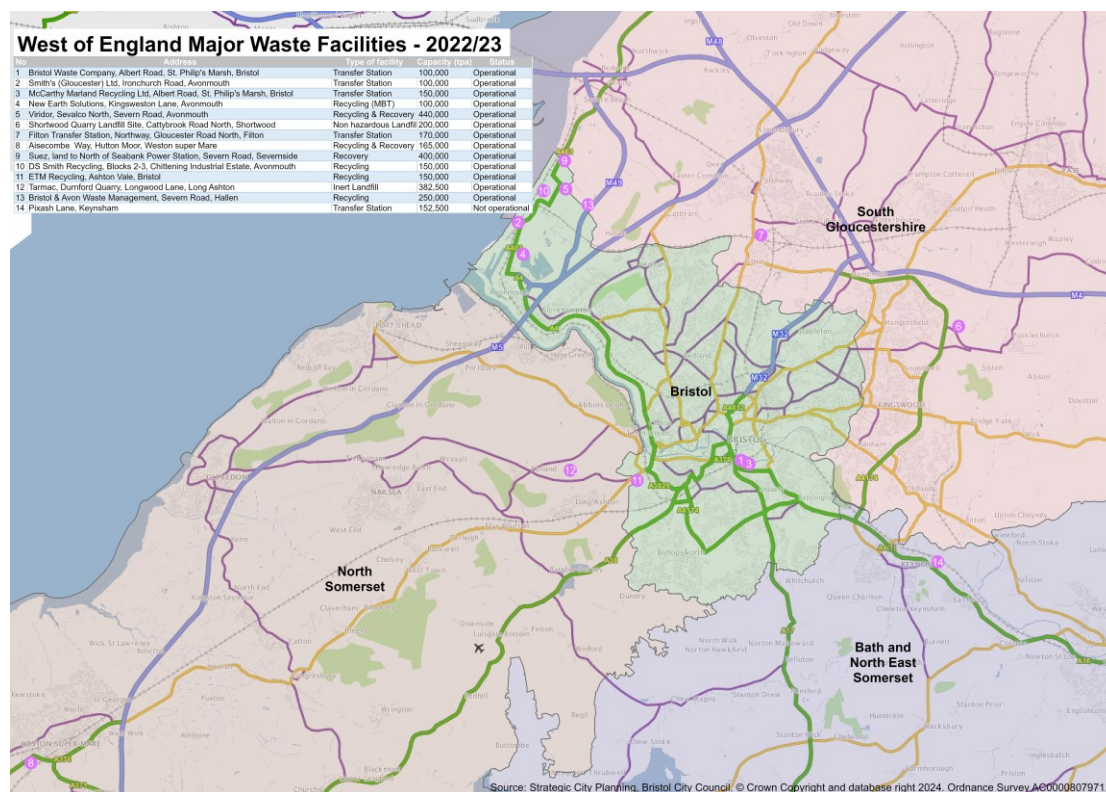
There was a change at North Somerset in so far as permission (ref 21/P/2605/FUL) was granted on 31 Jan 2023 extending the time for restoration of Lulsgate Quarry to the end of January 2028. (See Landfill operational at 31/03/2023 column.)

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	31,188	0	69,902	5,171	118,409

	(10%)	(26%)	(0%)	(59%)	(4%)	(100%)
2019/2020	14,338 (12%)	28,181 (23%)	0 (0%)	72,228 (60%)	5,341 (4%)	120,088 (100%)
2020/2021	7,849 (6%)	43,811 (33%)	0 (0%)	78,149 (60%)	1,150 (1%)	130,958 (100%)
2021/2022	10,611 (8%)	39,195 (31%)	0 (0%)	78,186 (61%)	491 (0%)	128,484 (100%)
2022/2023	4,009 (4%)	43,164 (36%)	0 (0%)	71,691 (60%)	484 (0%)	119,347 (100%)

Table 7.5

Source: DEFRA

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

Commentary

There has been a further decrease in the total amount of local authority collected waste (LACW). There has also been a further decrease in the amount sent to the landfill. There has been a slight increase in the amount incinerated with energy from waste, and none incinerated without energy for waste. The proportion of waste recycled/ composted and dealt with by other means has remained similar to that seen in previous years.

Duty to Co-operate

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

During 2022/232, the West of England authorities have undertaken the following activities in relation to the duty to co-operate, including:

In May 2022 all work on the West of England Combined Authority Spatial Development Strategy (SDS), was halted. 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 being provided through their individual Local Plans. Accordingly, the three local authorities have confirmed:

- they will continue to co-operate and work with each other in preparing their respective local plans;
- that the three local plans will provide the strategic planning policies in the WECA area; and
- the issue of housing need will now be addressed through the individual local plans within the context of the duty to cooperate.

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 2012-2022 is currently in preparation.

Local Nature Recovery

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

Work is also underway led by the Combined Authority on behalf of the West of England Combined Authority Mayor, as the Responsible Authority appointed by DEFRA, and the four Unitary Authorities and Natural England as Supporting Authorities, to prepare a Local Nature Recovery Strategy (LNRS) to coordinate efforts to restore nature across the region. This will help LPAs ensure that areas of greatest potential for nature recovery can be better reflected in planning decisions and supports plan-makers to address the National Planning Policy Framework requirement for plans to protect and enhance biodiversity. The West of England Combined Authority aim to have the LNRS in place by June 2024 so local plans can 'take account' of LNRS as required by the Levelling Up and Regeneration Act 2023.

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 77 of the National Planning Policy Framework (NPPF, December 2023) 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 2019/20 and 2028 onwards. Please see the key (situated at the end of Appendix A) for a guide to the Housing Trajectory.

