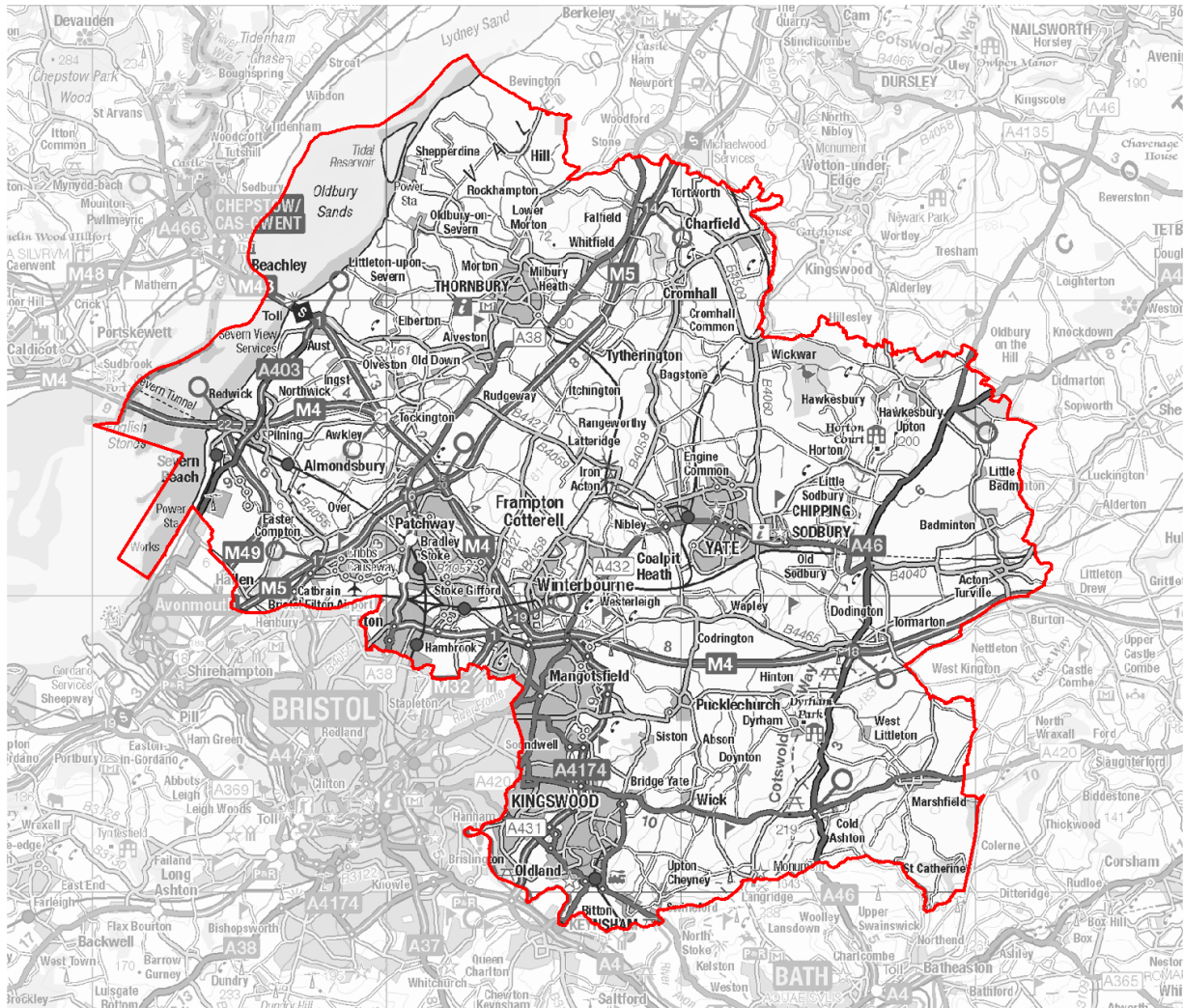


# **2025 Authority's Monitoring Report and Supporting Appendices**

South Gloucestershire Council

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## The South Gloucestershire Local Authority Area



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## Executive Summary

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

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

This is the 21<sup>st</sup> AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2024 to 31 March 2025.

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

**2,204 new homes** were completed in 2024/2025. This has been the ninth year in a row of consistently high completions.

738 (33%) of which were on previously developed (brownfield) land.

67% of completions were within the established urban areas of the East (10%) and North (57%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (16%) and Thornbury (0.2%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

**617 Affordable Homes** were delivered in the monitoring year 2024/2025.

51% of which were in the urban areas of the North and East Fringes of Bristol.

Of the 617 homes, 426 were for social rent, 34 were for affordable rent, and 157 are shared ownership.

The Council has published its Brownfield Land Register to its website. The 2025 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 2025 the register contains: **179 sites, 76 of these are live with potential to deliver 7,471 new homes.**

This year has seen a significant increase in the potential to deliver homes on brownfield land as a result of the permission granted on the former Filton Airfield site (application P22/02113/O) on 04 August 2025 which saw an increase in the potential homes to 6,500 homes from 2,675 previously granted in permission PT14/3867/O.

Part 2 of the Brownfield Land Register is required to set out sites which the council considers "permission in principle" would be suitable to grant. At this time Part Two

does not contain any sites as insufficient information is available to establish if there is a reasonable prospect of sites being delivered.

### **An Economic Role**

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

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

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

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

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

### **An Environmental Role**

There has been no change to the Statutory Green Belt area in South Gloucestershire for the 2024/2025 monitoring year.

The Avonmouth Severnside Flood Defence Improvements Project is helping to respond to global warming and rising sea levels, the project is creating 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 confirming the 9 GI strategic corridors in its draft Regulation 19 Pre-submission Local Plan consultation in February 2025 and the work it is undertaking to continue to delivery mandatory Biodiversity net gain. . It also supports work the West of England Combined Authority is undertaking as part of the published Local Nature Recovery Strategy.

## Introduction

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

The planning reforms set out in the Localism Act 2011 removed the duty to submit monitoring reports to the Secretary of State annually. However, the requirement to publish this information for the public in no more than yearly intervals still exists. On 30 March 2011 all Local Authorities received a letter from the Government<sup>1</sup> announcing the withdrawal of guidance<sup>2</sup> 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

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

<sup>2</sup> Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)

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

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

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

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

### **Sustainability Appraisal and Significant Effect Indicators**

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

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

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

### **Reporting on the Local Plan Delivery Programme**

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

### **Annual Monitoring Report linkages**

The data contained within this AMR is drawn from, and complements, a range of council strategies and other policy areas, notably South Gloucestershire's Council Plan 2024-2028: [Council Plan 2024 to 2028 | BETA - South Gloucestershire Council](#)

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

### **Planning Strategically Across Boundaries**

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

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

## The South Gloucestershire Context

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

1. [Quality of Life Report](#)
2. [Economic Briefings](#)
3. [Interactive Area Data Profile](#)
4. [English Indices of Deprivation Analysis](#)
5. [Know Your Place](#)
6. [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 2024-2028: [Council Plan 2024 to 2028 | BETA - South Gloucestershire Council](#)

## Core Strategy Objectives

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

## Core Strategy policies in this chapter:

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

## Declared Climate Change Emergency - 2019

In July 2019 the council declared a Climate Change Emergency and has pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. A set of recommendations for action and Year 1 climate

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

### 1.1. Proportion of energy produced from renewables

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

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

	Application contrary to PSP4		Application not contrary to PSP4		
Monitoring Year	Applications approved	Application Refused	Applications approved	Application Refused	Applications withdrawn
2018/19	0	2	1	0	0
2019/2020	0	0	3	0	0
2020/2021	0	0	0	0	0
2021/2022	0	0	0	0	0
2022/2023	0	0	1	0	0
2023/2024	0	0	1	0	0
2024/2025	0	0	3	0	0

**Table 1.1**

#### Commentary

There have been no applications approved contrary to the objectives of policy PSP4 Designated Local Green Spaces. Three applications have been approved which lie within a local green space designation, however in all three cases the proposals were considered not contrary to the policy.

