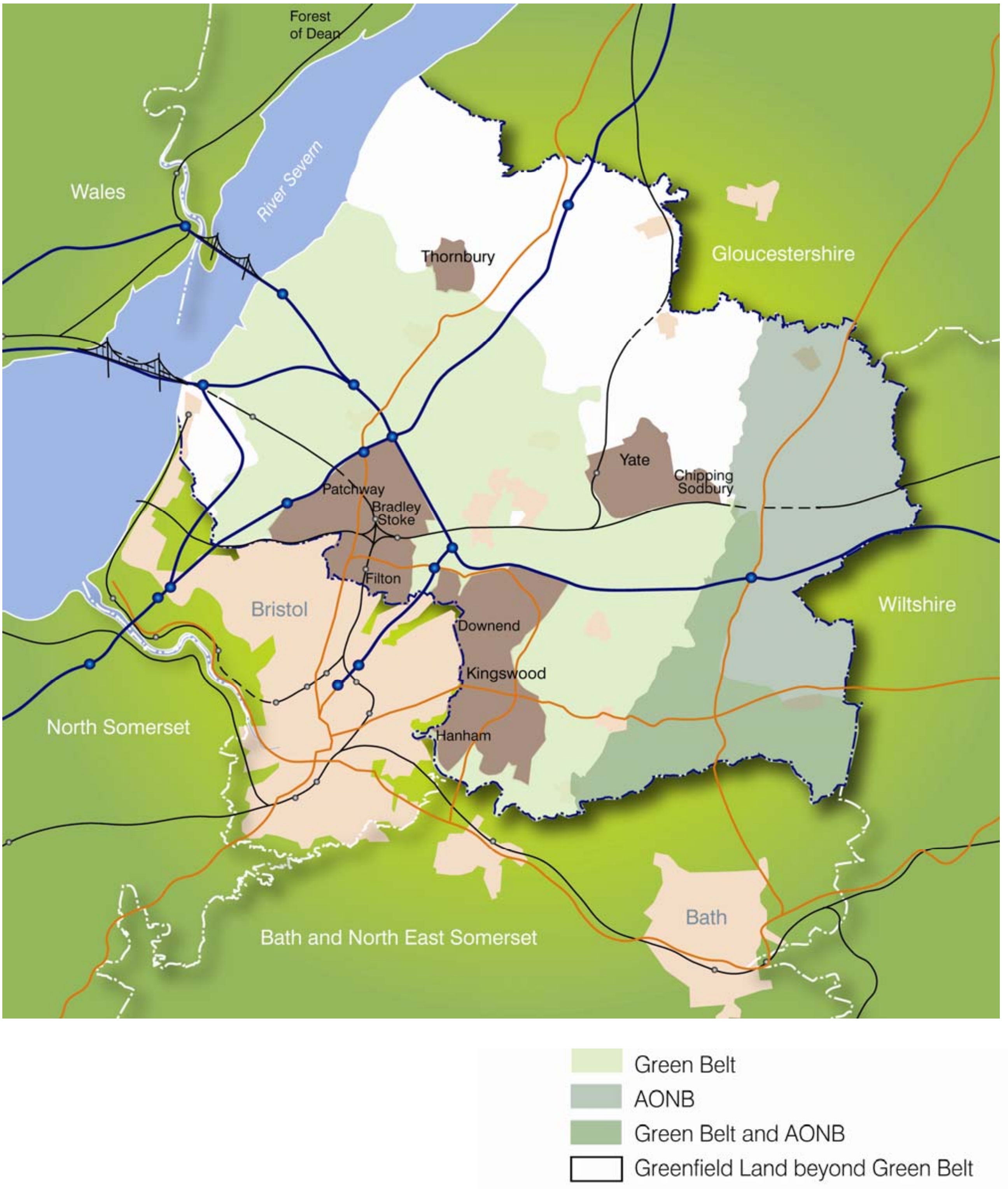
South Gloucestershire Council

AUTHORITY'S MONITORING REPORT 2014

Covering the period 1 April 2013 - 31 March 2014

Contents

The South Gloucestershire Local Authority area



1. Introduction

1.1 The Authority's Monitoring Report (AMR), previously referred to as the Annual Monitoring Report is published each December. The 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.

1.2 The planning reforms set out in the Localism Act 2011 removes 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[1] announcing the withdrawal of guidance[2] on local plan monitoring. Local authorities can now choose which targets and indicators they include in their monitoring report.

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

1.4 This is the tenth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2013 to 31 March 2014 and builds on data presented in previous AMRs.

Development Plan Provision

1.5 The Core Strategy Examination in Public closed in August 2013. Following an additional period of consultation the Inspector issued his report to the Council on 15th November and this was published to the council's website on 18th November. In his conclusions set out at paragraph 221 of the report the inspector states:

> *"the Plan provides a sensible strategy for the sustainable development of South Gloucestershire and is sound subject to the recommended modifications being made"*

Further at paragraph 224 he states:

> *"I conclude that with the recommended main modifications set out in the Appendices the South Gloucestershire Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework."*

1.6 The Council adopted the Core Strategy on 11th December 2013 and received no legal challenge, this now forms part of the Development Plan for the area. The Core Strategy presents 24 generic and 12 place based polices to address key local issues and guide development in the period to 2027.

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

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

[2] Local Development Framework Monitoring : A Good Practice Guide (ODPM, 2005)
Annual Monitoring Report FAQs and emerging Best Practice 2004-05 (ODPM, 2006)
Regional Spatial Strategies and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008)

1.8 The Council is currently preparing its Policies, Sites and Places Plan, and once adopted this will complete the up to date development plan for South Gloucestershire and replace the remaining 'saved' policies of both the South Gloucestershire Local Plan 2006 (SGLP) and the South Gloucestershire Minerals and Waste Local Plan. This document will contain detailed planning policies to manage new development, allocate smaller scale (non strategic) sites for various types of development, and identify the vision and objectives of local communities for their respective area, including future development, consistent with the government's localism principles.

Aim and structure of the refreshed AMR

1.9 The AMR was restructured last year in order to focus more on delivery, providing a digest of key messages and outcomes. The aim of this report is to provide a succinct digest of key statistical information relevant to the assessment of the impact of development planning policies in South Gloucestershire. The refreshed report is structured as follows:

1. **Introduction** - sets out background and explanation of the refreshed AMR

2. **The South Gloucestershire Context** - sets the scene by presenting key contextual information to provide the wider social, economic and environmental background to the district.

3. **Plans and Policies** – sets out the planning policy context in South Gloucestershire and includes information relating to the council's Local Plan delivery programme (previously the Local Development Scheme) including progress against key milestones.

4. **Development in South Gloucestershire** – monitors the policies in the adopted South Gloucestershire Local Plan through a range of indicators. The refreshed AMR document focuses around the three important roles for the planning system in achieving sustainable development set out in the National Planning Policy Framework (para 7):

   - an economic role – contributing to building a strong, responsive and competitive economy;
   - a social role – supporting strong, vibrant and healthy communities; and
   - an environmental role – contributing to protecting and enhancing our natural, built and historic environment.

5. **Monitoring the Joint Waste Core Strategy (JWCS)** – monitors the policies in the Joint Waste Core Strategy through the suite of indicators set out in the document.

6. **Planning strategically across boundaries -** sets out details relating to the Duty to Co-operate.

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

Types of indicator monitored in this report

1.11 As set out at paragraphs 1.4, local planning authorities can now choose which targets and indicators they include in their monitoring report. The indicators in this report have been reviewed, alongside the Governments new ‘Single Data List’, to ensure that they are the most effective measures of which to assess the Core Strategy Policies.

1.12 This report makes reference to, and reports on: changes in the wider social, economic and environmental context; assesses the success of the Local Plan; ensures the components of the Development plan documents are updated to reflect changing circumstances nationally, within the city region and locally.

1.13 Indicators have also been chosen by South Gloucestershire Council to help to monitor characteristics and issues which are important in the area locally.

Sustainability Appraisal and Significant Effect Indicators

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

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

1.16 The Council has since updated the proposed SA/SEA Monitoring Framework. This was published in Appendix 12 of the December 2011 SA Report that accompanied the Post-Submission Changes version of the Core Strategy. Most of the indicators identified in that framework are monitored within this AMR.

1.17 In view of the time that has elapsed since 2008, the planning reforms introduced by the Government since 2010 and lessons learnt in the delivery of SA work, it was considered appropriate to review the 2008 report, by updating the review of relevant plans and programmes and amending the SA Framework objectives. The new Draft Scoping Report was been subject to statutory consultation with Natural England, the Environment Agency and English Heritage and was published alongside the Draft Policies, Sites and Places Plan in summer 2014.

1.18 As the Local Plan process evolves in South Gloucestershire, the Council will continue to develop and refine its SA Indicators. Ongoing progress will be reported in subsequent AMRs.

Reporting on the Local Development Scheme

1.19 AMRs are expected to report upon whether the milestones or targets in Local Development Schemes (now known as the Local Plan Delivery Programme), are on track. This information is contained in Chapter 3 below.

Annual Monitoring Report linkages

1.20 The data contained within this AMR is drawn from, and complements, a range of council strategies and other policy areas, notably South Gloucestershire's 2012 Sustainable Community Strategy (SCS).

1.21 Work has also been carried out jointly with neighbouring unitary authorities and the West of England Partnership (WEP) to develop a consistent approach to monitoring.

Impact of the economic circumstances

1.22 South Gloucestershire is committed to sustainable economic growth and delivery. The Indicators monitored over time provide a basis to assess the impact that the current economic circumstances are having on South Gloucestershire. Future AMRs will continue to monitor this impact and how effectively South Gloucestershire is responding.

Planning Strategically Across Boundaries

1.23 The Localism Act established a new duty to co-operate. This relates to the sustainable development or use of land that would have a significant impact on at least two planning areas. The National Planning Policy Framework sets out the strategic issues where co-operation might be appropriate and provides guidance on planning strategically across strategic boundaries. The duty also applies to a number of public bodies in addition to councils who are required to co-operate on issues of common concern to develop sound plans. Councils need to report how the duty is being taken forward through the AMRs.

1.24 As part of the Core Strategy Examination the council provided evidence on how the duty had been met through plan preparation TP1: Duty to Co-operate and Joint Working Topic Paper.

1.25 The council is preparing a Duty to Co-operate schedule which will be updated on an ongoing basis. The schedule is a tool to ensure that strategic planning issues affecting more than one area are identified the processes for taking these issues forward is defined and any outcomes delivered. This will provide a framework to ensure effective co-operation throughout the plan making process. The schedule will ensure that strategic issues are concisely and consistently recorded, and will be regularly monitored and updated. Further details about how South Gloucestershire Council is working with the other West of England authorities and other agencies regarding the Duty to Co-operate are set out in Chapter 6.

2. The South Gloucestershire Context

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

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

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

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

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

Demographic structure

Population…

The population of South Gloucestershire is estimated to be 269,100 (ONS 2013 mid-year population estimate).