RLAS Ref	Planning Application Number	Address	Developer	Decision Date	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027 (Core Strategy end)	2027/2028	Build Out of Large Sites Post 2028	Total Net / Residual	Total Gross on Application	Deliverability Information
0002hn		Bradley Stoke													122		
0002hk		Bradley Stoke													182		
0003		Dragon Road, Winterbourne													1		
0005		Hortham													270		
0006a		Stoke Park Hospital													1		
0007		Filton College, Filton													77		
0008a	PT09/1271/RM	Charlton Hayes - [H18]	Bovis												51		
0008b	PT09/0765/RM	Charlton Hayes - [H21, H22, H23]	Bovis												111		
0008c	PT10/0042/RM	Charlton Hayes - [H19, H20]	Bovis												60		
0008d	PT12/1137/RM	Charlton Hayes - [LC1]	Bovis												33		
0008e	PT11/1766/RM	Charlton Hayes - [Part MU5, Part MU6]	Bovis												40		
0008f	PT11/2687/RM	Charlton Hayes - [Part H50, Part H51]	Bovis												53		
0008g	PT16/1319/RM	Charlton Hayes - [H3, H4, H5]	Bovis	06/07/2016	20	3									118		

RLAS Ref	Planning Application Number	Address	Developer	Decision Date	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027 (Core Strategy end)	2027/2028	Build Out of Large Sites Post 2028	Total Net / Residual	Total Gross on Application	Deliverability Information
0008h	PT12/0656/RM	Charlton Hayes - [H30]	Barratt Homes												46		
0008i	PT12/1849/RM	Charlton Hayes - [H27, H32]	David Wilson												40		
0008j	PT12/0521/RM	Charlton Hayes - [H31]	David Wilson												25		
0008k	PT12/2470/RM	Charlton Hayes - [H28, H29, H33]	Barratt Homes												101		
0008l	PT12/3040/RM	Charlton Hayes - [Part H52]	Bovis	28/03/2013	3										9		
0008m	PT13/1003/RM	Charlton Hayes - [H25, H26]	Bovis												75		
0008n	PT12/4119/RM	Charlton Hayes - [H34, H36]	Bellway												86		
0008o	PT13/0446/RM	Charlton Hayes - [H35, MU3]	Bovis												65		
0008p	PT13/0559/RM	Charlton Hayes - [Part H51, Part H52 to H56]	Bovis												137		
0008r	PT13/4370/RM	Charlton Hayes - [H39]	Bovis												54		
0008s	PT13/4443/RM	Charlton Hayes - [H8, H9, H10]	Bovis												115		
0008t	PT14/4954/RM	Charlton Hayes - [H40, H47, H48]	Bellway												120		
0008u	PT16/0832/RM	Charlton Hayes - [H41 to H46, H49]	Barratt Homes	27/05/2016	27	5									205		
0008v	PT15/1349/RM	Charlton Hayes - [MU2]	Bovis												36		

RLAS Ref	Planning Application Number	Address	Developer	Decision Date	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027 (Core Strategy end)	2027/2028	Build Out of Large Sites Post 2028	Total Net / Residual	Total Gross on Application	Deliverability Information
0008w	PT15/3344/RM	Charlton Hayes - [H38]	Linden												28		
0008x	PT15/1676/RM	Charlton Hayes - [H15, H16]	Bovis												75		
0008y	PT15/5088/RM	Charlton Hayes - [H14, H17]	Bovis												63		
0008z	PT15/5106/RM	Charlton Hayes - [H37]	Linden												65		
0008a a	PT16/4740/RM	Charlton Hayes - [LC2]	Bovis	16/05/2017	10	2	40								52	52	
0008a b	PT16/6598/RM	Charlton Hayes - [H11, H12, H13]	Bovis	17/07/2012	25	64	11								130	130	
0008a c	PT17/5946/RM	Charlton Hayes - [H6, H7, MU1]	Wainhomes Severn Valley & Bovis Homes Ltd	13/12/2018	22	21	55								98	98	
0008a d	PT18/0268/RM	Charlton Hayes - [H1, H2a and H2b]	Bovis	28/06/2018	18	72	12	8							110	110	
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		
0010d	PT08/3118/RM	Walls court Farm - [Phase 4]													77		
0010e		Walls court Farm - [Phase 5 part]													137		

RLAS Ref	Planning Application Number	Address	Developer	Decision Date	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027 (Core Strategy end)	2027/2028	Build Out of Large Sites Post 2028	Total Net / Residual	Total Gross on Application	Deliverability Information
0010f	PT11/2698/RM	Wallscourt Farm - [Phase 7]													97		
0010g	PT15/0870/RM	Wallscourt Farm - [Phase 5 part]													32		
0011a	PT15/1179/O	East of Coldharbour Lane - [Phase 1]	Taylor Wimpey	29/07/2015	45	16	17	7							284	694	
0011b	PT15/1179/O	East of Coldharbour Lane - [Phase 1]		29/07/2015											261		
0011c	PT18/0659/RM	East of Coldharbour Lane - [Phase 2]	Taylor Wimpey	29/07/2015	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													166		
0022		472-478 Filton Avenue, Filton													21		
0023		New Road, Filton													72		
0024		West End, Marshfield													17		

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0025		Whiteshill House, Hambrook													10		
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 - [Parcel 5]	Linden Homes												45	45	
0036a b	PK13/2741/RM	GHQ Emersons Green - [Parcels 6 & 7]	Barratt Homes												129	132	
0036a c	PK13/2648/RM	Lyde Green - [Parcel 2a]	Taylor Wimpey	20/12/2013											75	86	
0036a d	PK13/2646/RM	GHQ Emersons Green - [Parcel 3]	Persimmon												56	56	
0036a e	PK13/2647/RM	GHQ Emersons Green - [Parcel 8]	Persimmon												79	79	
0036af	PK13/2649/RM	GHQ Emersons Green - [Parcels 9 & 10]	Taylor Wimpey												135	137	
0036a g	PK14/4110/RM	GHQ Emersons Green - [Parcel 12]	Persimmon												99	99	