## 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 2024-2028: [Council Plan 2024 to 2028 | BETA - South Gloucestershire Council](#), so that we deal positively with the challenges posed by growth, by planning in a sustainable and integrated way for high quality homes, associated employment opportunities, local community facilities and a convenient and safe transport network which meets our communities' needs and aspirations.

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

### Core Strategy Objectives

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

### Core Strategy policies in this chapter

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

- CS6 Infrastructure and Developer Contributions

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

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

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

Year	Statutory Green Belt change
2013/2014	- 205.47 ha
2014/2015	None
2015/2016	None
2016/2017	None
2017/2018	-0.1 ha
2018/2019	None
2019/2020	None
2020/2021	None
2021/2022	None
2022/2023	-3.5ha
2023/2024	-17.8ha
2024/2025	None

**Table 2.1**

Source: MapInfo (Cartesian Measure)

### Commentary

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

There has been no change to the Statutory Green Belt area in South Gloucestershire for the 2024/2025 monitoring year.

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

Date	PSP7	
	Allowed	Dismissed
2019/2020	8	1
2020/2021	0	5
2021/2022	5	10
2022/2023	1	11
2023/2024	4	6
2024/2025	2	5

**Table 2.2**

### Commentary

The Policies, Sites and Places Plan includes PSP7 Development in the Green Belt. In the monitoring year 2024/25, 5 appeals have been dismissed where PSP7 was a material consideration with 2 appeals allowed. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

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

Date	PSP8	
	Allowed	Dismissed
2019/2020	8	2
2020/2021	1	16
2021/2022	15	27
2022/2023	4	15
2023/2024	10	12
2024/2025	16	19

**Table 2.3**

### Commentary

The Policies, Sites and Places Plan include PSP8 - Residential Amenity. In the monitoring year 2024/25, 19 appeals have been dismissed, and 16 appeals were allowed where PSP8 was a material consideration. In these 16 instances, the

Inspector did not consider PSP8 to be the main issue for the appeal, instead, the focus was on issues like character and appearance, impact on Green Belt, or impact on Heritage Assets. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

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

<b>Year</b>	<b>Very Major applications approved</b>	<b>HIA Submitted as part of the application</b>
<b>2018/2019</b>	7	0
<b>2019/2020</b>	3	1
<b>2020/2021</b>	1	0
<b>2021/2022</b>	1	0
<b>2022/2023</b>	0	1
<b>2023/2024</b>	1	0
<b>2024/2025</b>	0	0

**Table 2.4**

#### **Commentary**

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

- for residential development, over 200 dwellings or a site area of over 4ha;
- for other development, over 10,000m<sup>2</sup> floor space or a site area of over 4ha;
- Significant Sites, as defined in the Council's Statement of Community Involvement

#### **2.5. Southwest Design Review Panel**

During 2025, 11 development proposals were considered by the Southwest Design Review Panel. This demonstrates the Council's commitment to supporting higher quality design through the statutory planning system.

### 3. Tackling Congestion and Improving Accessibility

The Council is committed to working with the other three West of England unitary authorities and the West of England Combined Authority on transport issues. The JLTP provides the primary strategy for improving transportation in the locality. Relieving congestion is paramount to the continued economic prosperity of South Gloucestershire, to the health and wellbeing of its residents and to climate change mitigation objectives. Delivery of enhanced travel options to significant destinations, by means other than the private car is therefore a key objective of the JLTP and Council's Core Strategy. This is consistent with the Council Plan 2024-2028: [Council Plan 2024 to 2028 | BETA - South Gloucestershire Council](#) priority of managing future development in a positive way.

#### Core Strategy Objectives

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

#### Core Strategy policies in this chapter

- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility

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

- PSP15 Park and Ride/Share

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

##### Commentary

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

#### 3.2. Additional Information on Chapter 3

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

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

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



## **4. Managing the Environment and Heritage**

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

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

### **Core Strategy Objectives**

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

### **Core Strategy policies in this chapter**

- CS9 Managing the Environment and Heritage
- CS10 Minerals

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

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

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

Year	No. of applications with no outstanding EA Objection or concerns*			No. of applications with an unresolved EA Objection			Total
	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval*	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval contrary to EA advice	
2014/2015	12 (8%)	8 (5%)	116(79%)	5(3%)	2(1%)	3(2%)	146
2015/2016	8 (8%)	3 (3%)	76 (76%)	5 (5%)	1 (1%)	3 (3%)	100
2016/2017	19 (16%)	5 (4%)	86 (70%)	9 (7%)	2 (2%)	1 (1%)	122
2017/2018	5 (6%)	6 (7%)	66 (80%)	3 (4%)	0 (0%)	3 (4%)	83
2018/2019	7 (9%)	5 (6%)	65 (80%)	3 (4%)	1 (1%)	0 (0%)	81
2019/2020	11 (15%)	24 (32%)	35 (47%)	2 (3%)	3 (4%)	0 (0%)	75
2020/2021	9 (9%)	4 (4%)	73 (74%)	5 (5%)	2 (2%)	5 (5%)	98
2021/2022	3 (4%)	16 (19%)	62 (74%)	1 (1%)	1 (1%)	1 (1%)	84
2022/2023	11(20%)	10(18%)	27(48%)	2(4%)	3(5%)	3(5%)	56
2023/2024	9 (18%)	14 (29%)	22 (45%)	2 (4%)	2 (4%)	0 (0%)	49
2024/2025	11 (12%)	8 (9%)	62 (67%)	2 (2%)	7 (8%)	3 (3%)	93

**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 88% of cases the EA had no outstanding objection. In a lot of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informative or conditions in the Decision Notice.

## **4.2. Air Quality Monitoring**

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

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

## **4.3. CO<sub>2</sub> emissions in South Gloucestershire**

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

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

Date	AONB		Conservation Area		Listed Building	
	Allowed	Dismissed	Allowed	Dismissed	Allowed	Dismissed
2014/2015	0	0	5	0	5	3
2015/2016	1	0	2	1	8	1
2016/2017	1	0	2	1	3	2
2017/2018	1	0	5	1	9	2
2018/2019	0	0	4	0	4	1
2019/2020	10	0	6	0	3	0
2020/2021	0	9	1	7	1	4
2021/2022	6	10	1	4	2	1
2022/2023	1	1	3	4	1	7
2023/2024	2	4	2	8	0	8
2024/2025	2	8	2	4	1	4

**Table 4.4**

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

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

#### Commentary

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

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

Year	Conservation Area	Registered Parks and Gardens	Scheduled Monuments	Listed Buildings
2018/2019	2	2	4	7
2019/2020	2	2	4	8
2020/2021	2	2	4	8
2021/2022	2	2	4	8
2022/2023	2	2	4	8
2023/2024	2	2	4	8
2024/2025	2	2	4	8

**Table 4.5**

#### Commentary

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

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

Year	With Individual Trees	With Groups of Trees	Area Orders	Woodland Orders
2013/2014	29	6	7	1
2014/2015	25	8	9	1
2015/2016	22	11	6	3
2016/2017	33	12	7	4
2017/2018	33	6	12	0
2018/2019	14	1	3	4
2019/2020	22	3	5	2
2020/2021	21	4	3	1
2021/2022	5	0	3	0
2022/2023	13	2	5	2
2023/2024	10	3	6	5
2024/2025	9	3	4	1

<b>Cumulative</b>	236	59	70	24
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**Table 4.6**

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

### Commentary

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

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

Year	Annual production of primary land won aggregates for West of England*
<b>2013/2014</b>	2.66 million tonnes
<b>2014/2015</b>	3.19 million tonnes
<b>2015/2016</b>	3.62 million tonnes
<b>2016/2017</b>	3.72 million tonnes
<b>2017/2018</b>	3.59 million tonnes
<b>2018/2019</b>	3.38 million tonnes
<b>2019/2020</b>	4.42 million tonnes
<b>2020/2021</b>	4.17 million tonnes
<b>2021/2022</b>	4.54 million tonnes
<b>2022/2023</b>	3.74 million tonnes
<b>2023/2024</b>	Data not currently available
<b>2024/2025</b>	Data not currently available

**Table 4.7**

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

### Commentary

The data for this indicator is always produced a year behind the AMR. The data for 2024 is not currently available but will be updated in due course in the West of

England Local Aggregates Assessment (LAA), which is available on the Council's [New Local Plan evidence base | BETA - South Gloucestershire Council](#).