Age structure…

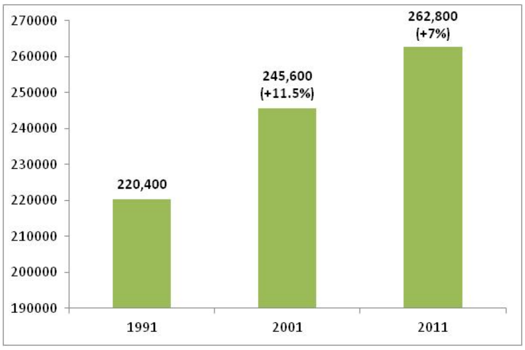
The broad age structure of the population is very similar to the national average, however in comparison to the national average, South Gloucestershire has:

- A lower proportion of the population in the 20-34 age group (2.3% below the national average),
- A higher proportion of the population in both the 40-54 and 15-19 age groups (1.6% and 0.5%above the national average respectively)

Further details can be found here SGC Statistics

Population change…

Data from the 2011 Census reveals that population growth in South Gloucestershire has slowed considerably over the past decade. Between 2001 and 2011 the population increased by approximately (7%) compared to an 11.5% increase between 1991 and 2001**.**



Further details can be found here SGC Statistics

Ethnic composition… check SM

According to the 2011 Census; 13,193 (5.0%), of South Gloucestershire's population are of Black and minority ethnic origin (BME)[1]. The estimates suggest that the number of BME residents has increased significantly from the proportion reported in the 2001 Census (2.4%); however these estimates suggest that the South Gloucestershire rate remains significantly lower than England and Wales average (14%).

Further details can be found here SGC Statistics

Population projections…

The most recent official population projections (the 2011 ONS Sub-National Population projections) suggest that the population of South Gloucestershire will rise to 289,500 in 2021 which represents a 8.8% increase on the 2012 mid-year population estimate (266,100).

Further details can be found here SGC Statistics

Household composition…

According to the 2011 Census there were 107,538 households in South Gloucestershire, of which:

- 58.4% (62,847) were 'couple' households, higher than both the national (51.2%) and regional (54.1%) averages.
- 6.4% (6,975) were 'lone parent' households with dependent children, lower than the national (7.1%) average, but higher than the regional (5.9%) average.

Further details can be found here SGC Statistics

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

Society and Communities

Deprivation...

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

- South Gloucestershire is the 54th least deprived Local Authority in England (ranked 272nd out of 326 authorities).
- Compared to other areas in England, there is little deprivation in the District (only one LSOA falls within the 20% most deprived areas in England), however there are sub-ward pockets of relative deprivation which tend to be areas with high concentrations of social housing.
- South Gloucestershire's most deprived areas are generally located within the urban wards of Staple Hill, Kingschase, Patchway, Woodstock and Filton.

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

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

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

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

Recorded Crime...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the regional and national averages. In 2013/14 the total rate of recorded crime in South Gloucestershire was 45 offences per 1,000 residents. The number of crimes has fallen year-on-year for the past seven years, with a 40% fall in crime since 2006/07.

Further details can be found here SGC Statistics

Resident satisfaction...

According to the council's autumn 2013 Viewpoint Survey, 87% of respondents to the survey said they were satisfied with their local area as a place to live, including 33% who were very satisfied. Satisfaction with the local area has remained at a consistently high level over the last eight years.

Further details can be found here SGC Statistics

Indicators of health...

In general, South Gloucestershire is a healthy area. According to the 2011 Census 84.0% of residents considered their health was 'good' or "very good", compared to the national average of 81.4%.

Further details can be found here SGC Statistics

Life Expectancy: Overall, life expectancy has increased in South Gloucestershire over the last 12 years. Based on the most up to date data, life expectancy at birth is 81.0 years for males and 84.6 years for females, an increase of 2.7 years for men and 2.4 years for women since 2002. Life expectancy in South Gloucestershire remains significantly higher than the national average.

Rate of mortality considered preventable: The rate of mortality rate considered preventable is an important indicator of the overall health of the population. Between 2010 and 2012, this mortality rate in South Gloucestershire was approximately 140 per 100,000 of the population. The rate in South Gloucestershire continues to decline in line with the national trend and has been consistently lower than the South West and national averages.

*Lower Super Output Areas (LSOAs) are a statistical geography designed by the Office of National Statistics (ONS). They are smaller than electoral Wards so enable a detailed geographical analysis of trends. There are 32,482 LSOAs in England and 162 LSOAs in South Gloucestershire. LSOAs have an average resident population of 1,500 people and contain about 600 households
** These measures relate to the 'Income Deprivation' and 'Employment Deprivation' Domains, which are comprised of a range of indicators which measure counts for people or families in receipt of means tested benefits.

Labour Market Characteristics

Unemployment…

Unemployment - claimant count measure

The monthly Jobseeker's claimant count is not the official unemployment rate but is the most detailed and regularly updated source of unemployment data at a local level. The claimant count provides the most detailed and regularly updated source of unemployment data at local level and enables sub-district analysis. In October 2014, 1,805 (1.1%) of the resident working age population in South Gloucestershire were claiming JSA. This is a 34% reduction on the figure for the same reporting period last year (2,736 / 1.6%). South Gloucestershire's claimant count and rate remains considerably lower than the national and sub-regional rates.

Further details can be found here SGC Statistics

Economic Activity…

The economic activity rate measures the proportion of the working age population (16-64) who are either employed or unemployed (i.e. people who were without a job who were available to start work or were waiting to start a job they had already obtained).

The Annual Population Survey (covering a reporting period of July 2013 to June 2014), carried out by the ONS, showed that 83.7% of South Gloucestershire's population is economically active (144,500). This represents a slight increase on the rate reported in 2013 (83.2%), and it remains higher than both the national and sub regional averages.

Source: Annual Population Survey (July 2013-June 2014), ONS

Employment structure…

The Annual Population Survey (covering a reporting period of July 2013 to June 2014), carried out by the ONS, showed 69.5% of employed residents work full time. This is lower than the national and sub- regional averages.

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

Source: Annual Population Survey (July 2013-June 2014), ONS

Earnings…

In 2013, the average annual earnings* for a full time worker living in South Gloucestershire was £27,343, representing a 0.5% decrease on the 2012 figure (£27,474).

*median gross annual earnings for (residents) for a full-time worker.

Further details can be found here SGC Statistics

Qualifications and Education

Adult qualifications…

31.9% of South Gloucestershire's population aged 16 to 64 were educated to NVQ Level 4 or above*, which is below both the England and sub-regional averages (35.0% and 38.1% respectively).

Only 4.6% of South Gloucestershire's population aged 16 to 64 have no qualifications, which is considerably lower than both the England (9.1%) and sub-regional (6.2%) averages.

Further details can be found here SGC Statistics

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

Source: Annual Population Survey

Pupil attainment (GCSE results)…

In 2013, 56.7% of pupils achieved five or more A*-C grades or equivalent at GCSE including English and maths at Key Stage 4 (secondary). The achievement rate in South Gloucestershire is below the national average (59.2%).

Further details can be found here SGC Statistics

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

In 2013, the proportion of 16-18 year olds not in education, employment or training (NEET) in South Gloucestershire was 3.9%. This represents a decrease on the previous year (4.7%) but is still notably lower than both the national and regional rates (both at 5.3%).

Further details can be found here SGC Statistics

Housing and the built environment

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

Housing tenure…

According to the 2011 Census:

- 34.5% (37,050) own homes outright;
- 40.5% (43,536) are buying with a mortgage;
- 8.0% (8,570) rent from registered social landlords;
- 12.2% (13,124) rent from private landlords, and;
- 1.9% (2,063) rent from the local authority

Further details can be found here SGC Statistics

Average house price…

In 2013, the average price paid for a residential property in South Gloucestershire was £213,197 - rising from £208,348 in 2012.

(Source: Land Registry)

Quality and assets of the built environment

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

• 2057 Listed building entries of which 2% are Grade I, 6% are Grade II*, and 92% are Grade II.
• Over 1,470 locally listed buildings
• 38 Scheduled monuments
• 30 Conservation Areas
• 8 registered parks and gardens
• 1 battlefield

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

Transport & Accessibility

Rate of traffic growth…

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

Car ownership…

South Gloucestershire has higher than average car ownership and usage. According to the 2011 Census:

- 86.9% of households have access to at least one car or van, compared to 74.2% nationally.
- There were 158,289 cars or vans in South Gloucestershire, an average of 1.47 cars or vans per household.

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

Further details can be found here SGC Statistics

Accessibility of key services…

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

Further details can be found here SGC Statistics

Key Environmental Assets

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

Greenbelt

- 23,026 ha – approximately 43% of the total area of the District.

Local Nature Reserves (LNR)

- 9 LNRs making up a total of 109ha.

AONB

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

SSSIs

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

RIGS

- 53 Regionally Important Geological Sites

SNCIs

- 269 Sites of Nature Conservation Importance.

3. Plans and Policies

Planning Policy Context - National

3.1 On going planning reforms introduced by the Government continue to be focused on streamlining the planning system, making it more efficient and positive in outlook and operation. This supports their Plan for Growth which was announced in the 2011 Budget. The Government's planning policies and how they are expected to be applied have been published in the National Planning Policy Framework (March 2012 and NPPG March 2014).

Planning Policy Context - Local

3.2 The current development plan for South Gloucestershire comprises the **South Gloucestershire Local Plan: Core Strategy** (adopted 2013), the **West of England Joint Waste Core Strategy** (adopted 2011), and the saved policies of the South Gloucestershire Local Plan (adopted 2006) and the South Gloucestershire Minerals and Waste Local Plan (adopted May 2002). With regard to the SGLP and M&WLP the 2004 Planning and Compulsory Act introduced transfer arrangements under the 2004 Act allowed for such plans to be 'saved' for 3 years, and for this period to be extended with the agreement of the then regional Government Offices. As a result the following now applies:

- **For the South Gloucestershire Local Plan** (Adopted January 2006). The following policies have not been 'saved' beyond 6 January 2009 – Policies L6, L19, T10, T11, T13 and H8.
- **For the South Gloucestershire Minerals and Waste Local Plan** (Adopted May 2002). The following policies have not been 'saved' beyond 27 September 2007 – Policies 2, 5, 7, 12, 15, 19, 25 & 30. Following the adoption of the West of England Joint Waste Core Strategy, the following policies have been superseded and ceased to have effect from 25 March 2011 - Policies 3, 36, 38, 39, 40, 41, 42 and 43.

NB The Joint Replacement Structure Plan was revoked on 20 May 2013 along with the Regional Strategy for the South West.

Local Development Scheme (LDS)

3.4 The Local Development Scheme, now known as the Local Plan Delivery Programme (LPDP), is a rolling three year programme for the preparation of Local Plan***** documents and Supplementary Planning Documents. The current Local Development Scheme (LDS) published in 2013 covers the period November 2013 – December 2015.

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

Commentary on Progress on the preparation of Development Plan Documents and Supplementary Planning Documents as at December 2014

South Gloucestershire Local Plan: Core Strategy was adopted in December 2013. This provides the strategic component of the council's new up to date local plan.