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0036ah	PK15/0681/RM	Lyde Green - [Parcel 11]	Barratt Homes	02/06/2015	2	6	9								96	96	
0036ai	PK14/3540/RM	GHQ Emersons Green - [Parcels 13 & 14]	Bellway												118	118	
0036aj	PK15/1174/RM	GHQ Emersons Green - [Parcel 15]	Persimmon Homes												57	57	
0036ak	PK16/0540/RM	GHQ Emersons Green - [Parcel 22]	Persimmon Homes												56	56	
0036al	PK15/5115/RM	Lyde Green - [Parcels 23 & 24]	Taylor Wimpey	10/06/2016											88	88	
0036am	PK16/2568/RM	Lyde Green - [Parcel 1]	Persimmon Homes	23/09/2016			6								90	90	
0036an	PK16/6501/RM	Lyde Green - [Parcels 17 & 18a]	Taylor Wimpey	11/05/2017	60	10									101	101	
0036ao	PK17/4155/RM	Lyde Green - Parcels 18, 20a & 20b	Persimmon Homes	06/12/2019		59	50	5							114	114	
0036ap	PK17/1121/RM	Lyde Green - [Parcels 21a]	Persimmon Homes	25/09/2017											21	21	
0036aq	PK17/2795/RM	Lyde Green - [Parcels 16a]	Persimmon Homes	12/01/2018	20	3									56	56	
0036as	PK17/4910/RM	Lyde Green - [Parcel 21b]	Persimmon Homes	09/01/2019	20	15									35		
0036at	PK18/1464/RM	Lyde Green - [Parcels 25a, 25B and 26]	Taylor Wimpey	06/09/2018	28	87	47								162	162	
0036au	PK18/4996/RM	Lyde Green - [Extra Care]	Quatro Design Architects Ltd.	22/01/2019			50								50	50	
0036av	P19/8823/RM	Lyde Green - [Parcel 16b]	Taylor Wimpey	25/06/2020			8	88							96	96	

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0036ax	P20/10826/RM	Emersons Green East - [Parcel 27B]	Persimmon Homes	23/04/2021				27							27	27	-
0036aaa	P19/19012/RM	Emersons Green East - [Parcel 19]	Taylor Wimpey					76							76	76	-
0036ba	PK14/2715/RM	Gateway Site Emersons Green - [Parcel 2]	Linden Homes												126		
0036bb	PK15/2918/RM	Gateway Site Emersons Green - [Parcel 1]	Taylor Wimpey Homes												128		
0036bc	PK17/1745/RM	The Gateway at Lyde Green - Taylor Wimpey [Phase 2]	Taylor Wimpey Homes	03/11/2017	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		
0060		Carsons Road, Kingswood													4		

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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		

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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		

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0097		Wall Tynning Nursing Home, Bitton													9		
0099		95 High Street, Kingswood													10		
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		

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0117		Sir Bernard Lovell Playing Fields, Oldland Common													13		
0118		Former School, Beaufort Road, Downend													63		
0119		Land adjacent Hares Farm, Mapleridge Lane													10		
0120		Land at Abbots Road, Hanham													14		
0122		The Meads, Frampton Cotterell													188		
0123		Sea Stores, Kennedy Way, Yate													228		
0124		Land at Parkway North, Stoke Gifford													34		
0127	PK10/2627/F	Mount Pleasant Farm, Longwell Green		06/01/2012											70		
0128	PK15/0532/F	Intier Site, Bitton		29/02/2016	33	27									113		
0129a	PK12/1828/F	Barnhill Quarry, Chipping Sodbury													60		
0129b	PK14/0612/RM	Barnhill Quarry, Chipping Sodbury													109		
0130		Land at junction of Whittucks Road and Abbots Road, Hanham													34		
0131		Land off Catbrain Hill, Cribbs Causeway													50		

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0132a	PT13/0919/RM	North of Park Farm, Thornbury		31/03/2014		1									126		
0132b	PT15/5528/RM	North of Park Farm, Thornbury	David Wilson Homes	13/01/2017	126	126	8								374	374	
0133a	PK13/1185/RM	Land at North Yate - Peg Hill													235		
0133ac	PK17/5389/RM	Land at North Yate - [PL14d, PL22]	David Wilson Homes	04/06/2018	41	7	10								83	83	
0133ad	PK18/0527/RM	Land at North Yate - [PL23b, PL23d, PL23e]	Barratt Homes	29/06/2018	28	45									73	73	
0133ae	PK18/1723/RM	Land at North Yate - [PL12b, PL13b]	Barratt Homes	17/01/2019	73	119	34								226	226	
0133af	PK18/3185/RM	Land at North Yate - [PL15a, 16a, 16b]	David Wilson Homes	07/02/2019			106								106	106	
0133ag	PK18/3237/RM	Land at North Yate - [PL22]	Barratt Homes	05/12/2018	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	21/12/2018		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	Frenchay - [Phase 1]	Redrow Homes (South West)	17/08/2016			8								89	88	
0138b	PT17/0973/RM	Frenchay - [Phase 2]	Redrow Homes (South West)	24/10/2017	65	13	13								127	127	
0138c	PT17/4904/RM	Frenchay - [Phase 3a]	Redrow	29/05/2018	35	6									41	41	

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0139		Former Coopers Works, Westerleigh Road, Yate													92		
0140		Rear of 60 Wotton Road, Charfield													16		
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/RM	Blackhorse Day Centre, Mangotsfield													31		
0147	PK14/0120/F	Rodford Primary School, Yate													57		
0149		Prinknash Court, Abbotswood, Yate													-4		
0150		28-50 Gloucester Road, Patchway													-12		
0151a	PT12/2395/O	North of Morton Way, Thornbury - [Phase 1]		23/05/2013											109		
0151b	PT15/5060/RM	North of Morton Way, Thornbury - [Phase 2]		06/05/2016											108		
0151c	PT17/3446/F	Crossways, North of Morton Way, Thornbury - [Phase 3]		20/02/2018	59	11									83		
0153	PT13/0510/F	Adj.The Burltons, Cromhall													11		