#### 4.8. Size of landbank for crushed rock

##### Commentary

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

Currently the calculated landbank for the West of England\*for the period to the end of 2023, is in excess of 27 years. Further information is available in the West of England Local Aggregates Assessment (LAA), which is available on the Council's [New Local Plan evidence base | BETA - South Gloucestershire Council](#).

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

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

Year	Area of land affected
2018/2019	0.23ha
2019/2020	None
2020/2021	1.96ha
2021/2022	8.34ha
2022/2023	4.35ha
2023/2024	1.28ha
2024/2025	0.69ha

**Table 4.8**

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

##### Commentary

In the 2024/2025 monitoring year, 0.69ha of land within the Mineral Safeguarding Area was affected by a new permission for major built development.

In this case, weight was given to the need for accommodation for older people and, as the site is adjacent to the edge North Yate New Neighbourhood, mineral extraction

would be unlikely to be appropriate in the immediate area given the proximity to existing residential properties.

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

Year	Applications Granted Contrary to CA Advice
2019/2020	0
2020/2021	0
2021/2022	0
2022/2023	0
2023/2024	1
2024/2025	0

**Table 4.9**

In the monitoring year 2024/2025 no applications were granted where an objection from the coal authority was maintained.<sup>3</sup>

#### 4.11. Biodiversity Net Gain

	# of BNG apps received	# of BNG apps approved	# of exemptions
2023/ 2024 (from 12 <sup>th</sup> Feb 2024)	2	0	178
2024/ 2025	1,456	69	1,310

**Table 4.10**

\*BNG became mandatory on 12<sup>th</sup> Feb 2024

#### Commentary

Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a measurably better state than it was before the development occurred, with significant onsite and off-site habitats secured and maintained for a minimum of 30

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



years. Developers must follow the Biodiversity Gain Hierarchy and deliver 10% net gain onsite in the first instance, and, where this is not possible, by creating or purchasing off-site units. As a last resort, statutory credits can be purchased from the government. BNG became mandatory for major sites in February 2024 and for minor sites in April 2024.

Biodiversity Net Gain (BNG) was brought into effect by the Environment Act 2021. The Government has confirmed that mandatory biodiversity net gain applies to all development that falls under the Town and Country Planning Act 1990, unless exempt. BNG exempt developments include householder applications and 'small' self-build and custom build applications. [Click here for a full list of exemptions.](#)

### **Biodiversity Duty**

Under the Environment Act 2021, Local Planning Authorities (LPAs) are required to publish their first biodiversity report by 26 March 2026. These reports should include quantitative data on the Biodiversity Net Gain (BNG) impacts of all developments approved since the introduction of mandatory BNG in February 2024. In South Gloucestershire this will be done through the reporting capabilities of Exacom's BNG module; software which has been procured to facilitate the long-term monitoring and reporting of BNG.

## 5. Managing Economic Prosperity

### Economic Land Survey

Employment Land Assessment Surveys will now take place biannually. The most recent survey took place in 2024/25 and is reported here in the 2025 AMR. The next survey will take place following end of the 2026/27 year.

### 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 changes of these historic use classes to their current use classes E, F and Sui Generis means that some of the above uses are interchangeable without planning permission being required.

The continued monitoring of these indicators was paused after the 2018/19 year, whilst the council assessed how retail surveys might be undertaken in future to reflect new regulations and ensure monitoring is effective.

Town Centre Land Use Summary Data for all 12 of South Gloucestershire's Town Centres was obtained in October 2024 and set out in Appendix A of [Topic Paper: Retail & Town Centre Planning Policy Matters \(February 2025\)](#). This topic paper was prepared by Nexus Planning, as supporting evidence for the emerging South Gloucestershire Local Plan Regulation 19 consultation, carried out in February 2025.

Whilst it has still not been possible to present data for all retail survey indicators that have previously been monitored, the topic paper's land use summary data recorded the historic use classes (A1, A2 etc) for town centre units as well as the current use classes, enabling some retail survey indicators, 5.7, 5.8 and 5.10, to be presented in the 2024/25 AMR, referring to the historic use classes for comparison with previous

years. Indicator 5.9 has also been presented using the council's planning permission data.

## **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	<b>360.53</b>
2014/ 2015	0.49	16.87	0.45	18.70	120.17	203.73	<b>360.41</b>
2015/ 2016	5.93	16.87	0.45	-9.01	120.78	189.71	<b>324.73</b>
2016/ 2017	9.14	16.33	0.15	0.66	182.02	110.07	<b>318.37</b>
2017/ 2018	6.30	12.36	0.05	-0.99	44.11	109.4	<b>171.23</b>
2018/ 2019	6.58	19.82	0.10	-0.49	43.72	98.08	<b>167.81</b>
2019/ 2020	6.96	18.91	1.06	-3.97	61.26	92.55	<b>176.77</b>
2020/ 2021	3.08	15.93	0.79	-4.18	44.70	78.36	<b>138.68</b>
2021/ 2022	3.1	15.93	0.86	-5.74	57.91	76.37	<b>148.43</b>
2022/ 2023	3.46	14.17	-0.53	1.15	35.51	147.94	<b>201.70</b>
2023/ 2025	-2.71	12.81	1.34	-5.2	54.23	120.1	<b>180.57</b>

**Table 5.1**

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

#### Commentary

In the monitoring years 2023 to 2025 there were gains in consented B8 land, notably from approval of Reserved Matters for a new storage and distribution unit at the Former Avlon Works in Severnside. This has a corresponding reduction from the land area in the Mixed category attributed to the outline planning permission.

The Mixed figure continues to exclude 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.

A large consent at Panattoni Park, Severnside, whilst completed before 1st April 2023, continued to be vacant as of 1st April 2025. This can be considered as providing over 29 Ha of available employment land into the 2025/26 year in addition to the total mixed figure shown in table 5.1

Whilst a new planning permission was granted on 4th August 2025 at the Former Filton Airfield, this fell after the monitoring period, therefore employment floorspace associated with this consent (in place of the previously approved consent) is also not included in table 5.1.

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

Year	B1a / E(g)(i)	B1b / E(g)(ii)	B1c / E(g)(iii)	B2	B8	Mixed (B uses and SG industrial)	Total
2013/2014	-2,715	9,972	224	4,315	-25,465	20,991	7,322
2014/2015	0	0	0	1,408	20,271	-3,392	18,827
2015/2016	-5,698	0	0	13,226	-10,737	12,720	9,511
2016/2017	-2,300	0	6,845	102	166,109	4,354	175,110
2017/2018	-1,212	0	0	400	221,773	15,780	236,741
2018/2019	-	-	-	-	-	-	-
2019/2020	19,673	1,110	0	0	10,962	0	31745
2020/2021	731	10,539	988	-564	-1,753	109,243	119,185
2021/2022	27,602	13,888	835	-2336	15,794	48,025	103,808
2022/2023	7349	472	405	23,590	-39,042	148,072	140,846
2023/2025	-6512	0	-1,533	-248	9,905	19,224	20,837

**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.

In the monitoring years 2023 to 2025 total completed floorspace has significantly reduced from the previous three monitored years, and with an absence of very large site completions taking place.