Consultation on the draft **Policies, Sites and Places (PSP) Plan** was undertaken in Summer 2014. All representations received have been considered and now work is progressing on preparing a proposed submission draft of the Plan, which will be considered by Full Council in March 2015.

Work is progressing on preparing the council **CIL Charging Schedule**. Following consultation on South Gloucestershire's Draft Charging Schedule in May/June 2014 the Draft CIL Charging Schedule was submitted to PINS for public Examination in September and the CIL Examination took place on 10th December. It is anticipated that **CIL** will be adopted by the Council and implemented by April 2015.

The **Community Infrastructure Levy & S106 Planning Obligations Guide SPD** was subject to public consultation for 6 weeks between May and June 2014. Following the CIL Examination this SPD will be completed and adopted by April 2015.

Consultation on the draft **Statement of Community Involvement 2014** (Refresh) was undertaken for 12 weeks to October. All representations received have been considered and work is underway to update the document, which is intended to be presented to the Council's Planning, Transportation and Strategic Environment (PT&SE) Committee for adoption at their meeting in January 2015.

The **Cribbs/Patchway New Neighbourhood Development Framework SPD** was adopted by the Council in March 2014.

The **East of Harry Stoke New Neighbourhood Development Framework SPD** was subject to public consultation for 6 weeks until August 2014. All representations received have been considered and work is underway to update the document, which will be presented to the Council's Planning, Transportation and Strategic Environment (PT&SE) Committee for adoption early in 2015.

The **Renewables SPD** and **Landscape Character Assessment SPD** were adopted by the Council in November 2014.

Work on the **Green Infrastructure SPD** has been delayed due to staff resources. Key elements of the SPD have been incorporated within the Policies, Sites and Places Plan and the need to progress the SPD will be considered following adoption of the PSP Plan.

The **Affordable Housing and Extra Care Housing SPD** was adopted by the Council in May 2014.

Local List SPD initial work is currently progressing to review the Historic Environmental Record (HER) as the key evidential base that will inform the Local List review. The initial collation and organisation of the evidence base for the local list review is scheduled to be completed by the end of January 2015, with the subsequent full audit of the existing local list currently programmed for completion in 2016. The review of the remaining HER entries is scheduled for completion in 2017.

Waste Collection Guidance for Developers SPD was subject to public consultation for 6 weeks in 2014. All representations received have been considered and work is underway to update the document, which will be presented to the Council's Planning, Transportation and Strategic Environment (PT&SE) Committee for adoption early in 2015.

The **3 Conservation Area Guidance SPDs** have been adopted – Olveston and Iron Acton in January 2013 and Doynton in June 2013.

4.1 Economy

South Gloucestershire has a robust, diverse and vibrant economy which has experienced high job growth rates and low unemployment. The area has many strengths including excellent road and rail connections, the successful key sectors of aerospace engineering, the MOD and the financial services industries, as well as the University of the West of England (UWE) and the large retail area at Cribbs Causeway. New major development at: the Science Park at Emersons Green, part of the Emersons Green Enterprise Area; at Severnside part of the Avonmouth Severnside Enterprise Area; and at the Filton/A38 Enterprise Area, will help to reinforce the local economy.

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

Unless otherwise stated all figures relate to the period 1 April 2013 – 31 March 2014

Employment land available – by type (hectares)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	30.77	25.00	0.05	238.91	58.60	79.05	432.38
2009/2010	24.38	25.00	0.05	0.37	31.81	340.86	422.47
2010/2011	24.89	25.00	0.05	1.10	27.93	226.60	305.57
2011/2012	23.88	20.79	0.26	17.81	31.06	303.38	397.18
2012/2013	9.50	20.79	0.26	22.50	40.00	282.04	375.09
2013/2014	2.01	16.87	0.42	18.10	131.91	191.22	360.53

Table 1.1

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

Commentary

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

Table 1.1 shows the amount and type of employment land available in the District. It comprises land safeguarded for employment uses under policy E4 of the South Gloucestershire Local Plan, Policy CS12 of the Core Strategy and sites with planning permission for employment related purposes.

In the 2013/2014 monitoring year there was a total of 360.53ha of available employment land in South Gloucestershire. Over the past year there has been a further reduction of land in B1a employment use, reduction of B1b and B2 and a small gain in B1c land uses. Figures also show a large decrease in the amount of land available for mixed employment uses, but a subsequent increase in available land for B8 uses.

The reduction in land available for B1a development over the last couple of years is mostly as a result of the proposals associated with the redevelopment/development at UWE on the undeveloped land on the former Hewlett Packard site including the new sports stadium development. The change in the B1b category is mostly as a result of the completion of an extension to the National Composites Centre at Emersons Green. The other major change of note is the commencement of the major B8 distribution development at Central Park, Severnside (former ICI land within the Avonmouth Severnside Enterprise Area) on land previously categorised under mixed use. It is considered that sufficient employment land remains available in South Gloucestershire and meet the needs of businesses.

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

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	**Net (sq.m)**	15,788	0	0	16,216	-25,233	1,251	**8,022**
2009/2010	**Net (sq.m)**	2,921	0	0	-93,329	46,190	10,100	**-34,118**
2010/2011	**Net (sq.m)**	8,491	0	-1,422	1,043	-1,508	0	**6,604**
2011/2012	**Net (sq.m)**	-2,217	9,152	-550	-256	-12,680	11,922	**11,537**
2012/2013	**Net (sq.m)**	-3,126	0	26	-1,318	4,269	48,794	**48,645**
2013/2014	**Net (sq.m)**	-2,715	9,972	224	4,315	-25,465	20,991	**7,322**

Table 1.2

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

Commentary

Table 1.2 shows that in the 2013/2014 year, there was a net gain of 7,322 square metres of employment floorspace.

There has been limited new B1a office space in the12 months to April 2014 with only the subdivision of offices at Aztec West accounting any gains. Within categories B1b, B1c and B2, there has only been one new large scale completion of an extension to the National Composites Centre at Emersons Green (B1b) within the Emersons Green Enterprise Area. The remaining completions have been relatively small in scale with the erection of a vehicle body repair workshop in Warmley and an extension to an existing production facility in Yate.

The loss of B8 space and gain in mixed space that has taken place in the past 12 months is mostly as a result of the change of use of the former Focus B8 distribution warehouse at Western Approach, Severnside (within Avonmouth Severnside Enterprise Area) to a mixed B2/B8 use.

Total amount of floorspace for 'town centre uses'

<table>
<tr><th colspan="2"></th><th>A1</th><th>A2</th><th>B1a</th><th>D2</th><th colspan="3">Mixed</th><th>Total</th></tr>
<tr><td rowspan="2">2008/ 2009</td><td>Town Centre Area</td><td>-955</td><td>0</td><td>0</td><td>0</td><td colspan="3">27,441</td><td>26,486</td></tr>
<tr><td>SG Total</td><td>2,420</td><td>0</td><td>15,788</td><td>391</td><td colspan="3">28,409</td><td>47,008</td></tr>
<tr><td rowspan="2">2009/2010</td><td>Town Centre Area</td><td>0</td><td>0</td><td>0</td><td>0</td><td colspan="3">0</td><td>0</td></tr>
<tr><td>SG Total</td><td>2,475</td><td>0</td><td>2,921</td><td>1,808</td><td colspan="3">12,056</td><td>19,260</td></tr>
<tr><th colspan="2"></th><th>A1</th><th>A2</th><th>B1a</th><th>D2</th><th>Other Mixed</th><th>A3/ A4/A5</th><th>Mixed 'A'</th><th>Total</th></tr>
<tr><td rowspan="2">2010/2011</td><td>Town Centre Area</td><td>-5,132</td><td>0</td><td>0</td><td>0</td><td>0</td><td>572</td><td>0</td><td>-4,560</td></tr>
<tr><td>SG Total</td><td>1,050</td><td>0</td><td>8,491</td><td>150</td><td>5,028</td><td>-79</td><td>0</td><td>14,640</td></tr>
<tr><td rowspan="2">2011/2012</td><td>Town Centre Area</td><td>9,873</td><td>0</td><td>0</td><td>0</td><td>0</td><td>525</td><td>0</td><td>10,398</td></tr>
<tr><td>SG Total</td><td>12,648</td><td>0</td><td>-2,217</td><td>-820</td><td>5,319</td><td>525</td><td>0</td><td>15,455</td></tr>
<tr><td rowspan="2">2012/2013</td><td>Town Centre Area</td><td>4,180</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>4,180</td></tr>
<tr><td>SG Total</td><td>-3,820</td><td>0</td><td>-3,126</td><td>299</td><td>-723</td><td>235</td><td>0</td><td>-7,135</td></tr>
<tr><td rowspan="2">2013/2014</td><td>Town Centre Area</td><td>1,482</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1,482</td></tr>
<tr><td>SG Total</td><td>9,527</td><td>0</td><td>-2,715</td><td>0</td><td>9,009</td><td>-315</td><td>0</td><td>15,506</td></tr>
</table>

Table 1.3

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

Commentary

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

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

Table 1.3 shows that there has been a gain of A1 floorspace in South Gloucestershire's town centres. This gain can be attributed to the completion of new retail units at Filton Town Centre (Shield Centre).

As well as the gain in A1 floorspace at Filton Town Centre table 2.3 shows that across the district as a whole in 2013/2014 there was a gain of A1 floorspace. A substantial part of this can be explained by the completion of a new Waitrose store in Chipping Sodbury and the refurbishment and extension of the new Next Home and Garden store at Cribbs Causeway. As well as the changes in the A1 retail floorspace, 2013/2014 saw the completion of the redevelopment of part of the Abbeywood Retail Park, Filton falling into the "Other Mixed" category, but comprising a significant A1 retail element with the completion of the new Asda store.

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

Year	Previous Use	Area (ha)
	B2 - General Industrial	1.56
	Agricultural	0.43
2006/2007		**1.99**
	B1a - Office	0.15
	B2 - General Industrial	0.43
	Agricultural	0.96
2007/2008		**1.54**
	B2 - General Industrial	0.52
2008/2009		**0.52**
	B2 - General Industrial	0.21
	B8 - Storage and Distribution	0.07
2009/2010		**0.28**
	B1a - Office	0.01
	B1/B2/B8 - Mixed	0.38
	B8 - Storage and Distribution	0.18
2010/2011		**0.57**
	B1a - Office	0.63
	B2 - General Industrial	1.58
	B8 - Storage and Distribution	2.77
2011/2012		**4.98**
	B2 - General Industrial	0.07
	B8 - Storage and Distribution	0.14
2012/2013		**0.21**
	B1a - Office	0.96
	B1 - Mixed	0.23
2013/2014		**1.19**

Table 1.4

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

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2013/2014, 1.191ha of employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to non-B land uses.

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

Policy CS12 of the Core Strategy safeguards an additional quantum of land for employment purposes.

Amount of employment land lost to residential development within safeguarded areas

Year	Amount of employment land lost
2006/2007	No loss
2007/2008	No loss
2008/2009	No loss
2009/2010	No loss
2010/2011	No loss
2011/2012	1.56 ha
2012/2013	No loss
2013/2014	No loss

Table 1.5

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

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2013/2014, no employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to residential development in this monitoring year.