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0154		Police Station, Thornbury													36		
0155	PT16/6845/RM	Cedar Lodge, Charlton Common, Patchway		03/07/2017	11	2									13		-
0157		Moravian Road, Kingswood													16		
0159a		University of the West of England - Student housing													38		
0160	PK13/2851/F	Former Police Station, Staple Hill													48		
0161	PK14/4964/F	Wapley Court, Yate													24		
0162	PT13/3396/F	Former Police Station, Filton													18		
0163	PK15/1260/F	Cadbury Heath Youth Centre, Park Road, Warmley													25		
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury		04/12/2015	3	5									11		-
0165	PT13/3101/F	Pound Mill, Lower Morton, Thornbury													12		
0166	PT14/4961/F	Alexandra, Midland Way, Thornbury													23		
0169	PT17/4963/RM	Goodmans additional land, Northfield Park, Charlton Hayes	BDW Trading Ltd	29/03/2018	47	40	33								120		-
0174	P20/17527/F	Mendip Crescent, Downend	Bromford	04/03/2021				7							7	Demolition of 4 and erection of 11	-

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0174a	PT14/1490/F	15 Oldlands Ave. Coalpit Heath	Merlin Housing Society												4		
0174b	PT14/1489/F	Bell Rd. Coalpit Heath	Merlin Housing Society												2		
0174c	PT14/1518/F	Ridings Rd. Coalpit Heath	Merlin Housing Society												4		
0174d		Oldlands/Newlands, Coalpit Heath	Merlin Housing Society												-10		
0174e	PT14/1496/F	Willow Way, Coalpit Heath	Merlin Housing Society	08/10/2014											2		
0174f	PT14/1836/F	Ware Court, Winterbourne	Merlin Housing Society												-4		
0174g	PT14/0344/F	Newleaze House, Filton	Merlin Housing Society												-21		
0174h	PK14/4994/F	Algars Drive, Iron Acton	Merlin Housing Society	10/03/2015											6		
0174i	PK14/4995/F	Nibley Lane, Iron Acton	Merlin Housing Society	10/03/2015											5		
0174j		Oldlands/Newlands, Coalpit Heath	Merlin Housing Society												-8		
0174k	PT14/1492/F	7 Oldlands Ave. Coalpit Heath	Merlin Housing Society												22		
0174l	PT14/1517/F	12 Oldlands Ave. Coalpit Heath	Merlin Housing Society												15		
0174m	PK14/3334/PND	Algars/Chilwood, Iron Acton	Merlin Housing Society												-2		
0174n	PT15/1262/F	Newlands Ave. Coalpit Heath	Merlin Housing Society												5		

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0174o	PT15/1265/F	Newlands Ave. Coalpit Heath	Merlin Housing Society	04/06/2018											0		
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath	Merlin Housing Society	24/07/2015											4		
0174q	PK15/1640/F	Garage site, James Road, Soundwell													5		
0174s	PT18/3038/F	Rodney Crescent, Filton - [Phase 2]	Merlin Housing Society	28/09/2018	15	2									9		
0174t	PT17/4327/F	Collins Avenue, Little Stoke - [Phase 2]	Merlin Housing Society	10/11/2017	13	2									15		
0174w	PK15/1651/F	Irving Close, Staple Hill													5		
0174x	PK16/4486/F	28 Blackhorse Lane, Downend		03/02/2017											4		
0174y	PK16/4492/F	Land off Beaufort Road, Downend		23/03/2017											16		
0174z	PT17/2270/F	Langdale Court, Consiton Road, Patchway		10/08/2017											-5		
0175	PT14/0760/F	Extra Care scheme Charlton Hayes - [H24, LC3]		01/07/2014											24		
0175a	PT17/5476/F	40 Bed Care Home & 4 Town Houses Charlton Hayes		28/03/2018	8	1									9		
0177	PT14/3203/F	Charlton House, Filton													22		
0178	PK14/2628/F	17-19 Edgeware Road, Staple Hill													10		
0182	PT14/4404/F	98 Gloucester Road, Filton													9		

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0183	PK15/0579/F	47 Broad Street, Staple Hill													10		
0184	PK15/1645/F	2-4 Hanham Road, Kingswood													10		
0185	PT16/6580/RM	Land at Day House Leaze, Wotton Road, Charfield		16/06/2017	21	4									64		-
0186	PT14/2849/F	Bonnington Walk, Stoke Gifford													95		
0187	PT16/1503/RM	South of Wotton Road, Charfield		08/08/2016											106		
0189	PK15/3950/F	Land off High Street, Hanham		10/11/2016	46	8									54		-
0190	PT18/0902/F/PT16/4055/RM	Land at Post Farm, Thornbury	Linden Ltd (T/A Linden Homes Western)	13/03/2017	20	39	6								125		-
0190a	PT18/0902/F	Land at Post Farm, Thornbury (replacement of PT15/2917/O and PT16/4055/RM)		11/03/2019		7									7	29	-
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford		04/04/2016	55	9									152		-
0192	PK15/4995/F	Wesleyan Chapel, Blackhorse Road, Kingswood		18/08/2016											15		
0193	PT15/5521/F	The Gables, Costers Close, Alveston		27/02/2017	9	1									9		-
0194	PK17/5966/RM	South of Poplar Lane, Wickwar		24/05/2017	46	34									80		-