Losses of E(g)(i) floorspace include 3,750 sq. m at 1,190 Park Avenue Aztec West, with a corresponding gain of 3,545 sq. m Mixed B floorspace following redevelopment of the site from offices to an Industrial/ warehouse building.

Losses of E(g)(iii) floorspace include 1,904 sq. m at Britannia House, Patchway, with a corresponding gain of 2,407 sq. m Mixed B floorspace following redevelopment of the site from Light Industrial to flexible Industrial/ warehouse uses.

Total gains in completed B8 floorspace are mainly attributed to new build development of an 8,640 sqm self-storage building at Plot C4, Horizon 38.

Whilst there have been gains in Mixed floorspace, including those referred above and new buildings at Central Park III at Severnside, this is tempered by losses from demolition at Oldbury Power Station.

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

	Previous Use (Ha)					
Year	B1a / E(g)(i)	B1 / E(g) Mixed	B2	B8	Mixed B	Total
2013/2014	0.96	0.23	-	-	-	1.19
2014/2015	-	-	-	0.29	1.67	2.03
2015/2016	2.01	-	-	2.21	-	4.22
2016/2017	1.83	0.28	-	0.11	-	2.22
2017/2018	-	-	-	-	-	-
2018/2019	0.82	-	2.47	-	1.33	4.62
2019/2020	0	0	0	0	0	0
2020/2021	1.52	0	0.27	9.47	0.22	11.48
2021/2022	0	0	0	0.65	0.25	0.9
2022/2023	0.55	0	0	0	0	0.55
2023/2025	0	0	0.57	0	0	0.57

**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. This indicator shows consents for losses of employment land within Safeguarded Employment Areas

In the monitoring years 2023 to 2025, one consent was granted for loss of 0.57ha, being refurbishment of Hangar 16U at the Former Filton Airfield, previously industrial, to a community hub.



An error was made in relation to year 2022/23 with inclusion of losses relating to gains in other employment uses on the same site. This has been corrected in the table above to instead reference only the net 0.55 ha lost to non-employment uses.

#### 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
2023/2025	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					
Year		B1a / E(g)(i)	B1b / E(g)(ii)	B1c / E(g)(iii)	B2	B8	Total
<b>2013/2014</b>	No. of homes created	11	-	-	15	-	<b>26</b>
	Loss of area (net Ha)	0.44	-	-	0.2	-	<b>0.64</b>
<b>2014/2015</b>	No. of homes created	8	1	-	6	2	<b>17</b>
	Loss of area (net Ha)	0.08	0.05	-	0.08	0.09	<b>0.29</b>
<b>2015/2016</b>	No. of homes created	28	-	-	11	13	<b>52</b>
	Loss of area (net Ha)	0.89		-	0.64	0.39	<b>1.92</b>
<b>2016/2017</b>	No. of homes created	7	-	3	1	4	<b>15</b>
	Loss of area (net Ha)	0.46	-	0.4	0.09	0.09	<b>1.04</b>
<b>2017/2018</b>	No. of homes created	-	-	-	-	-	-
	Loss of area (net Ha)	-	-	-	-	-	-
<b>2018/2019</b>	No. of homes created	15	-	10	0	0	<b>25</b>
	Loss of area (net Ha)	0.36	-	0.3	0	0	<b>0.66</b>
<b>2019/2020</b>	No. of homes created	0	0	0	0	0	<b>0</b>
	Loss of area (net Ha)	0	0	0	0	0	<b>0</b>
<b>2020/2021</b>	No. of homes created	0	0	0	0	0	<b>0</b>
	Loss of area (net Ha)	0	0	0	0	0	<b>0</b>
<b>2021/2022</b>	No. of homes created	0	0	0	0	0	<b>0</b>
	Loss of area (net Ha)	0	0	0	0	0	<b>0</b>
<b>2022/2023</b>	No. of homes created	0	0	0	0	0	<b>0</b>
	Loss of area (net Ha)	0	0	0	0	0	<b>0</b>
<b>2023/2025</b>	No. of homes created	0	0	0	0	25	<b>25</b>
	Loss of area (net Ha)	0	0	0	0	1.28	<b>1.28</b>

**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 monitoring years 2023 to 2025, a total of 1.28 Ha was lost to C3 residential uses from one application at Land at Bristol Road, Frampton Cotterell (comprising a mix of commercial uses however majority B8 use).

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

<b>Year</b>	<b>No. of Applications</b>	<b>Total B8 Floorspace (sq. m)</b>
<b>2018/2019</b>	7	946
<b>2019/2020</b>	5	7,896
<b>2020/2021</b>	1	1,300
<b>2021/2022</b>	0	0
<b>2022/2023</b>	1	634
<b>2023/2025</b>	3	2,052

**Table 5.6**

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

#### **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 3000m<sup>2</sup> 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.

In the monitoring years 2023 to 2025, outside of the Enterprise Areas and allocated CS12 sites, three applications for B8 uses were approved. These were all small scale, ranging between 620 and 732 sq. m in size.

In addition to this 1,620 sq. m of Mixed B uses, comprising B8 use together with E(g)(iii) and B2 uses, was approved in one application at Pilning Forge.

### 5.7. Number of vacant units (all uses) in South Gloucestershire's Town Centres (Policy CS14 and PSP31)

	2013/14	2014/15	2015/16	2016/17	2018/19	2024/25
<b>Chipping Sodbury</b>	6	3	4	8	5	6
<b>Downend</b>	1	3	2	1	1	3
<b>Emersons Green</b>	0	0	0	0	3	1
<b>Filton</b>	4	5	7	6	4	2
<b>Hanham</b>	6	9	9	6	3	4
<b>Kingswood</b>	21	24	20	20	21	14
<b>Patchway*</b>	-	-	-	-	0	0
<b>Staple Hill</b>	12	12	6	6	5	5
<b>Stoke Gifford*</b>	-	-	-	-	0	1
<b>Thornbury</b>	17	19	14	16	9	13
<b>Bradley Stoke (Willow Brook Centre)</b>	0	1	1	1	0	0
<b>Yate (inc. Station Road)</b>	13	14	11	9	15	13
<b>Total</b>	<b>80</b>	<b>90</b>	<b>74</b>	<b>73</b>	<b>66</b>	<b>62</b>