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

Policy CS12 of the Core Strategy safeguards an additional quantum of land for employment purposes.

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

Previous use class	2009/2010		2010/2011		2011/2012		2012/2013		2013/2014	
	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)
B1a	7	0.05	55	0.94	8	0.07	6	0.49	11	0.44
B1	-	-	2	0.01	8	0.24	-	-	-	-
B1c	1	0.09	-	-	-	-	-	-	-	-
B2	60	0.71	29	0.57	-	-	-	-	15	0.20
B8	7	0.25	229	3.84	-	-	-	-	-	-
Total	**75**	**1.10**	**315**	**5.36**	**16**	**0.31**	**6**	**0.49**	**26**	**0.64**

Table 1.6

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

Commentary

Table 1.6 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in 2011/2012, 2012/2013 and 2013/2014 has remained low compared to the levels reported in the previous years.

This indicator should be read in conjunction with the Indicator the "Amount of employment land lost to residential development within safeguarded areas". Table 1.5 shows that between 2009 and 2014 there was 1.56 Ha of land lost within areas safeguarded for employment to residential use. In comparison, 7.90 Ha of traditional "B –use" employment land has been lost to residential development outside of safeguarded employment areas.

In the current monitoring year, 0.64 Ha of employment land was lost to residential development.

The Town and Country Planning (General Permitted Development) Order 1995 (as amended) sets certain criteria where employment sites can be converted to a residential use subject to the appropriate procedures as set out in the Order. By its nature, the principle of these changes of use are generally acceptable in planning terms. Such changes of use are not considered on their planning merits but against the considerations specified in the relevant Parts of the Order.

Permitted development applies to all B1 employment sites unless a specific site has been expressly excluded by central government through the Order. There are no such exemptions within South Gloucestershire. Whilst policies are contained within the Local Plan that seek to safeguard particular employment sites, any changes of use that come forward as permitted development cannot be assessed on their planning merits or against such safeguarding policies. In these instances, the change of use cannot be resisted on the basis of the loss of an employment site. The change of use can only be resisted where the proposal fails to accord with the considerations specified in the relevant Parts of the Order.

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 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.

Amount of completed retail development (sq m net floor space)

Year	A1 + A2
2004/2005	6,802
2005/2006	13,070
2006/2007	2,304
2007/2008	8,488
2008/2009	-45
2009/2010	2,475
2010/2011	-4,082
2011/2012	13,173
2012/2013	-3,820
2013/2014	9,527

Table 1.7

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

Commentary

Table 1.7 shows that, in the 2013/2014 monitoring year there has been a sizeable gain of retail floorspace across the district. This is a result of the completion of several new retail developments, including: Waitrose, Chipping Sodbury; Next Home and Garden, Cribbs Causeway; and Aldi, Longwell Green. The past 12 months has also seen the completion of the redevelopment of the Abbeywood Retail Park, Filton (due to the mix of uses on this site the figure shown in Table 1.7 does not account for this development).

Amount of total primary frontage in LP Policy RT9 town and District centres plus amount and proportion of primary frontage in A1 uses ***

	Total primary frontage (metres)	Amount in A1 use (metres)	% of primary frontage in A1 use
2008/2009	4,379	3,299	75.3%
2009/2010	4,379	3,304	75.4%
2010/2011	4,329	3,264	75.4%
2011/2012	4,444	3,370	75.8%
2012/2013	4,466	3,331	74.6%
2013/2014	4,466	3,001	73.9%

Table 1.8
Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

The Local Plan (SGLP) and the Core Strategy aim to sustain the vitality and viability of South Gloucestershire's town centres through retaining town centre units in A1 (retail) use. Table 1.8 shows that the percentage of primary frontage in A1 use has dropped slightly from the level reported last year. The change in the total primary frontage reflects that there has been an increase in the percentage of primary frontage in non-A1 use in Kingswood, Thornbury and Yate, but an increase in primary frontage in A1 use in Hanham and Staple Hill.

Over the past 5 year period to 2011/2012, the percentage of primary frontage in A1 use remained at over 75%, indicating that policy RT9 of the South Gloucestershire Local Plan was performing well. It is too soon to tell if this drop is an anomaly or if it is symptomatic of wider issues relating to the changing face of town centres across the UK.

******* indicates that data used is collected through the annual survey of Town Centres and Retailing undertaken in August each year.

Percentage of vacant A1 (retail) units in South Gloucestershire's town centres ***

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
Chipping Sodbury	6.8	8.8	1.8	5.6	1.9	1.9
Downend	7.4	3.7	3.7	3.8	6.5	3.3
Emersons Green	0	0	0	0	0	0
Filton	10.5	5.3	0	5.0	9.5	12.5
Hanham	7.9	10.5	15.4	10.8	10.8	12.8
Kingswood	15.2	15.7	19.1	12.1	17.0	16.3
Staple Hill	12.3	13.9	7.3	4.7	2.4	4.8
Thornbury	13.9	9.9	9.9	8.2	9.6	8.2
Yate *	12.6	11.2	15.9	19.3	20.2	16.5
Bradley Stoke	-	-	-	0	5.6	0
Total	**11.5**	**11**	**10.7**	**9.3**	**10.2**	**9.4**

Table 1.9
Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

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

In August 2014, 9.4% of all A1 units in town centres across the District were vacant. This represents a decrease of almost 1.0% in the A1 vacancy rate recorded in August 2013 (10.2%). In August 2014:

- Kingswood had the highest A1 vacancy rate (16.3%) which equates to 14 vacant A1 units
- Both Emersons Green and Bradley Stoke had no vacant A1 units (0%)

Between August 2013 and August 2014 the most significant decrease in A1 vacancy rate was observed in Bradley Stoke, where the rate fell from 5.6% to 0.0%. There has also been an increase in the percentage of A1 units occupied/trading in Downend, Kingswood, Thornbury and Yate in the 2013/2014 monitoring year.

The percentage of vacant A1 units has only remained the same in Chipping Sodbury between August 2013 and August 2014.

In terms of actual A1 Units – Yate recorded the greatest decrease in vacancy (where an additional four units became occupied for A1 use the centre). In contrast between August 2013 and August 2014 there has been an increase in the vacancy rate in A1 units in Filton (one unit), Hanham (one unit), and Staple Hill (two units) town centres.

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

Number of vacant units (all uses) ***

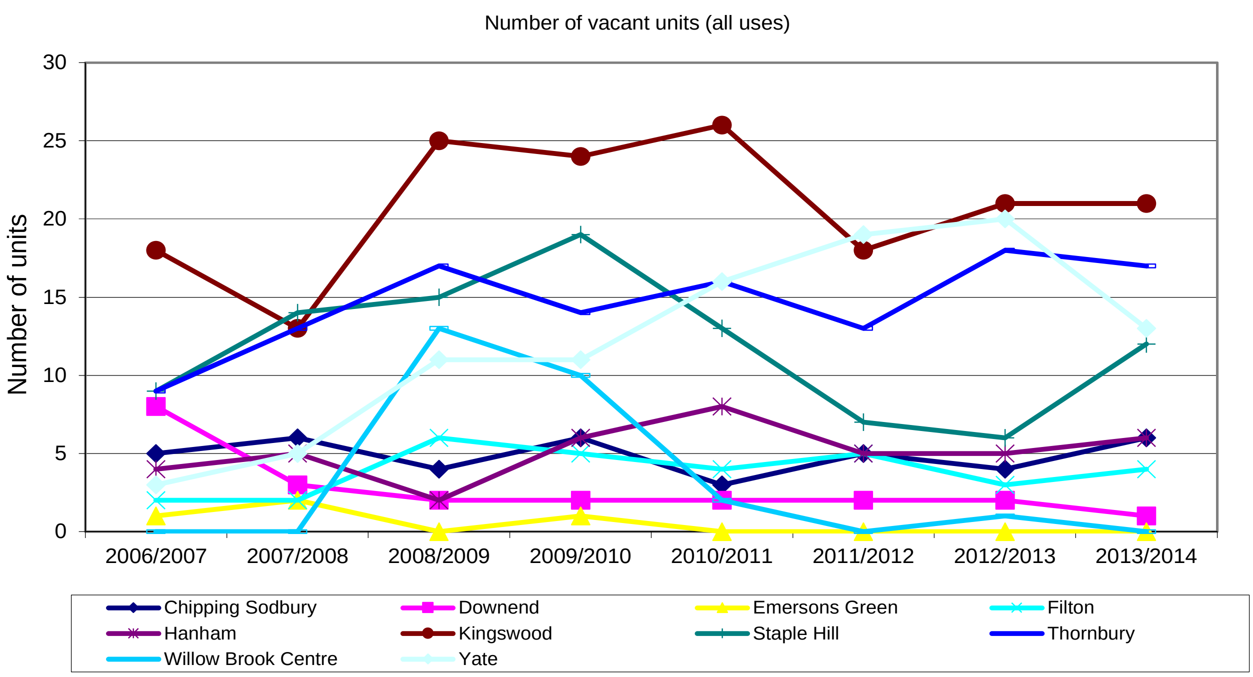


Figure 1.1

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
Chipping Sodbury	4	6	3	5	4	6
Downend	2	2	2	2	2	1
Emersons Green	0	1	0	0	0	0
Filton	6	5	4	5	3	4
Hanham	2	6	8	5	5	6
Kingswood	25	24	26	18	21	21
Staple Hill	15	19	13	7	6	12
Thornbury	17	14	16	13	18	17
Willow Brook Centre	13	10	2	0	1	0
Yate	11	11	16	19	20	13
Total	**95**	**98**	**90**	**74**	**80**	**80**

Table 1.10

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

Commentary

This indicator monitors the level of all vacant units in Town Centres (not just retail uses). Figure 1.1 and Table 1.10 show how the number of vacant units in South Gloucestershire's town centres has changed over the past six years. In summary they shows that:

- Chipping Sodbury historically has high rates of occupancy across the town centre.
- Downend has had only two vacant units in five of the past six years and currently only has one vacant unit.
- Emersons Green has no vacant units in this monitoring year and although there have been none or low rates of vacancy for the last six years, it is the smallest town centre in South Gloucestershire (in terms of number of units).
- Filton has a similar vacancy rate to the previous years, although the current year shows a marginal improvement on the overall average.
- Hanham has a similar vacancy rate to last year and this is lower than 2010/2011.
- The number of vacant units in Kingswood remains high.
- The number of vacant units in Staple Hill has doubled in the last year.
- The rate of vacancy in Thornbury has remained high in the last year.
- Although the vacancy rates at the Willow Brook Centre appear high, these figures reflect the rate of initial take-up of the new retail units rather than high levels of vacancy per se. This year there are no vacant units.
- The number of vacant units in Yate has decreased significantly in the last year compared to the previous three year period.