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0196?	Lapsed?																
0197	PK16/5889/F	Kerr House, Morley Road, Staple Hill		19/05/2017	8	1									21		-
0198	PT16/4976/F	Junction Hayes Way / Charlton Boulevard, Patchway - [Site 1]		25/05/2017											42		
0199	P19/12563/F	Land At MU6, Charlton Hayes	McCarthy and Stone	24/07/2017				10							10		-
0201	PK17/0807/F	Oaktree Avenue, Puckelchurch - [Site A]		12/09/2017	33	5									38		-
0202	PK16/2566/F	Cecil Road, Kingswood		06/07/2017											29		
0203	PK17/0808/F	Oaktree Avenue, Puckelchurch - [Site B]		06/10/2017											20		
0206	PT16/0982/F	Former Council Offices, Castle Street, Thornbury		30/05/2017	53	9									61		-
0207	P19/3928/RM	Heneage Farm, Falfield	Linden Limited (Trading As Linden Homes Western)	04/10/2019		5	46	34							85	85	-
0209	PK17/2020/F	Amberley Lodge, Broad Lane, Yate		30/01/2018	8	1									26		-
0210	PT18/2466/RM	Almondsbury Squash Club, Oaklands Drive, Almondsbury		02/11/2018	9	1									10		-
0211	P19/14956/F	Land To The West Of Stowell Hill, Tytherington	Keynsham Build Ltd	30/07/2021				29							29	29	-

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0212	PT17/2240/F	Land at Duck Street, Tytherington		14/12/2017	12	16									28		-
0213	PK17/2864/F	Former Education Centre, Mangotsfield		11/01/2018	13	2									21		-
0214	PK17/3702/F	East of Greenbank Road, Hanham		25/04/2018	45	17									77		-
0215	PT18/3990/F	Oakfield House, Wotton Road, Rangeworthy		07/01/2019	2	11									13		-
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury	Cotswold Homes Ltd	19/07/2018	12	36	12								60	60	-
0221	PK17/3061/F	Land at Normandy Drive, Yate		04/05/2018	53	9									62		-
0223a	PT18/6313/RM	Land east of Park Lane, Coalpit Heath - [Phase 1] (Blackberry Park)	BDW Trading Limited	31/10/2019		65	31								96		-
0224	P19/15929/RM	Former North Avon Magistrates Court, Yate	Soveriegn Housing Association	23/07/2019				45							45	45	-
0225	PK18/5781/RM	The Shant, Crown Road, Kingswood	The Shant Building Company Ltd	05/07/2019			10								10	10	-
0226a	P19/13690/RM	Watermore Junior School [Site B], Lower Stone Close, Frampton Cotterell	LP (Housing) Ltd	15/06/2020			4	1							5	5	-
0230	PK16/4840/F	Masters Church Park Road, Kingswood	Crossman (Wesleyan Chapel Kingswood) Ltd.	25/09/2019			3	19							22		-
0232	P19/5351/F	The Park Hotel, Gloucester Road	Maples Care Ltd	30/07/2019			2								2	13 bed residential institution	-

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0233	P19/7177/F	Wood Leaze Residential Care Home		05/09/2019		18									18		-
0235	PK18/6115/F	Warmley Court - Care Home	Linden Homes	22/02/2019			2								2	12 bed care home	-
0236	P19/10586/PN OR	Kingsgate House - HHC Investments	HHC INVESTMENTS LTD	03/10/2019			16								16		-
0237	P19/7309/PN OR	International House - Kingswood	Pryzm Developments	13/08/2019			19								19		-
0243	P20/00319/F	33 Quarry Road, Alveston	Bromford Homes	16/12/2020		-2	11	2							11		-
0249	P20/23871/F	Alveston House Hotel Davids Lane Alveston	Prestige Retirement Living Ltd	01/04/2021			22								22		-
0252	P20/10080/F	Block B Cheswick Village	Christian Grant Properties Ltd	31/10/2021				37							37	36 studio & 3 cluster	-
		Small Sites fewer than 10 dwellings - North Fringe of Bristol			0	52	35	6							579		
		Small Sites fewer than 10 dwellings - East Fringe of Bristol			0	124	102	73							1652		
		Small Sites fewer than 10 dwellings - Chipping Sodbury			0		1	-1							62		
		Small Sites fewer than 10 dwellings - Yate			0	22	5	12							171		
		Small Sites fewer than 10 dwellings - Thornbury			0	20	5	7							144		
		Small Sites fewer than 10 dwellings - Elsewhere			0	174	128	100							1548		

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0021b	PT17/5810/RM	Land at Harry Stoke, Stoke Gifford	Crest Nicholson, Sovereign & Vistry	19/04/2018		10	191	196	123	86	97	35	25		763	763	https://hosted.southglos.gov.uk/HousingTrajectory2023/0021b.pdf
0035	PK10/1057/F	South of Douglas Road, Kingswood	Douglas Homes Southwest Ltd.	18/12/2014	21	27	40				20	25	25	126	322	306 - 40 bed care home - 28 sheltered accom	https://hosted.southglos.gov.uk/HousingTrajectory2023/0035.pdf
0036ar	PK18/1513/RM	Lyde Green - [Parcels 27a & 28]	Persimmon Homes	23/08/2018	37	53	33	8	9						140	140	https://hosted.southglos.gov.uk/HousingTrajectory2023/0036ar.pdf
0036aw	P19/16786/RM	Emersons Green East - [Parcel 2b]	Taylor Wimpey	20/09/2020						19					19	19	https://hosted.southglos.gov.uk/HousingTrajectory2023/0036aw.pdf
0036ay	P21/03348/RM	Emersons Green - [Parcel 29]	Taylor Wimpey	25/05/2022					18	49					67	67	https://hosted.southglos.gov.uk/HousingTrajectory2023/0036ay.pdf
0036az	P21/06187/RM	Emersons Green - [Parcel 30]	Persimmon & Taylor Wimpey	16/05/2021					20	20	23				63	63	https://hosted.southglos.gov.uk/HousingTrajectory2023/0036az.pdf
0036d	PK17/1112/F	Land South Of Lyde Green	BDW & Taylor Wimpey	30/10/2019				57	58						115	115	https://hosted.southglos.gov.uk/HousingTrajectory2023/0036d.pdf
0036e	PK18/3977/F	Land At White House Farm	Taylor Wimpey & Persimmon					33	28	25					86	86	https://hosted.southglos.gov.uk/HousingTrajectory2023/0036e.pdf
0133	PK12/1913/O	Land at North Yate	Barratt/DWH	17/07/2015											0	2450	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133.pdf
0133ab	PK17/5388/RM	Land at North Yate - [PL23a, PL23c]	Barratt Homes	04/06/2018	46	8	6		3						77	77	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133ab.pdf
0133ah	P19/2525/RM	Land at North Yate - [PL17a, 17b, 18a, 18b & 21]	David Wilson Homes	16/09/2019			51	86	66	26					229	229	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133ah.pdf
0133ai	P19/14361/RM	Land at North Yate - [PL14e]	Barratt Homes	08/12/2020				36	12						48	48	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133ai.pdf
0133aj	P19/12246/RM	Land at North Yate - [PL12a, PL13a]	Barratt Homes	06/12/2020			21	110	24						155	155	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133aj.pdf
0133ak	P20/16804/RM	Land at North Yate - [PL7, 8, 9 & 11]	Barratt Homes	25/06/2021				48	80	55					183	183	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133ak.pdf