**Table 5.7**

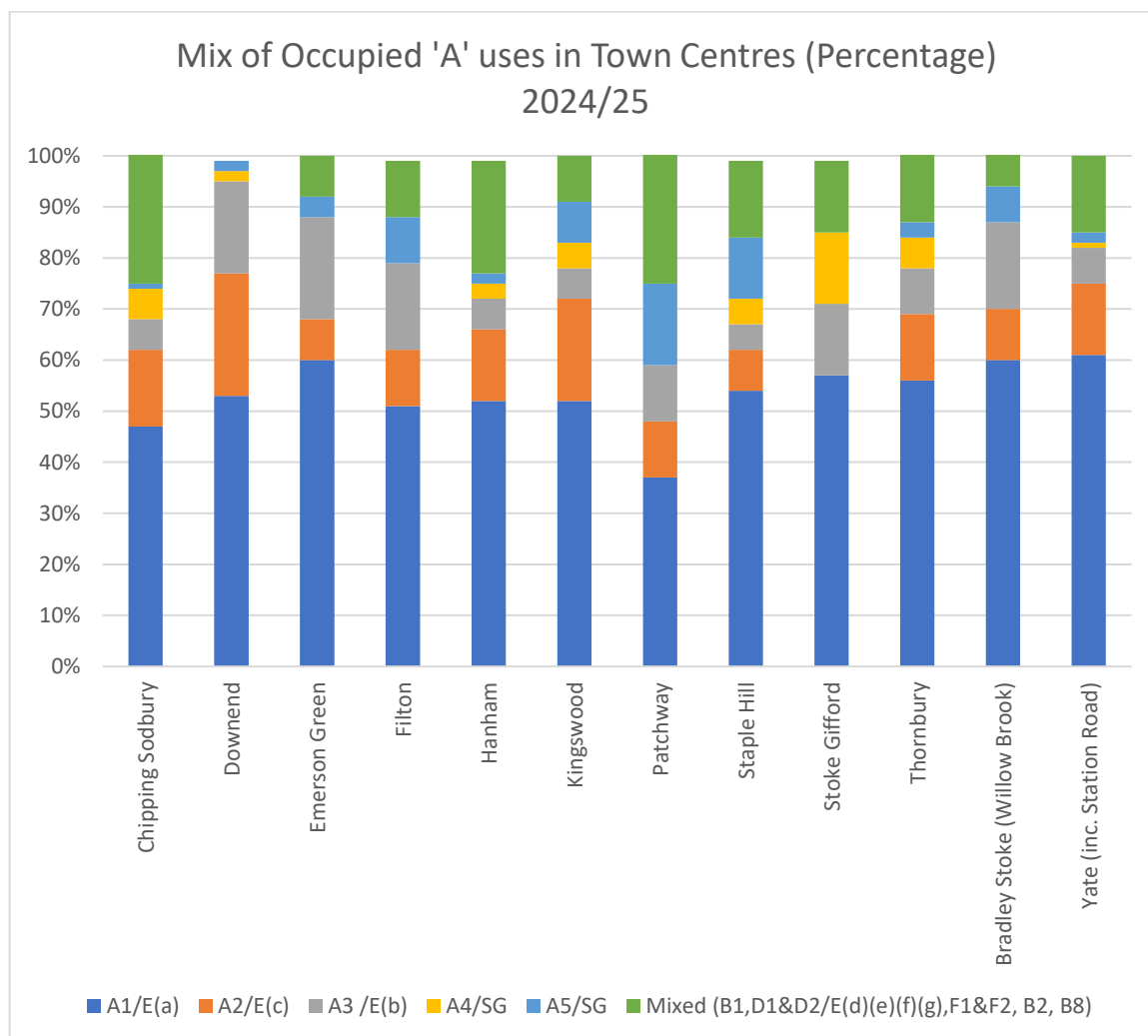
\*Patchway and Stoke Gifford have only been surveyed since 2019

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council) with use of data from Appendix A of Topic Paper: Retail & Town Centre Planning Policy Matters (February 2025)

### Commentary

The 2024 survey indicates that the number of vacant properties across the main town centres are broadly similar to when surveyed 5 years previously in 2019, with a slight reduction overall. Kingswood continues to have the highest number of vacant units with 14, however has seen a reduction from 21 in 2019, whilst vacant units in Thornbury have increased from 9 in 2019 to 13 in 2024.

## 5.8. Mix of occupied 'A' uses in town centres (Policy CS14 and PSP31)



**Figure 5.8**

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council) with use of data from Appendix A of Topic Paper: Retail & Town Centre Planning Policy Matters (February 2025)

### Commentary

Figure 5.8 shows the mix of units occupied as A1-A5 uses in each centre, together with proportion of Mixed 'B' and 'D' uses. The number of units this comprises within each centre varies significantly between 7 in Stoke Gifford to 147 in Yate.

Predominantly, most units within each town centre are in A1/E(a) (retail) use. Patchway has proportionately lower A1/E(a) retail units at 37%, whereas Yate has the highest at 61%.

Downend has the highest proportion of A2/E(c) uses at 24%, with the lowest in Emersons Green with 8%, Staple Hill with 8% and Stoke Gifford with 0%.

Emersons Green has the highest proportion of A3/E(b) (Restaurant) uses with 20%, then Downend with 18%. Stoke Gifford has the highest A4/SG (Public Houses),

though this is 1 unit. Chipping Sodbury and Thornbury have the next highest each with 6%. Patchway has the highest proportion of A5/SG units at 16%, then Staple Hill with 12%.

The highest proportion of mixed use ('B' employment uses, and 'D' leisure and non-residential institutions) is within Patchway and Chipping Sodbury, both with 26%.

### 5.9. Number of planning applications approved for A3, A4 and A5 uses (Policy PSP35)

Year	A3	A4	A5
2018/19	5	2	3
2024/25	3	2	2

**Table 5.9**

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

#### Commentary

The purpose of this indicator is to assess the implementation of policy PSP35. Where planning permission is required, the policy aims to limit the negative impacts of food and drink uses, noting that flexibility within class E allows for changes of A3/E(b) uses to other Class E uses to take place without planning permission.

Over the next few years, additional data will assist in interpreting whether the policy is being successful in limiting the negative impacts on the nearby amenity.

### 5.10. Total number of A3, A4, and A5 uses within town centres. (Policy PSP35)

Historic Use Class	A3	A4	A5	Total No. units in designated centres
Current Use Class	E(b)	SG	SG	
<b>2018/19</b>	64	32	34	1027
<b>2024/25</b>	74	32	44	1025

**Table 5.13**

Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council) with use of data from Appendix A of Topic Paper: Retail & Town Centre Planning Policy Matters (February 2025)

#### Commentary

The purpose of this indicator is to assess the numbers of A3, A4 and A5 uses within town centres, in line with policy PSP35. The 2024 survey shows an increase in both

A3 and A5 uses from 2019, whilst the total number of A4 uses has remained unchanged.

#### **5.11. Number of permissions granted for new telecommunications infrastructure (Policy PSP36)**

<b>Date</b>	<b>Applications approved for telecommunication infrastructure</b>
<b>2018/2019</b>	0
<b>2019/2020</b>	2
<b>2020/2021</b>	0
<b>2021/2022</b>	1
<b>2022/2023</b>	1
<b>2023/2025</b>	0

**Table 5.11**

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

#### **Commentary**

The purpose of this indicator is to monitor the effectiveness of policy PSP36 Telecommunications Infrastructure, where proposals are not permitted development.

No planning applications have been approved for telecommunications infrastructure in the monitoring years 2023 to 2025.