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

Mix of occupied 'A' uses in town / district centres

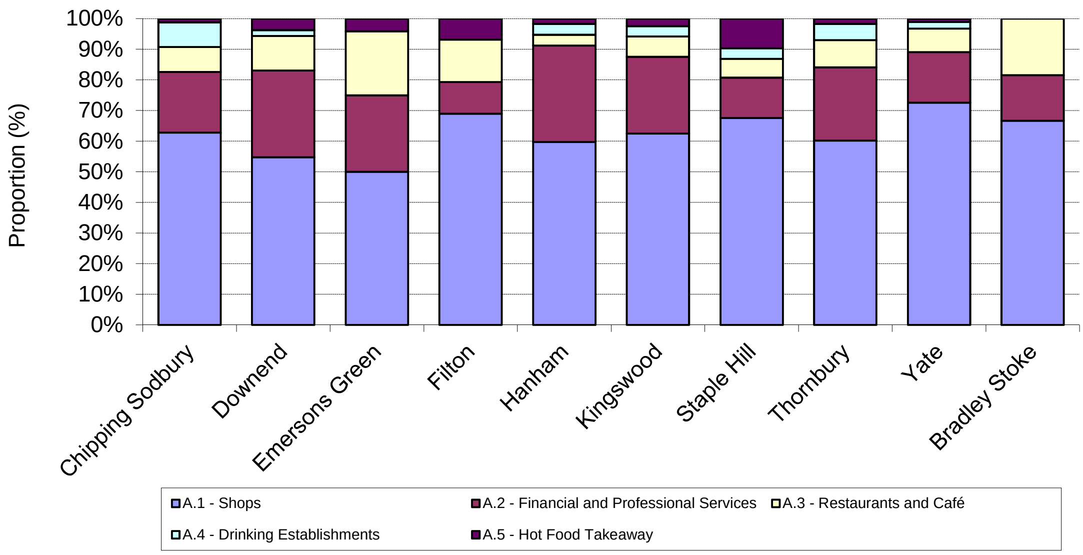


Figure 1.2

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

Commentary

Figure 1.2 shows that the majority of units within the A-use class across South Gloucestershire's town centres are in A1 retail use. Policy RT9 of the South Gloucestershire Local Plan and CS14 of the Core Strategy aim to safeguard the retail character and function of the district's town centres because of its importance to their vitality and viability.

Figure 1.2 shows that:

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

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

Potential number of jobs arising from implemented planning permissions

	Retail (A -A5)	Offices (B1a)	Industry and warehousing (B1b, B1c, B2, B8, Mixed B, SG Industrial	Other (C1, C2, D1, D2, SG, Mixed)	Total
2006/2007	100	300	-300	0	100
2007/2008	400	800	300	0	1,500
2008/2009	200	1,300	0	100	1,600
2009/2010	100	1,300	1,400	400	3,200
2010/2011	0	600	200	0	800
2011/2012	200	-200	500	400	900
2012/2013	150	0	200	50	400
2013/2014	241	209	153	486	1,089
Total	**1,391**	**4,309**	**2,453**	**1,436**	**9,589**

Table 1.12

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

Commentary

Since 2006 it is estimated that almost 9,600 additional jobs *may* have been created in the district through completed developments which required planning permission; 1,089 of these jobs *may* have been created in the last monitoring year **.

NOTES:

* These estimates are derived from information provided by developers in Planning Applications. Where this is not available assumptions have been made using employment floor space densities.

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

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

4.2 Social

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

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

Unless otherwise stated all figures relate to the period 1 April 2013 – 31 March 2014

Plan period and housing targets

Commentary

Planning reforms introduced through the Localism Act (November 2011) require local council's to establish a locally derived housing requirement. The adopted South Gloucestershire Local Plan: Core Strategy forms the statutory development plan for the district up to 2027, by which the housing requirement for the district is set.

The Council adopted the Core Strategy on 11th December 2013 and this now forms part of the Development Plan for the area.

Core Strategy (Policy CS15) identifies that a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 28,355 new homes in the period between 2006 and 2027. Some 6,905 of these new homes were built between April 2006 and March 2014, leaving a minimum of 21,450 new homes to be delivered in the 13 years to 2027.

Further details of the housing requirement, including the calculation of the five-year land supply, are set out below.

Net additional dwellings in previous years; and Net additional dwellings for the reporting year

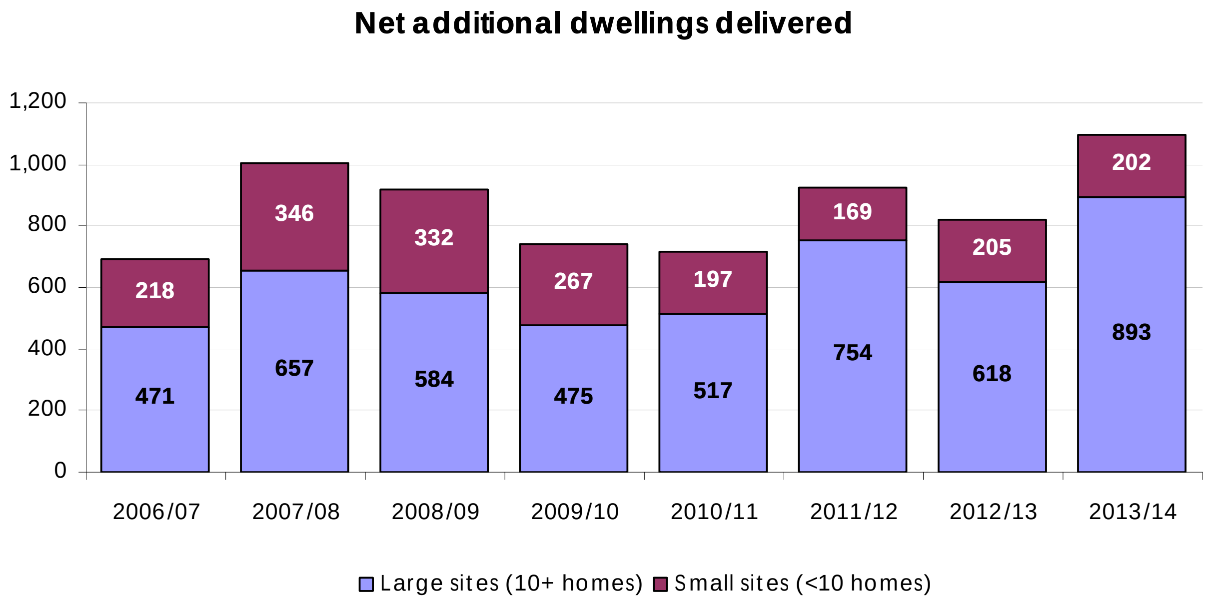


Figure 2.1

Analysis by policy area – completions 2013 to 2014

	South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate/Chipping Sodbury	Thornbury	Rural Areas	Severnside
New build completions	1,023	132	585	216	9	81	0
Demolitions	14	6	2	0	0	6	0
Change of use (net gain)	54	12	0	6	14	22	0
Conversions (net gain)	27	12	10	0	0	5	0
Other gains	5	0	0	0	0	5	0
Net additional dwellings	**1,095 (100%)**	**150 (14%)**	**593 (54%)**	**222 (20%)**	**23 (2%)**	**107 (10%)**	**0 (0%)**

Table 2.1

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

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

Date	Number of Dwellings Lost Through Demolition	Number of Dwellings Lost Through Conversion	Total New Dwellings Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2006/2007	16	68	773	689
2007/2008	16	89	1,108	1,003
2008/2009	22	46	984	916
2009/2010	15	23	780	742
2010/2011	12	36	762	714
2011/2012	13	21	957	923
2012/2013	32	30	885	823
2013/2014	14	14	1,123	1,095

Table 2.2

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

Commentary

As illustrated by Fig 2.1, in the year to April 2014, 1,095 dwellings (net) were completed in South Gloucestershire.

Table 2.1 shows that the vast majority (93%) of new developments were 'new build' developments. In rural areas 'Change of use' applications (mainly barn conversions) accounted for 20% of new dwellings.

Over three quarters (82%) of completions in the last year were on large sites (those with more than 10 dwellings) illustrating that the Council is proactively working with developers to bring sites forward through the development management process.

In the last year, well over three quarters of completions were within the established urban areas of the East (14%) and North (54%) fringes of Bristol and the towns of Yate and Chipping Sodbury (20%), thereby demonstrating housing delivery in accordance and consistent with the Council's adopted Core Strategy.

Net additional dwellings in future years; and Managed Housing Delivery

Assessment if Five Year Supply against Adopted South Gloucestershire Core Strategy CS15		
A	Core Strategy minimum housing requirement 2006-2027	28,355
B	Completions 2006 to 2013	5,810
C	Remaining housing requirement 2013 to 2027 (A minus B)	22,545
D	Annualised housing requirement for the remaining years of the Core Strategy following adoption (C/14)	1,610
E	Five Year Requirement 2014 to 2019 (D x 5)	8,050
F	Completions 2013 to 2014	1,095
G	Under delivery since the adoption of the Core Strategy	515
H	Five Year Requirement 2014 to 2019 plus under delivery (E plus G)	8,565
I	Five Year Requirement including 20% "Buffer" (H x 20%)	10,278
J	Annualised provision required (I/5 years)	2,056
K	Total identified deliverable supply 2014 to 2019 (Oct. 2014)	10,685
	Five Year supply surplus or deficit (K minus I)	***407***
	Five Year supply (K/I x100)	***104%***
	Five Year supply (K/J)	***5.20***

Table 2.3

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

Commentary

Para. 47 of the National Planning Policy Framework (NPPF) requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of either 5% or 20% to ensure choice and competition in the market for land. For the purposes of complying with paragraph 47 of the NPPF South Gloucestershire is a 20% authority.

Table 2.3 sets out the land supply calculations based on Policy CS15 of the Core Strategy.

The council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes: recent (October 2014) survey data on build progress of large housing sites; feedback / contact between the Council's Major Sites Team and landowners / developers on the likely timescales for the development of their sites; and independent market assessment of the completion assumptions. Housing supply has been assessed based on the following:

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

New and converted dwellings on previously developed land

Year	Number of dwellings on Previously Developed Land (gross)	Percentage of dwellings on Previously Developed Land
2004/2005*	415	67%
2005/2006*	520	71%
2006/2007*	478	62%
2007/2008*	771	70%
2008/2009	763	78%
2009/2010	468	60%
2010/2011	482	63%
2011/2012	657	69%
2012/2013	485	55%
2013/2014	445	40%

Table 2.4

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

Commentary

In the year to April 2014 some 40% of dwelling completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new dwelling completions should be on PDL, since 2004 this target has been exceeded in all but the last monitoring year. A high percentage of the housing sites identified in the adopted Core Strategy are located on Green Field sites. Therefore, in future AMRs this indicator is likely to be either removed or amended to reflect this change.