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0133al	P21/02473/RM	Land at North Yate - [PL5c and PL6]	Taylor Wimpey	11/03/2022					56	48	53				157	157	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133al.pdf
0133an	P21/03161/RM	Land at North Yate - [PL19, 20, 28 and 29]	David Wilson Homes	06/05/2022					26	62	48	2			138	138	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133an.pdf
0133ap	P22/02306/RM	Land at North Yate - [PL3, 14a, 14b, 14c]	Barratt Homes	03/03/2023						81	67	53			201	201	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133ap.pdf
0133aq	P22/03612/RM	Land at North Yate - [PL10, 30, 31]	David Wilson Homes	23/12/2022						24	23				47	47	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133aq.pdf
0133ar	P22/04365/RM	Land at North Yate - [PL2, 4a, 4b, 5b]	Barratt Homes	04/08/2023						38	69	38			145	145	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133ar.pdf
0133as	P19/11377/RM	Land at North Yate - [PL24, 25, 26 & 27]	Bellway	08/07/2020			52	86	109						247	247	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133as.pdf
0133at	P21/07632/RM	Parcels PL6 North North Yate South Gloucestershire	BDW Trading Ltd (Barratt Bristol Division)								8				8	8	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133at.pdf
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 Haw wood	Taylor Wimpey	26/01/2021								15	63	139	217	1000	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134a.pdf
0134aa	P21/04349/RM	Cribbs/Patchway NN (Berwick Green)	Bellway	22/04/2022					50	50	50	52	54		256	256	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134aa.pdf
0134ab	P21/04748/RM	Cribbs/Patchway NN - [Parcels 14-19] , (Berwick Green / Haw Wood)	Taylor Wimpey	21/10/2022					14	47	67	73	39	4	244	244	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134ab.pdf
0134ac	P22/04774/RM	Berwick Green Land - [Phase 2]	Bellway	21/04/2023									34	119	153	153	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134ac.pdf
0134ad	P22/01200/RM	Cribbs/Patchway NN - Triangle Land Station Road/A4018	Countryside Partnerships South West	30/09/2022					33	28	69				130	130	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134ad.pdf
0134b	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill	Persimmon	16/07/2020										785	785	1100	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134b.pdf

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0134ba	P21/05421/RM	Cribbs/Patchway NN - Wyck Beck Road And Fishpool Hill	Persimmon Homes Severn Valley	09/12/2022					35	48	48	48	48	8	235	235	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134ba.pdf
0134bb	PT15/4165/F	Cribbs/Patchway NN - Charlton Common	Redrow	31/05/2019						21	41	18			80	80	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134bb.pdf
0134c	PT14/3867/O	Cribbs/Patchway NN - Former Filton Airfield	YTL	01/03/2018										1026	1026	2675	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134c.pdf
0134ca	PT18/5892/RM	Parcelss RO3 and RO4 - Former Filton Airfield	YTL	13/03/2019			48	72	40	142					302	302	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134ca.pdf
0134cb	P22/05223/RM	Residential Phase 2 Parcel E1 East Of Fairlawn Avenue Former Filton Airfield	YTL	30/06/2023						33	74	116	116		339	339	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134cb.pdf
0135a	PT16/4782/O	East of Harry Stoke NN - [South of railway]	Crest Strategic Projects Ltd	03/03/2020										1003	1003	1290	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135a.pdf
0135aa	P20/17975/RM	East of Harry Stoke NN - [South of railway] (PT16/4782/O)	Crest Nicholson (South West) Ltd.	22/09/2021				23	61	60					144	144	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135aa.pdf
0135ab	P22/01501/RM	Land At The South Of The Railway, East Of Harry Stoke (PT16/4782/O)	Sovereign	24/10/2023						71	72				143	143	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135ab.pdf
0135b	PT16/4928/O	East of Harry Stoke NN - [North of railway]	South Glos Council / Wainhomes	30/10/2019									9		9	313	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135b.pdf
0135ba	P20/03681/F	East of Harry Stoke NN - Wainhomes [North of railway]	Wainhomes (Severn Valley) Limited	18/06/2021				41	36	36	37				150	150	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135ba.pdf
0135g	P19/7772/F	East Of Harry Stoke NN - Land East Of Players Close, Hambrook	Freemantle Developments Ltd	28/09/2021						9					9	9	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135g.pdf
0138d	PT17/5624/RM	Frenchay - [Phase 3b]	Redrow Homes (South West)	23/07/2019					34	35					69	69	https://hosted.southglos.gov.uk/HousingTrajectory2023/0138d.pdf