## 6. Providing Housing and Community Infrastructure

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

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

### Core Strategy Objectives

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

### Core Strategy policies in this chapter

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

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

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



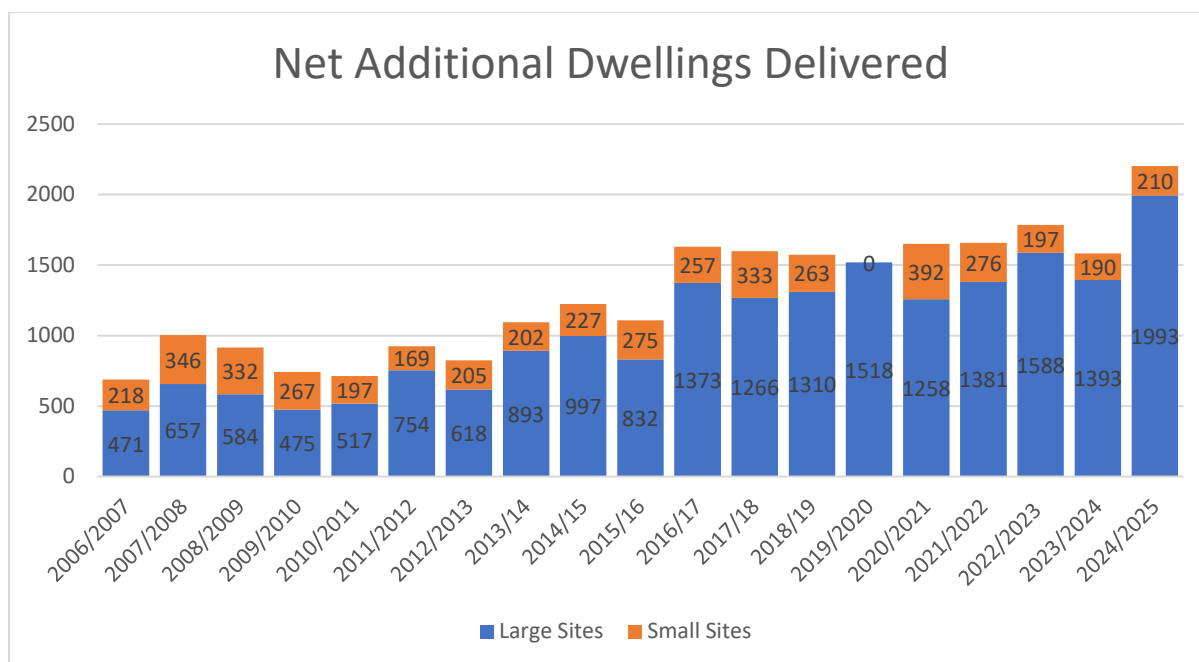
**Plan Period Housing Targets & Supply**

Paragraph 78 of the National Planning Policy Framework (NPPF, December 2024) requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>2</sup>, or against their local housing need where the strategic policies are more than five years old.

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

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

## 6.1. Net additional dwellings – in previous years and 2024/2025.



**Table 6.1**

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

## 6.2. Analysis of completions in current monitoring year (2024/2025)

	South Glos Total
<b>New build completions</b>	2,114
<b>Demolitions</b>	-14
<b>Change of use (net gain)</b>	81
<b>Conversions (net gain)</b>	15
<b>Other gains</b>	8
<b>Net additional homes</b>	<b>2,204</b>

**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 2025, 2,204 homes (net) were completed in South Gloucestershire with the majority (2,114) of new

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

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

Date	Number of Homes Lost Through Demolition	Number of Homes Lost Through Conversion	Total New Homes Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2013/2014	14	14	1,123	1,095
2014/2015	70	31	1,325	1,224
2015/2016	11	32	1,150	1,107
2016/2017	44	18	1,692	1,630
2017/2018	27	38	1,664	1,599
2018/2019	30	16	1,619	1,573
2019/2020	0	0	1,518	1,518
2020/2021	18	12	1,355	1,650
2021/2022	122	7	1,577	1,657
2022/2023	41	7	1,701	1,781
2023/2024	15	7	1,531	1,583
2024/2025	14	10	2,114	2,204

**Table 6.3**

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

#### 6.4. Number of dwellings by policy area (CS15)

Policy Area	North Fringe	East Fringe	Yate & Chipping Sodbury	Thornbury	Elsewhere
Total Number of Completions	1,258 (57%)	213 (10%)	344 (16%)	4 (0.18%)	385 (17%)

**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 2025 of the 2,204 homes (net) that were completed in South Gloucestershire, 83% of completions were within the established urban areas of the East and North fringes of Bristol and the towns of Yate/Chipping Sodbury and Thornbury, thereby demonstrating housing delivery in accordance with the spatial strategy set out in the Council's adopted Core Strategy.

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

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

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

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

The Council is continuing to review the 2024/25 Housing Trajectory and 5-year housing land supply to check and verify housing delivery figures in light of work requested by Inspectors appointed to Examine the Council's new Local Plan – see letter received on 12th December ([ID/04](#)). The Council expects this information to be completed by the end of January 2026 and will update the AMR when available.

## 6.7. New and converted dwellings on previously developed land

Year	Number of homes on Previously Developed Land (gross)	Percentage of homes on Previously Developed Land
2013/2014	445	40%
2014/2015	686	52%
2015/2016	630	55%
2016/2017	786	46%
2017/2018	566	35%
2018/2019	687	44%
2019/2020	555	37%
2020/2021	343	21%
2021/2022	459	28%
2022/2023	245	14%
2023/2024	185	12%
2024/2025	738	33%

**Table 6.6**

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

### Commentary

In the year to April 2025 33% of home completions were on previously developed land (PDL). In order to meet the target for the number of new homes that need to be provided in South Gloucestershire, a higher percentage of the strategic housing sites are currently being delivered from greenfield sites than in previous years. The council is continuing to ensure that as much use as possible is made of previously developed “brownfield” land to meet housing needs going forward while balancing this with other sustainability considerations such as retaining local employment land opportunities. Further details on the measures being taken are set out in the consultation on urban living opportunities as part of the council's new Local Plan which is under preparation.

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

## 6.8. Brownfield Register

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

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

	Houses	Flats	Totals	Percentage
<b>1 Bed</b>	5	177	182	15%
<b>2 Bed</b>	171	189	360	30%
<b>3 Bed</b>	358	2	360	30%
<b>4+ Bed</b>	317	0	317	26%
<b>Totals</b>	<b>851</b>	<b>368</b>	<b>1,219</b>	<b>100%</b>

**Table 6.8**

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

*\*Numbers are for large sites only*

### Commentary

Table 6.8 illustrates the variety and mix of housing that has been built in the district in the year to April 2025.

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

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

Policy Area	1 Bed House	2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2 Bed Flat	3 Bed Flat	4+ Bed Flat	Totals
North Fringe of Bristol	0	25	89	48	111	111	2	0	386
East Fringe of Bristol	0	26	44	15	13	13	0	0	111
Yate/ Chipping Sodbury	0	90	159	116	45	58	0	0	468
Thornbury	0	0	0	0	0	0	0	0	0
Elsewhere	5	30	66	138	8	7	0	0	245
<b>Totals</b>	5 (0.4%)	171 (14%)	358 (29%)	317 (26%)	177 (15%)	189 (16%)	2 (0.2%)	0 (0%)	<b>1,219</b>
<b>LHNA need py (all tenures)</b>	Include d in 2 bed figure	223 (17%)	692 (52%)	257 (19%)	77 (6%)	87 (6%)	No data	No data	<b>1,335</b>
<b>% achieved</b>		<b>79%</b>	<b>52%</b>	<b>123%</b>	<b>230%</b>	<b>217%</b>			<b>140%</b>

**Table 6.9**

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

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

### Commentary

Reviewing dwelling completions data for the monitoring year to April 2024 to March 2025 on sites of 10 or more homes against the housing types identified to be required in the currently published Local Housing Need Assessment, shows that the indicative delivery targets have been exceeded for all dwelling types except for 2 and 3 bed houses. Based on the Council Plan corporate target of total number of completions on large sites meeting at least 90% compliance with the LHNA, the currently reported 140% total achievement is positive. However, if this trend continues, it will result in an over-supply of flats and 4 bed+ houses. Since this is the first year data has been reported, a clearer assessment of performance will be available as data is compiled over future years.

## 6.11. Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2014	112,591	446	0.4
2015	113,857	581	0.5
2016	114,810	337	0.3
2017	115,824*	293	0.3
2018	117,368	287	0.24
2019	118,742	282	0.24
2020	120,913	291	0.24
2021	122,228	408	0.33
2022	123,954	426	0.34
2023	125,741	377	0.30
2024	127,520	117	0.09
2025	129,240	289	0.22%

**Table 6.10**

Source: Council Tax (South Gloucestershire Council)

### Commentary

As of March 2025, 289 domestic properties had been vacant for two years or more, attracting a premium Council Tax charge of at least 100%. This total has increased by 144% compared to the previous year and equates to only 0.22% of the total housing stock (according to Council Tax valuation records). Table 6.10 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2014.