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

Housing Density: Percentage of new dwellings completed (on fully completed Large Sites)

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

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014
i) Less than 30 dwellings per ha	10%	0%	17%	22%	0%	0%	3%	8%
ii) Between 30 and 50 dwellings per ha	45%	6%	26%	16%	83%	53%	25%	25%
iii) Above 50 dwellings per ha	45%	94%	57%	62%	17%	47%	72%	67%

Table 2.5

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

Commentary
The Council seeks to avoid developments which make inefficient use of land in the context of the character and amenity of the local area. In the year to April 2014 a quarter (25%) of dwellings (on large housing sites) were delivered at between 30 and 50 dph and 67% of dwellings were delivered at over 50 dwellings per ha. In the 2013/2014 monitoring year only 8% of dwellings were delivered at a density of less than 30 dwellings per hectare.

The achievement of housing densities will continue to be monitored, taking into account the removal of minimum density requirements in June 2010 and, looking forward, the implementation of Core Strategy policy CS16.

Variety and mix of housing: proportions of 1, 2, 3 and 4 bed houses and flats built

	2007/2008		2008/2009		2009/2010		2010/2011		2011/2012		2012/2013		2013/2014	
	Hse	**Flat**	**Hse**	**Flat**	**Hse**	**Hse**	**Flat**	**Flat**	**Hse**	**Flat**	**Hse**	**Flat**		**Flat**
1 bed	28	308	30	183	30	28	135	125	8	145	14	152	27	141
	3%	28%	3%	19%	4%	4%	17%	16%	1%	20%	2%	16%	2%	13%
2 bed	97	349	115	281	79	62	268	196	110	216	164	206	161	247
	9%	31%	12%	29%	10%	8%	35%	25%	14%	28%	17%	22%	14%	22%
3 bed	187	12	199	9	179	171	5	3	137	0	214	2	310	0
	17%	1%	20%	1%	23%	22%	(<1%)	(<1%)	18%	0%	22%	(<1%)	28%	0%
4+ bed	122	5	166	1	168	104	0	0	146	0	205	0	237	0
	11%	1%	17%	(<1%)	22%	13%	0%	0%	19%	0%	21%	0%	21%	0%
Totals	**434**	**674**	**510**	**474**	**456**	**365**	**408**	**324**	**401**	**361**	**597**	**360**	**735**	**388**
	39%	**61%**	**52%**	**48%**	**59%**	**47%**	**53%**	**41%**	**52%**	**48%**	**62%**	**38%**	**65%**	**35%**
	1,108		**984**		**780**		**762**		**957**		**885**		**1,123**	

Table 2.6a
Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)
Note: All completion figures are gross

Analysis by policy area – completions 2013 to 2014

Policy Area	1 bed hse	2 bed hse	3 bed hse	4+ bed hse	1 bed flat	2 bed flat	3 bed flat	4+ bed flat	Completions (gross)
North Fringe of Bristol	0	90	185	135	52	136	0	0	**598**
East Fringe of Bristol	23	20	39	30	30	20	0	0	**162**
Yate/Chipping Sodbury	0	16	63	29	50	66	0	0	**224**
Thornbury	0	1	2	6	8	6	0	0	**23**
Rural Areas	4	34	21	37	1	19	0	0	**116**
Severnside	0	0	0	0	0	0	0	0	**0**

Table 2.6b
Source: Strategic Planning Policy and Specialist Advice (South Gloucestershire Council)
Note: All completion figures are gross

Commentary

Table 2.6a illustrates the variety and mix of housing that has been built in the District in recent years. It shows that in the year to April 2014 35% of all residential development comprised of flats (388 units). This represents an increase in the number for last year of 360 units. Table 2.6a also illustrates that the majority of houses built in 2013/2014 had 3-4 bedrooms and that 2% of new housing completions came in the form of 1 bedroom houses illustrating the continuing shift in recent years to more family housing.

Table 2.6b breaks down the information displayed in Table 2.6a by Core Strategy spatial policy area. It shows that in the year to April 2014, 31% of gross completions in the East Fringe of Bristol came in the form of 1 and 2 bed flats; this accounts for only 4% of all completions. These figures suggest that the trend of subdividing existing dwellings to make new flats, which in 2011/202 was 19% and in 2010/2011 was 25% continues to be less of a key feature of housing development than it once was.

In contrast, 68% of all completions in the North Fringe of Bristol came in the form of 2, 3 and 4 bed houses.

Annual house completion rates per "sales" outlet

Site Location	Site Ref.	Developer(s)	Date planning consent granted	Year Site Complete	Number of years when completions recorded	Total Homes	Average Completions per annum	Number of "sales" outlets	Average Completions per "sales" outlet per annum
Park Farm, Frampton Cotterell	0122	Barratt Homes	27/09/2010	2013/2014	3.0	188	63	2	31
Wallscourt Farm, Stoke Gifford	0010c	Redrow/Taylor Wimpey	26/02/2010	2013/2014	4.0	193	48	2	24
Charlton Hayes, Patchway	0008o	Bovis Homes	09/05/2013	2013/2014	0.5	65	130	1	130
Sea Stores, Yate	0123	Taylor Wimpey	27/09/2010	2013/2014	3.0	228	76	1	76
Charlton Hayes, Patchway	0008h	Barratt Homes	19/06/2012	2013/2014	1.0	46	46	1	46
Hammonds Grove, Patchway	0008f	Bovis Homes	22/11/2011	2013/2014	1.5	53	35	1	35
Charlton Hayes, Patchway	0008c	Bovis Homes	25/03/2010	2013/2014	2.0	60	30	0.25	120
Land off Southway Drive, Warmley	0041	J A Pye/ Bellway Homes	05/09/2005	2013/2014	1.5	41	27	1	27
Charlton Hayes, Patchway	0008e	Bovis Homes	19/09/2011	2012/2013	1.0	40	40	0.25	160
Charlton Hayes, Patchway	0008b	Bovis Homes	14/07/2009	2012/2013	3.0	111	37	0.25	148
Wallscourt Farm, Stoke Gifford	0010d	Elan Homes	30/11/2009	2012/2013	2.5	77	31	1	31
Land at Savages Wood Road, Bradley Stoke	0141	McCarthy and Stone	17/01/2012	2012/2013	0.5	74	148	1	148
Cambrian Drive, Yate	0080	Housing 21	16/07/2007	2011/2012	1.5	70	47	1	47
Former Woodstock School, Kingswood	0038	Sovereign Housing Assoc.	27/04/2009	2011/2012	1.0	66	66	1	66
Charlton Hayes, Patchway	0008a	Bovis Homes	12/08/2009	2011/2012	1.5	51	34	0.25	136
Fiveways, New Cheltenham Road	0115	South Glos. Council	03/07/2009	2011/2012	0.5	40	80	1	80
Adjacent Southmead Road, Filton	0092	Churchill Retirement Living	21/01/2010	2011/2012	0.5	65	130	1	130
Hortham Hospital, Almondsbury	0005	Barratt/Taylor Woodrow	28/03/2007	2011/2012	4.5	270	60	2	30
Land at, Siston Hill, Siston	0003	Barratt Homes/David Wilson	29/12/2005	2010/2011	4.0	504	126	2	63
Beaufort Road, Downend	0118	Hanover Housing Association	04/09/2009	2010/2011	0.5	63	126	1	126
Downend School, Downend	0071	Barratt Homes	20/02/2008	2010/2011	3.0	52	17	1	17
Land at, Lintham Drive, Kingswood	0074	David Wilson Homes	13/11/2006	2009/2010	2.0	68	34	1	34
Land off, Bath Road, Thornbury	0079	Barratt Homes	20/09/2007	2009/2010	1.5	45	30	1	30
New Road Playing Field, Stoke Gifford	0023	Redrow Homes/Kingsoak SW	07/03/2006 & 13/12/2007	2009/2010	2.5	72	29	2	14
Courtaulds Factory, Downend	0077	George Wimpey	16/01/2008	2009/2010	2.0	45	23	1	23
Wallscourt Farm, Stoke Gifford	0010a	Redrow Homes	05/11/2007	2009/2010	2.0	100	50	1	50
Savages Wood Road, Bradley Stoke	0002hn	David Wilson Homes	17/10/2006	2009/2010	2.5	122	49	1	49
Summit Youth Centre, Kingswood	0047	Newland Homes	20/01/2006	2009/2010	1.5	71	47	1	47
North of Douglas Road, Kingswood	0037	Newland Homes	06/09/2005	2007/2008	2.5	139	56	1	56
Filton College, Filton	0007	George Wimpey	18/11/2005	2007/2008	2.0	78	39	1	39
Land off Brook Way, Bradley Stoke	0002hk	Bryant/Barratt	29/04/2005	2007/2008	2.5	215	86	2	43
Cloverdale Drive, Longwell Green	0040	Redrow Homes	09/07/2004	2006/2007	2.0	48	24	1	24

Table 2.7

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

Commentary

Table 2.7 shows annual house completion rates for all fully complete housing sites of 40 dwellings or more completed since the 2006/2007. The table includes both market and affordable housing, and a mix of schemes from “Extra Care” sites to mixed site with a high proportion of family housing. The table gives an indication of completions per “sales” outlet. It can be seen that a number of sites at the Charlton Hayes development share a “sales” outlet (Defined either by the presence of a show home/sales office or site boundary if solely an Affordable Housing scheme).

Whilst no attempt is made to reconcile these figures with actual house sales and occupation the table does illustrate the level of annual completions per outlet that has been achieved over the past seven years from a variety of development types.

The Table shows high rates have been achieved at: Charlton Hayes, Patchway (refs. 0008a, 0008b, 0008c, 0008e, 0008o); Sea Stores, Yate (ref. 0123); Siston Hill, Siston (ref. 0003); and Savages Wood Road, Bradley Stoke (ref. 0141). Annual average completions per outlet for these ranging between 63 and 160 homes. When the affordable homes element is removed from these seven sites this range is reduced to between 51 and 105 homes per outlet. The annual average completions per outlet across all the sites shown in the table is 65 homes.

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2005	104,691	452	0.4
2006	105,324	398	0.4
2007	106,306	405	0.4
2008	107,339	555	0.5
2009	108,291	570	0.5
2010	108,951	582	0.5
2011	109,706	463	0.4
2012	110,634	456	0.4
2013	111,543	494	0.4
2014	112,591	446	0.4

Table 2.8

Source: Council Tax (South Gloucestershire Council)

Commentary

In September 2014, 446 domestic properties had been vacant for more than one year, this is a slight decrease on the figure last year and equates to only 0.4% of the total housing stock (according to Council Tax valuation records). Table 1.7 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2005.

Gross affordable housing completions by tenure

Year	Number of completions
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281
2010/2011	340
2011/2012	269
2012/2013	223
2013/2014	298

Table 2.9a

Analysis by Policy Area – Completions 2013 to 2014

Policy Area	Affordable housing completions
East Fringe of Bristol	36
North Fringe of Bristol	195
Yate/Chipping Sodbury	48
Thornbury	0
Rural Areas	19
Total	**298**

Table 2.9b

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

Commentary

In the year to April 2014, 298 'affordable housing' dwellings were completed 78% of which were in the urban areas of the North and East Fringes of Bristol. Of the 298 dwellings, 161 were for social rent, 57 were for affordable rent and 80 were intermediate affordable housing (including First Buy).