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0138e	PT17/5363/RM	Frenchay - [Phase 4]	Redrow Homes (South West)	23/07/2019			48	92	22						162	162	https://hosted.southglos.gov.uk/HousingTrajectory2023/0138e.pdf
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway	Strongvox Homes	18/04/2019		5	29	39	9						80	Demolition of 2 & erection of 80	https://hosted.southglos.gov.uk/HousingTrajectory2023/0167.pdf
0167a	P19/18442/F	Land To The West Of Catbrain Hill Cribbs Causeway	Strongvox Homes	24/12/2021					30						30	30	https://hosted.southglos.gov.uk/HousingTrajectory2023/0167a.pdf
0204	P19/2524/RM	West of Gloucester Road, Thornbury	BDW Trading Limited	09/01/2020			52	41	37						130	130	https://hosted.southglos.gov.uk/HousingTrajectory2023/0204.pdf
0218	P19/4513/RM	Land South Of Park Street, Hawkesbury Upton	Spitfire Bespoke Homes Ltd	18/11/2019				9	12						21	21	https://hosted.southglos.gov.uk/HousingTrajectory2023/0218.pdf
0219	P19/5258/RM	Land South Of Horwood Lane, Wickwar	Linden Ltd (T/A Linden Homes Western)	22/11/2019			43	37	10						90	90	https://hosted.southglos.gov.uk/HousingTrajectory2023/0219.pdf
0222	PT18/6493/RM	Land north of Wotton Road, Charfield, Gloucestershire	Barratt Homes	16/12/2019			66	37	12						115	115	https://hosted.southglos.gov.uk/HousingTrajectory2023/0222.pdf
0223b	P19/18441/RM	Land at Park Lane, Coalpit Heath - [Phases 2 And 3] (Blackberry Park)	BDT Trading Ltd	19/09/2020			18	85	5						108	108	https://hosted.southglos.gov.uk/HousingTrajectory2023/0223b.pdf
0227a	P20/07655/RM	Cleve Park, Thornbury (PT16/3565/O)	Miller Homes Ltd & Sovereign	28/10/2021				58	66	66	66	66			322	336	https://hosted.southglos.gov.uk/HousingTrajectory2023/0227a.pdf
0229	PK17/0704/F	Land At 298 Soundwell Road (Cross boundary with Bristol)	Land Venture Properties Ltd	27/08/2019					6						6	20 (only 6 in SGC)	https://hosted.southglos.gov.uk/HousingTrajectory2023/0229.pdf
0234	P22/00588/RM	Land East of Cedar Lodge	Woodstock Homes/ Alliance Homes	23/12/2022					4	25					29	29	https://hosted.southglos.gov.uk/HousingTrajectory2023/0234.pdf
0238	P20/22922/RM	Romney House - Cross Boundary Application	One Lockleaze LLP	30/03/2022						4	4				8	268 (only 8 in SGC)	https://hosted.southglos.gov.uk/HousingTrajectory2023/0238.pdf

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0242	P19/19778/F	West of Garston Farm, Marshfield	Marshfield Community Land Trust	05/05/2021							18				18	18	https://hosted.southglos.gov.uk/HousingTrajectory2023/0242.pdf
0247a	P21/06953/RM	Land At Crossways, Morton Way, Thornbury	Bloor Homes (South West) Ltd	24/06/2022					37	32					69	69	https://hosted.southglos.gov.uk/HousingTrajectory2023/0247a.pdf
0248	P20/12395/F	Land West of Trinity Lane	Cotswold Homes Ltd	20/04/2022				3	36	36	15				90	90	https://hosted.southglos.gov.uk/HousingTrajectory2023/0248.pdf
0253	P21/07653/RM	The Railway Inn, Station Road, Yate	The Railway Building Company	13/06/2022						40					40	40	https://hosted.southglos.gov.uk/HousingTrajectory2023/0253.pdf
0254	P20/15214/F	Land North Of Lodge Road, Engine Common, Yate	Cotswold Homes	21/01/2022				7	24						31	31	https://hosted.southglos.gov.uk/HousingTrajectory2023/0254.pdf
0255	P21/00546/F	Land At Hampton Close, Cadbury Heath	Merlin Housing Society	01/09/2022				-24	6	38					20	44	https://hosted.southglos.gov.uk/HousingTrajectory2023/0255.pdf
0257	P19/2575/F	Land North of Iron Acton Way & East of Dyers Lane	Redrow Homes Ltd	13/01/2022							21	36	36	25	118	118	https://hosted.southglos.gov.uk/HousingTrajectory2023/0257.pdf
0258	P20/13119/F	Land East of Malmins Drive, Frenchay	Aequus Construction Ltd.	19/04/2022					10	20					30	30	https://hosted.southglos.gov.uk/HousingTrajectory2023/0258.pdf
0259	P21/02958/F	Savages Wood Road/ Land at Hornbeam, Bradley Stoke	LiveWest	29/06/2022						21					21	21	https://hosted.southglos.gov.uk/HousingTrajectory2023/0259.pdf
0260	P21/04070/RM	Land East Of North Road Yate	Newland Homes	30/09/2022					-1	48	36				83	Demolition of 1 and erection of up to 84	https://hosted.southglos.gov.uk/HousingTrajectory2023/0260.pdf
0262	P21/05264/PN OR	Hillside Court Bowling Hill Chipping Sodbury	Gilwern Investments	14/12/2021						27					27	27	https://hosted.southglos.gov.uk/HousingTrajectory2023/0262.pdf
0263	PT18/6360/F	Land At Norton Farm Berwick Drive Almondsbury	Autograph Homes Ltd	29/03/2022					10	10	10				30	30	https://hosted.southglos.gov.uk/HousingTrajectory2023/0263.pdf
0264	P21/04921/PN OR	Church House, Church Road, Filton	Black Box Planning Ltd	02/09/2021											28	28	https://hosted.southglos.gov.uk/HousingTrajectory2023/0264.pdf