**6.12. Policy CS18: Gross affordable housing completions**

<b>Year</b>	<b>Number of completions</b>
<b>2013/2014</b>	298
<b>2014/2015</b>	326
<b>2015/2016</b>	263
<b>2016/2017</b>	360
<b>2017/2018</b>	368
<b>2018/2019</b>	624
<b>2019/2020</b>	565
<b>2020/2021</b>	403
<b>2021/2022</b>	562
<b>2022/2023</b>	713
<b>2023/2024</b>	567
<b>2024/2025</b>	617

**Table 6.11**

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

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

<b>Policy Area</b>	<b>Affordable Housing completions</b>
<b>East Fringe of Bristol</b>	70 (11%)
<b>North Fringe of Bristol</b>	246 (40%)
<b>Yate/Chipping Sodbury</b>	190 (31%)
<b>Thornbury</b>	101 (16%)
<b>Rural Areas</b>	10 (2%)
<b>Total</b>	<b>617</b>

**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 2025, 617 Affordable Homes were delivered in South Gloucestershire, of which 615 were new build with 28.69% in the urban areas of the North and East Fringes of Bristol. Of the 617 homes, 426 were for social rent, 34 were for affordable rent, and 157 are shared ownership. Policy CS18 of the Core Strategy seeks to achieve 35% on site Affordable Housing on all new housing developments falling within the stated site size thresholds. Reporting the proportion of Affordable Housing completions in any single year is often misleading; sites can take several years to complete, and the Affordable Housing element is often delivered within varying phases of development. As such, a more accurate representation of how effective policies are at securing Affordable Housing provision is derived from analysing completion data.

### 6.14. Policy CS22: Gypsy and Traveller Net additional pitches

Year	Additional Gypsy and Traveller Pitches delivered (Net)
2013/2014	5
2014/2015	7
2015/2016	5
2016/2017	0
2017/2018	6
2018/2019	4
2019/2020	0
2020/2021	0
2021/2022	5
2022/2023	1
2023/2024	3
2024/2025	3

**Table 6.13**

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

### Commentary

In the 2024/2025 monitoring year, there were 3 additional Gypsy/Traveller pitches delivered in South Gloucestershire.

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

Year	Number of Extra Care housing units completed
2010/2011	123
2011/2012	40
2012/2013	Nil
2013/2014	Nil
2014/2015	Nil
2015/2016	60
2016/2017	Nil
2017/2018	Nil
2018/2019	261
2019/2020	Nil
2020/2021	Nil
2021/2022	50
2022/2023	Nil
2023/2024	Nil
2024/2025	Nil

**Table 6.14**

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

**Commentary**

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

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

**6.16. Number of applicants on Self/Custom Build register**

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

## 6.17. Community Infrastructure Levy (CIL)

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

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](mailto:CILTeam@southglos.gov.uk). If you would like to contact us regarding CIL funds and spending email [S106@southglos.gov.uk](mailto:S106@southglos.gov.uk).

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

	Quantity per 1,000 residents (previous)	Quantity per 1,000 residents (2023)	Change	Policy CS24 Standard
<b>Informal Recreational Open Space</b>	1.45ha	1.48ha	+0.03ha	1.4ha
<b>Natural/Semi-Natural Green Space</b>	4.61ha	4.64ha	+0.03ha	1.5ha
<b>Allotments</b>	0.138ha	0.141ha	+0.003ha	0.2ha
<b>Outdoor Sports Facilities</b>	1.2ha	1.19ha	-0.01ha	1.6ha
<b>Provision for Children &amp; Young People</b>	0.068ha	0.07ha	+0.002ha	0.25ha

**Table 6.16**

Source: Community Infrastructure Officer (South Gloucestershire Council)

### Commentary

#### Informal Recreational Open Space

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

**Natural/Semi-Natural Greenspace**

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

**Allotments**

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

**Outdoor Sports Facilities**

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

**Provision for Children & Young People**

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

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

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

Date	PSP37	
	Allowed	Dismissed
<b>2018/2019</b>	0	2
<b>2019/2020</b>	0	0
<b>2020/2021</b>	0	0
<b>2021/2022</b>	0	2
<b>2022/2023</b>	0	0
<b>2023/2024</b>	0	0
<b>2024/2025</b>	3	1

**Table 6.17**

**Commentary**

There were three appeals allowed where Policy PSP37 was a material consideration and one appeals dismissed. In these 3 instances, the Inspector did not consider PSP37 to be the main issue for the appeal, instead, the focus was on issues like character and appearance. Monitoring will continue to ensure the effectiveness of the policy.

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

<b>Date</b>	<b>Applications approved for rural workers dwellings</b>
<b>2018/2019</b>	5
<b>2019/2020</b>	2
<b>2020/2021</b>	3
<b>2021/2022</b>	3
<b>2022/2023</b>	3
<b>2023/2024</b>	1
<b>2024/2025</b>	3

**Table 6.18****Commentary**

PSP41 Rural Workers Dwellings. In the monitoring year 2024/25, 3 applications have been approved for rural workers dwellings. The AMR will continue to monitor the effectiveness of the policy.

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

<b>Date</b>	<b>PSP43</b>	
	<b>Allowed</b>	<b>Dismissed</b>
<b>2018/2019</b>	5	0
<b>2019/2020</b>	5	0
<b>2020/2021</b>	1	13
<b>2021/2022</b>	11	19
<b>2022/2023</b>	0	5

<b>2023/2024</b>	1	4
<b>2024/2025</b>	11	13

**Table 6.19****Commentary**

PSP43 Private Amenity Space Standards. In the monitoring year 2024/2025, 13 appeals have been dismissed where PSP43 was a material consideration with 11 appeals being allowed. Monitoring will continue to ensure the effectiveness of the policy however.

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

	<b>2018/ 2019 (Ha)</b>	<b>2019/ 2020 (Ha)</b>	<b>2020/ 2021 (Ha)</b>	<b>2021/ 2022 (Ha)</b>	<b>2022/ 2023 (Ha)</b>	<b>2023/ 2024 (Ha)</b>	<b>2024/ 2025 (Ha)</b>
All weather, courts & Greens	30.54	29.24	29.20	28.13	29.927	30.7079	30.8743
Sports Pitches	347.34	341.32	340.59	336.14	325.3098	318.64	315.3037
Children & Young People	17.84	18.24	18.20	18.90	19.3079	19.842	20.2383
Allotments	39.91	39.74	39.74	39.92	40.0397	40.1011	40.9836
Natural/Semi Nat	1335.17	1337.41	1335.67	1138.03	1339.897	1341.21	1348.118
Informal Rec (IROS)	395.81	398.82	398.36	420.86	423.451	422.546	431.1285
<b>Total</b>	<b>2,166.61</b>	<b>2,164.77</b>	<b>2161.76</b>	<b>1981.98</b>	<b>2177.93</b>	<b>2173.047</b>	<b>2186.646</b>

**Table 6.20****Commentary**

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

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

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

**Table 6.21**

#### Commentary

The Council is continuing to review and finalise data for this indicator and will publish in January 2026 alongside the 5-year housing land supply updates.

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



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

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

### JWCS Strategic Objectives

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

### Relevant Joint Waste Core Strategy Policies

- Policy 1 – Waste Prevention;
- Policy 2 – Non-residual waste treatment facilities
- Policy 3 – Open windrow composting;
- Policy 4 – Recycling, storage and transfer of construction, demolition and excavation waste at mineral sites;
- Policy 5 – Residual waste treatment facilities – locations;
- Policy 6 – Residual waste treatment facilities – operational expectations;
- Policy 7 – Consideration of residual waste treatment proposals at sites not allocated in the JWCS;
- Policy 8 – Landfill, landraise, engineering or other operations – Principles;
- Policy 9 – Landfilling, landraising and engineering or other operations – Details;
- Policy 10 – Wastewater treatment;

- Policy 11 – Planning Designations;
- Policy 12 – General Considerations; and
- Policy 13 – Safeguarding operational and allocated sites for waste management facilities.