No rural exception schemes were delivered in the 2012/2013 monitoring year.

While this indicator provides the total figure of affordable housing completions for the year, we are keen to evaluate how well planning policies relating to affordable housing are being applied. For this reason, the indicator reported in Table 2.10 below specifically monitors this performance.

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

Affordable housing completions

1 Site Location	2 Date planning consent granted	3 Build period (years)	4 Total Units	5 **Target:** Proportion of affordable housing negotiated (%) (number of units)	6 **Delivered:** Proportion of affordable housing delivered (%) (number of units)	7 **Difference:** Delivered minus Target (%)
Rear of 60 Wotton Road, Charfield (ref. 0140)	06/03/2012	2012-2014	16	33.3% (5 units)	33.3% (5 units)	0
Land adjacent to Park Farm, Frampton Cotterell (ref. 0122)	27/09/2010	2010-2014	188	33.3% (62 units)	32.5% (61 units)	-1
Phase 2 Cheswick, Filton Road, Stoke Gifford (ref. 0010b)	16/05/2008	2010-2014	160	30.0% (48 units)	30.0% (48 units)	0
Phase 3 Cheswick, Filton Road, Stoke Gifford (ref. 0010c)	26/02/2010	2010-2014	193	30.0% (58 units)	30.0% (58 units)	0
Land off Southway Drive, Warmley (ref. 0041)	05/09/2005	2007-2014	41	10.0% (4 units)	10.0% (4 units)	-10
Charlton Hayes, Patchway (ref. 0008c)	25/03/2010	2010-2014	60	30.0% (18 units)	30.0% (18 units)	-2
Charlton Hayes, Patchway (ref. 0008d)	08/08/2012	2013-2014	33	27.3% (9 units)	27.3% (9 units)	-2
Charlton Hayes, Patchway (ref. 0008f)	22/11/2011	2012-2014	53	28.3% (15 units)	28.3% (15 units)	-3
Charlton Hayes, Patchway (ref. 0008h)	19/06/2012	2012-2014	46	21.7% (10 units)	21.7% (10 units)	-5
Charlton Hayes, Patchway (ref. 0008o)	09/05/2013	2013-2014	65	23.1% (15 units)	23.1% (15 units)	-6
Sea Stores, Kennedy Way, Yate (ref. 0123)	27/09/2010	2011-2014	228	33.3% (76 units)	33.3% (76 units)	0
Land at Savages Wood Road, Bradley Stoke (ref. 0141)	17/01/2012	2012-2013	74	33.3% (24 units)	33.3% (24 units)	0
Phase 4 Cheswick, Filton Road, Stoke Gifford (ref. 0010d)	30/11/2009	2010-2013	77	30.0% (23 units)	30.0% (23 units)	0
Land at Whittucks Raod/Abbots Road, Hanham (ref. 0130)	15/06/2011	2011-2013	34	33.3% (11 units)	33.3% (11 units)	0
Charlton Hayes, Patchway (ref. 0008b)	14/07/2009	2010-2013	111	29.0% (32 units)	29.0% (32 units)	-7
Charlton Hayes, Patchway (ref. 0008e)	13/09/2011	2012-2013	40	65.0% (26 units)	65.0% (26 units)	13
Wilson and Sons, Morley Road, Staple Hill (ref. 0094)	08/08/2011	2012-2013	32	6.3% (2 units)	6.3% (2 units)	-9
Hortham Hospital, Hortham Lane, Almondsbury (ref. 0005)	28/03/2007	2007-2012	270	30.0% (80 units)	30.0% (80 units)	-10
Fiveways, New Cheltenham Road, Kingswood (ref. 0115)	03/07/2009	2011-2012	40	100.0% (40 units)	100.0% (40 units)	0
Charlton Hayes, Patchway (ref. 0008a)	12/08/2009	2010-2012	51	27.5% (14 units)	27.5% (14 units)	-3
Factory Site, Portland Street, Staple Hill (ref. 0116)	17/08/2009	2011-2012	30	33.3% (10 units)	33.3% (10 units)	0
Land at Parkway North, Stoke Gifford (ref. 0124)	05/10/2010	2011-2012	34	33.3% (11 units)	33.3% (11 units)	0
Fmr Woodstock School, Courtney Road, Kingswood (ref. 0038)	27/04/2009	2011-2012	66	100.0% (66 units)	100.0% (66 units)	0
Cambrian Drive and Wellington Road, Yate (ref. 0080)	16/07/2007	2010-2012	70	85.7% (60 units)	85.7% (60 units)	0
Dowend Lower School, North View, Downend (ref. 0071)	20/02/2008	2008-2011	52	33.3% (18 units)	33.3% (18 units)	0
Former School, Beaufort Road, Downend (ref. 0118)	04/09/2009	2010-2011	63	100.0% (63 units)	100.0% (63 units)	0
95 High Street, Kingswood (ref. 0099)	21/01/2010	2010-2011	10	100.0% (10 units)	100.0% (10 units)	0
Land at Siston Hill, Kingswood (ref. 0033)	29/12/2005	2006-2011	504	25.0% (126 units)	24.6% (124 units)	-2
Wall Tynings, Cherry Garden Lane, Bitton (ref. 0097)	01/12/2008	2008-2010	11	27.3% (3 units)	27.3% (3 units)	0
Cheswick, Filton Road, Stoke Gifford (ref. 0010a)	05/11/2007	2008-2010	100	30.0% (30 units)	30.0% (30 units)	0
Courtaulds Factory, Signal Road, Staple Hill (ref. 0077)	16/01/2008	2008-2010	45	33.3% (15 units)	33.3% (15 units)	0
New Road Playing Field, New Road, Filton (ref. 0023a)	07/03/2006	2008-2010	23	Nil	100.0% (23 units)	23
New Road Playing Field, New Road, Filton (ref. 0023b)	13/12/2007	2009-2010	49	33.3% (16 units)	100.0% (49 units)	33
Land off Bath Road, Thornbury (ref. 0079)	20/09/2007	2008-2010	45	33.3% (15 units)	42.2% (19 units)	?
Siblands, Gillingstool, Thornbury (ref. 0082)	20/09/2007	2008-2010	23	33.3% (8 units)	13.0% (3 units)	?
Land at Lintham Drive, Kingswood (ref. 0074)	13/11/2006	2008-2010	68	32.4% (22 units)	32.4% (22 units)	0
Summit Youth Centre, Orchard Road, Kingswood (ref. 0047)	20/01/2006	2007-2009	71	30.0% (21 units)	30.0% (21 units)	0
Rear of Jubilee Road and Rodway View, Kingswood (ref. 0067)	10/05/2006	2008-2009	24	Nil	4.8% (1 unit)	?
Former Cattle Market, Upper Bath Road, Thornbury (ref. 0081)	20/09/2007	2008-2009	22	33.3% (7 units)	72.7% (16 units)	?
472-478 Filton Avenue, Filton (ref.1340)*	18/05/2006	2007-2008	21	14.0% (3 units)	14.0% (3 units)	0
Whiteshill House, Hambrook (ref.1343)*	30/08/2006	2006 -2007	10	10.0% (1 units)	10.0% (1 units)	0
New Road, Rangeworthy (ref.1344)	10/03/2006	2006-2008	21	33.3% (7 units)	33.3% (7 units)	0
Filton College, Filton (ref.1316)	18/11/2005	2005-2008	78	33.3% (26 units)	33.3% (26 units)	0
North of Douglas Road, Kingswood (ref.3204)	06/09/2005	2005-2008	139	33.3% (46 units)	33.1% (46 units)	0
Cloverdale Drive, Longwell Green (ref.3207)	09/07/2004	2007-2008	48	30.0% (14 units)	29.2% (14 units)	-1
Toghill Lane, Doynton (ref.1333)	11/06/2004	2005-2007	21	52.4% (11 units)	52.4% (11 units)	0
Catbrain Lane, Cribbs Causeway (ref.1332)	08/06/2004	2004-2006	71	30.0% (21 units)	29.6% (21 units)	0
Former Burden Institute, Stoke Park (ref.1301)	17/12/2003	2005-2007	42	25.0% (10 units)	23.8% (10 units)	-1
302-306 Badminton Road, Downend (ref.3221)	26/11/2003	2004-2006	36	28.0% (10 units)	27.8% (10 units)	0
Syston Way/Wesley Hill, Kingswood (ref.3220)	09/10/2003	2004-2006	57	30.0% (17 units)	29.8% (17 units)	0
Land off Golden Valley Lane, Bitton (ref.3229)	10/09/2003	2004 -2005	20	30.0% (6 units)	30.0% (6 units)	0
Ridgeway,Coalpit Heath (ref.1295)	06/09/2001	2002-2004	30	13.0% (4 units)	13.3% (4 units)	0
Bristol Parkway North (ref.1313)	14/12/2000	2000-2004	318	14% (45 units)	14.2% (45 units)	0
Baugh Farm, Downend (ref.3191)	01/10/1999	2000-2002	52	10.0% (5 units)	9.6% (5 units)	0
Former DRG Factory, Carsons Road, Shortwood (ref.3183)	17/06/1999	1999-2005	144	14.0% (20 units)	13.9% (20 units)	0
Rear of High Street, Marshfield (ref.1083)	14/01/1999	1999-2001	44	10.0% (4 units)	9.1% (4 units)	-1
Park Farm, Frampton Cotterell (ref.1292)	27/10/1997	1997-2000	196	20.0% (40 units)	20.4% (40 units)	0
School Site, Cossham Street, Mangotsfield (ref.3179)	17/04/1997	1997-2001	177	14.0% (25 units)	14.1% (25 units)	0
Townwell, Cromhall (ref.1254)	13/11/1995	1996-1997	12	33.3% (4 units)	33.3% (4 units)	0

Table 2.10

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

Commentary

Policy H6 (33.3%) of the SGLP and H18 (35.0%) of the CS set out the Council's approach to securing affordable housing.

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 over the build-out of the schemes.

Table 2.10 lists the housing sites completed since 1996 that meet the requirements for policy. It shows the period over which the site was completed and the proportion of affordable housing delivered, compared to the proportion of affordable housing negotiated for the site. The table illustrates that, during the 2013/2014 monitoring year, development was completed on eleven housing sites where the previous Local Plan policy H6 applied (shown as bold in rows 1-11of Table 1.9). An account of affordable housing delivery on these sites is provided below:

- Rear of 60 Wotton Road, Charfield – a development scheme of 16 houses, 33.3% of which (5) were "affordable" in accordance with SGLP policy H6.
- Land adjacent Park Farm, Frampton Cotterell – a development scheme of 159 houses and 29 flats, 32.5% of which (61) were "affordable". Whilst marginally below the 33.3% identified by SGLP policy H6 the scheme was revised and the 33.3% was applied to the original scheme of 184 units.
- Phase 2 Cheswick, Filton Road, Stoke Gifford a development scheme of 103 houses and 57 flats, 30.0% of which (48) were "affordable" in accordance with SGLP policy H6 at the time of Outline approval which was 30.0%.
- Phase 3 Cheswick, Filton Road, Stoke Gifford a development scheme of 147 houses and 46 flats, 30.0% of which (58) were "affordable" in accordance with SGLP policy H6 at the time of Outline approval which was 30.0%.
- Land off Southway Drive, Warmley – originally a development scheme of 41 live/work units with no affordable units. Scheme amended following completion of part of site and 4 affordable units (10.0%) secured as part of revised proposals in accordance with SGLP policy H6.
- Charlton Hayes, Patchway – a development scheme of 55 houses and 5 flats, 30% of which (18) were "affordable". Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of "affordable housing" on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 33 flats, 27.3% of which (9) were "affordable". Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of "affordable housing" on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 27 houses and 26 flats, 28.3% of which (18) were "affordable". Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of "affordable housing" on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 33 houses and 13 flats, 21.7% of which (10) were "affordable". Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of "affordable housing" on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 33 houses and 32 flats, 23.1% of which (15) were "affordable". Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of "affordable housing" on each parcel will vary due to the unit numbers and house types planned.