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0265	P20/06928/O	Pool Farm, Wotton Road, Rangeworthy	MWA Planning And Development Consultancy	19/01/2022									13		13	13	https://hosted.southglos.gov.uk/HousingTrajectory2023/0265.pdf
0266	P21/05366/F	Land At Chief Trading Post, Barry Road, Oldland Common - hybrid application	Oldland Common LLP	09/11/2022									6		6	6 assisted living	https://hosted.southglos.gov.uk/HousingTrajectory2023/0266.pdf
0269	P19/15308/F	Hollybush Farm, Acton Turville	The Badminton Estate	03/02/2023							8	9			17	17	https://hosted.southglos.gov.uk/HousingTrajectory2023/0269.pdf
2070	PT18/6450/O	Land West of Park Farm, Thornbury	Barwood Developments	13/02/2023									91	504	595	595	https://hosted.southglos.gov.uk/HousingTrajectory2023/2070.pdf
2071	P21/03344/F	Land South of Badminton Road, Old Sodbury	Redcliffe Homes	06/01/2023						31	4				35	35	https://hosted.southglos.gov.uk/HousingTrajectory2023/2071.pdf
0274	P22/05589/F	Land At The Former Infant School Page Road Staple Hill South Gloucestershire BS16 4NE	Planning Issues Ltd	10/03/2023								42			42	42	https://hosted.southglos.gov.uk/HousingTrajectory2023/0274.pdf
0133am	P21/04892/RM	North Yate - Land At Ladden Garden Village	Care UK And BDW Trading Ltd	25/03/2022						9					9	75 C2 rooms with shared facilities	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133am.pdf
0227	P23/02022/F	Cleve Park, Thornbury - Care Home (PT16/3565/O)	Welbeck Strategic Land LLP	15/12/2023							14				14	70 unit elderly care facility	https://hosted.southglos.gov.uk/HousingTrajectory2023/0227.pdf
0231	PT18/4625/F	Land At Oaklands Drive Almondsbury	Cedar Care Developments	22/07/2019					18						18	15 self contained and 26 shared (3)	https://hosted.southglos.gov.uk/HousingTrajectory2023/0231.pdf
0246	P19/19773/F	64 Bed Nursing Home, Gravel Hill Road Yate	Kestrel Care Village Limited	19/10/2020						8					8	64 bed care home	https://hosted.southglos.gov.uk/HousingTrajectory2023/0246.pdf
0251	P20/21983/F	University Of West Of England - [Phase 1]	University of West of England	01/04/2021			-101		371						270	18 studio & 882 clusters	https://hosted.southglos.gov.uk/HousingTrajectory2023/0251.pdf
0133c		Land at North Yate - Residual of Allocation	Barratt Homes											150	150	150	https://hosted.southglos.gov.uk/HousingTrajectory2023/0133c.pdf

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0135f	P20/17979/O	Waverley Cottage, Old Gloucester Road, Hambrook, Harry Stoke	Waverley Development South West Ltd											80	80	80	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135f.pdf
0273	P22/00161/F	Land At Bens Tiles 119 Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU	Prestige Developments (Bristol) Ltd											25	25	25	https://hosted.southglos.gov.uk/HousingTrajectory2023/0273.pdf
0134cc	P23/01462/F	Parcel E1 Former Filton Airfield South Gloucestershire	YTL Developments UK Ltd									40	40	159	239	239	https://hosted.southglos.gov.uk/HousingTrajectory2023/0134cc.pdf
0275	P21/07602/O	Land At Ansteys Road Hanham South Gloucestershire BS15 3SS	Homes England										100	100	200	200	https://hosted.southglos.gov.uk/HousingTrajectory2023/0275.pdf
0276	P20/16564/F	Little Orchard Cribbs Causeway Almondsbury South Gloucestershire BS10 7TL	Surveying, Design & Project Management Ltd											11	11	22	Demolition of 1 and erection of 22 flats https://hosted.southglos.gov.uk/HousingTrajectory2023/0276.pdf
0021c	PT17/5847/RM	Land at Harry Stoke, Stoke Gifford	Crest Nicholson								87	78	64		229	229	https://hosted.southglos.gov.uk/HousingTrajectory2023/0021c.pdf
0135bb	P22/07094/RM	East Of Harry Stoke NN - Land North Of The Railway	Wain Homes								50	50	54		154	154	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135bb.pdf
0135e	P22/02357/F	East Of Harry Stoke NN - Land At Hambrook Lane Stoke Gifford	Taylor Wimpey											92	92	92	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135e.pdf
0266a	P23/01635/RM	Land At Chief Trading Post, Barry Road, Oldland Common	Countryside Partnerships Ltd And Alliance Homes Ltd								10	20	18		48	48	https://hosted.southglos.gov.uk/HousingTrajectory2023/0266a.pdf
0134cd	P23/02494/F	Former Filton Airfield Filton South Gloucestershire	YTL Developments UK Ltd											380	389	769	272 studio & 1242 clusters https://hosted.southglos.gov.uk/HousingTrajectory2023/0134cd.pdf

RLAS Ref	Planning Application Number	Address	Developer	Decision Date	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027 (Core Strategy end)	2027/2028	Build Out of Large Sites Post 2028	Total Net / Residual	Total Gross on Application	Deliverability Information		
0135d	P23/02709/RM	East of Harry Stoke NN - [Land off Old Gloucester Road, Hambrook]	Bromford									27	56	75	158	158	https://hosted.southglos.gov.uk/HousingTrajectory2023/0135d.pdf		
		Small Sites Core Strategy Projected							210	210	210	210	210	2,520	3,570				
					1,518	1,650	1,657	1,781	1,869	1,766	1,419	1,444	1,501	6,940					
					Total 2023/24 to 2027/28														
					7,999														

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 and where development has either not started or sites are part completed / under construction. 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 NPPG) has been applied to communal accommodation (C2). Where Extra Care accommodation is self-contained, 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. 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 an allowance of 210 dwellings per annum, has been applied.

Total Net	This column represents all units that have/are expected to complete and taking account of those units that may be demolished.
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