## 7.1. JW1: Recycling/ Composting

Section will be updated in January 2026 when the West of England data is available.

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

municipal, commercial & industrial waste

Source: The four West of England authorities

### Commentary

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

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

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

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

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

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

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

## 7.2. JW2: Recovery

Section will be updated in January 2026 when the West of England data is available.

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)
<b>A~390,000tpa</b>	20,000	0	903,500	90,000	35.625
<b>B~100,000 tpa</b>	0	0	0	0	0
<b>C~150,000 tpa</b>	0	0	0	0	0
<b>D~60,000tpa</b>	0	0	0	0	0
<b>E~100,000tpa</b>	0	0	15,000	0	1.1
<b>West of England = 800,000tpa</b>	<b>20,000</b>	<b>0</b>	<b>918,500</b>	<b>90,000</b>	<b>36.725</b>

Source: The four West of England authorities

### Commentary

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

### 7.3. Hazardous/ non-hazardous Landfill

Section will be updated in January 2026 when the West of England data is available.

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

Source: The four West of England authorities

### Commentary

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

## 7.4. Inert Landfill

Section will be updated in January 2026 when the West of England data is available.

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

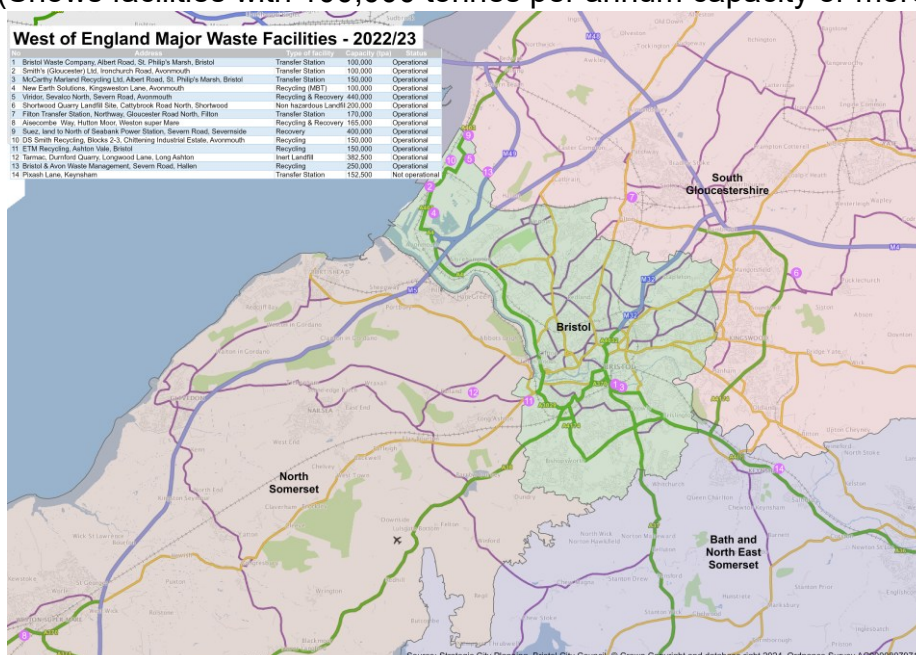
There were no changes from the 2021/22 situation in Bristol, BANES or South Glos.

## JWCS Strategic Objectives

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

## Map of major waste facilities

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



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

This section will be updated in 2026 when DEFRA publish latest findings.

Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
<b>2014/2015</b>	18,501.66 (15%)	41,462.88 (33%)	271.39 (0%)	62,591.19 (50%)	3192.65 (2%)	<b>126,020 (100%)</b>
<b>2015/2016</b>	15,647.46 (12%)	44,331.96 (35%)	597.77 (1%)	62,270.23 (50%)	2,319.78 (2%)	<b>125,167 (100%)</b>
<b>2016/2017</b>	14,825 (12%)	38,811 (31%)	1,200 (1%)	62,678 (51%)	6,012 (5%)	<b>123,547 (100%)</b>
<b>2017/2018</b>	13,917 (12%)	35,094 (29%)	23 (0%)	63,329 (53%)	7,154 (6%)	<b>119,516 (100%)</b>
<b>2018/2019</b>	12,148 (10%)	31,188 (26%)	0 (0%)	69,902 (59%)	5,171 (4%)	<b>118,409 (100%)</b>
<b>2019/2020</b>	14,338 (12%)	28,181 (23%)	0 (0%)	72,228 (60%)	5,341 (4%)	<b>120,088 (100%)</b>
<b>2020/2021</b>	7,849 (6%)	43,811 (33%)	0 (0%)	78,149 (60%)	1,150 (1%)	<b>130,958 (100%)</b>
<b>2021/2022</b>	10,611 (8%)	39,195 (31%)	0 (0%)	78,186 (61%)	491 (0%)	<b>128,484 (100%)</b>
<b>2022/2023</b>	4,009 (4%)	43,164 (36%)	0 (0%)	71,691 (60%)	484 (0%)	<b>119,347 (100%)</b>
<b>2023/2024</b>	3,034 (2%)	48,639 (40%)	0 (0%)	70,647 (58%)	-589 (0%)	<b>121,732 (100%)</b>

**Table 7.5**

Source: DEFRA

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



## Commentary

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

## **Duty to Co-operate**

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

During 2024/25, the West of England authorities comprising Bristol City Council, Bath and North East Somerset Council, North Somerset Council and South Gloucestershire Council have continued to co-operate and work with each other in preparing their respective local plans. This is in the context that the authorities form part of the West of England group of unitary authorities. During this time, the authorities have also worked closely with the West of England Combined Authority (WECA) on strategic planning and transport matters, noting that North Somerset Council is currently not part of WECA.

As part of preparing and consulting on the South Gloucestershire Regulation 19 Local Plan Publication draft in February 2025 the supporting Consultation and Engagement Report published at the same time included a summary of ongoing engagement and the issues raised by our DtC partners in response to the Regulation 18 Phase 3 and Phase 4 engagement, as well as ongoing work on cross boundary matters. A Compliance Statement was also published when the Local Plan was submitted on 24<sup>th</sup> October 2025. The Statement and the supporting appendices provided a comprehensive account of the collaboration and engagement undertaken by the Council and an explanation of how that co-operation has led to the shaping of the strategies and policies within the SGLP in order to maximise its preparation, in accordance with s33A of the Planning and Compulsory Purchase Act 2004 with regard to discharging its obligations under the DtC.

## **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 2015-2024 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.

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, a Local Nature Recovery Strategy (LNRS) has been published to coordinate efforts to restore nature across the region. This will help LPAs ensure that areas of greatest potential for nature recovery can be better reflected in planning decisions and supports plan-makers to address the National Planning Policy Framework requirement for plans to protect and enhance biodiversity. Further details are available at: [The Local Nature Recovery Strategy and Toolkit - West of England Combined Authority](#)

### **Joint Planning Data Group**

The West of England authorities take a joined-up approach to land-use research and monitoring across the sub-region. The Joint Planning Data Group helps to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

**Appendix A: Housing Trajectory**

The Council is continuing to review the 2024/25 Housing Trajectory and 5-year housing land supply to check and verify housing delivery figures in light of work requested by Inspectors appointed to Examine the Council’s new Local Plan – see letter received on 12th December ([ID/04](#)). The Council expects this information to be completed by the end of January 2026 and will update the AMR when available.