- Sea Stores, Kennedy Way, Yate – a development scheme of 142 houses and 86 flats, 33.3% of which (76) were "affordable" in accordance with SGLP policy H6 at the time of Outline approval which was 30.0%.

Table 2.10 illustrates that the Council was successful in negotiating all proposals against policy H6 of the SGLP. This policy was superseded on adoption of the Core Strategy policy CS18.

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

Net additional pitches (Gypsy and Traveller)

Year	Additional Gypsy and Traveller Pitches delivered (Net)
2008/2009	6
2009/2010	4
2010/2011	7*
2011/2012	2
2012/2013	0
2013/2014	5

Table 2.11

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

Commentary

In the 2013/2014 monitoring year, there were 5 additional Gypsy/Traveller pitches delivered in South Gloucestershire. A Certificate of Lawful Use for the stationing of 2 residential mobile homes was granted at Sandy Lane, Aust (PT13/0500/CLE) and planning permission granted for 1 residential pitch at Appletrees, Charfield (PT13/0618/F). Planning permission was also granted at Tytherington Road Nursery, Tytherington (PT13/1974/F) for 6 residential pitches, but as of 31 March 2014, only 2 pitches were complete. To date, no development has commenced at Tanhouse Lane, Yate (PT11/2001/F).

* indicates temporary pitch (total of 4 in 2010/2011)

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

Table 2.12

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

Commentary

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

In the year to April 2014, no Extra Care housing units were completed.

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.

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

Year	D2 – leisure
2006/2007	-44
2007/2008	2,954
2008/2009	391
2009/2010	1,808
2010/2011	150
2011/2012	-820
2012/2013	299
2013/2014	Nil

Table 2.13

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

Amount of completed leisure development in town centres

Year	D2 - leisure
2006/2007	0%
2007/2008	0%
2008/2009	0%
2009/2010	0%
2010/2011	0%
2011/2012	0%
2012/1013	0%
2013/2014	0%

Table 2.14

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

Commentary

Table 2.13 shows that there has been no net increase in leisure floorspace in 2013/2014.

Table 2.14 shows that, as in previous years, none of the completed leisure developments were in any of South Gloucestershire's town centres. This can be attributed to the fact that South Gloucestershire's town centres do not lend themselves to large scale leisure development (which is above the threshold of 500 sqm).

4.3 Environment

Valuing the environment is a key priority of the Council's Sustainable Community Strategy and the Corporate Plan and is central to the vision of the Core Strategy. The features and resources which are integral to the character and identity of South Gloucestershire are increasingly under threat from development, as well as being at risk from the effects of climate change. However, these environmental assets can also be used to make a positive contribution to mitigating the impacts of climate change, improving health and well-being and promoting South Gloucestershire

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

- CS1 – High Quality Design
- CS2 – Green Infrastructure
- CS3 – Renewable and Low Carbon Energy Generation
- CS4 – Renewable or Low Carbon District Heat Networks
- CS9 – Managing the environment and heritage
- CS10 – Minerals

Unless otherwise stated all figures relate to the period 1 April 2013 – 31 March 2014

Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds (*2013/14 data) TO BE UPDATED

Year	No. of applications with no outstanding EA Objection or concerns*			No. of applications with an unresolved EA Objection			Total
	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval*	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval contrary to EA advice	
2009/2010	7 (8%)	8 (9%)	64 (74%)	3 (3%)	4 (5%)	1 (1%)	87
2010/2011	15 (16%)	13 (14%)	60 (65%)	2 (2%)	3 (3%)	0 (0%)	93
2011/2012	11 (16%)	7 (10%)	44 (65%)	3 (4%)	3 (4%)	0 (0%)	68
2012/2013	***	***	***	***	***	***	***
2013/2014	***	***	***	***	***	***	***

Table 3.1

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

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

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

Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2012/2013. The table shows that in over 90% of cases the EA had no outstanding objection. In some of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informatives or conditions in the Decision Notice.

Of the 6 applications where there was an outstanding Environment Agency objection:

- 3 were withdrawn partly as a result of the EA objection
- 3 were refused planning permission where the EA objection formed one of the reasons for refusal

In the 2011/2012 monitoring year, no planning applications were granted approval contrary to EA advice.

No. of 'poor' air quality days when pollution exceeds national air quality objectives

Year	No. of poor air quality days
2005	13
2006	13
2007	18
2008	15
2009	5
2010	3*
2011	20*
2012	4*
2013	1

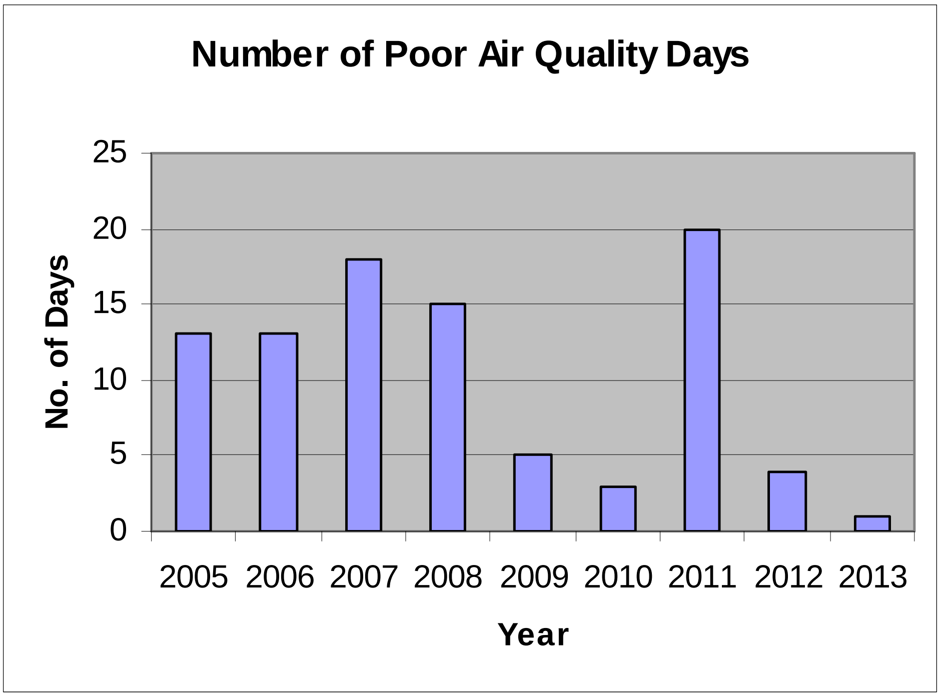


Figure 1
Source: *South Gloucestershire Council Environmental Protection Team*

Annual average nitrogen dioxide levels

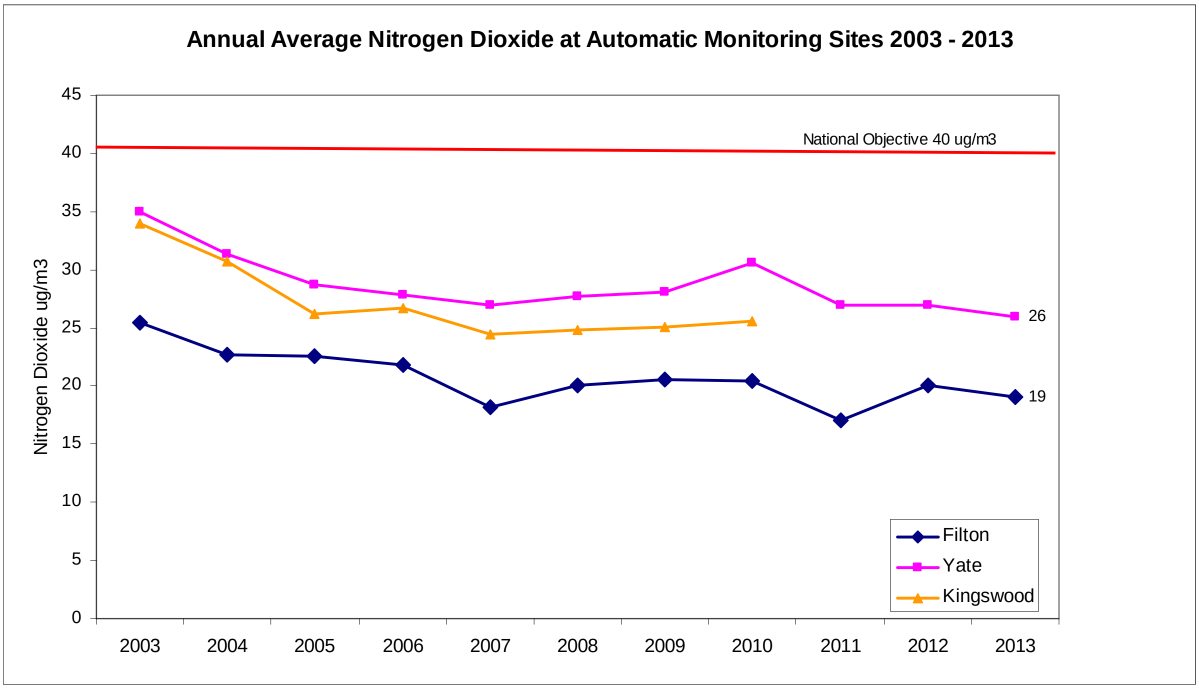


Figure 2
Source: *South Gloucestershire Council Environmental Protection Team*

Commentary

The Council has a duty to review and assess air quality within its district. Air pollutants can arise from a variety of sources, including transport and industry. The main air pollutant of concern locally is nitrogen dioxide (NO_2), which originates primarily from road traffic emissions. Nitrogen dioxide is associated with adverse effects on human health. Short term exposure to high concentrations may cause inflammation of respiratory airways. Long term exposure may affect lung function and enhance responses to allergens in sensitised individuals. Asthmatics will be particularly at risk.

Pollutant levels are assessed against health-based national air quality objectives. Where pollutant levels are identified above the objectives, the Council has a duty to declare Air Quality Management Areas (AQMAs).

The above Figures show data derived from the two automatic monitoring sites in South Gloucestershire located in Filton and Yate. The Kingswood automatic site ceased operation in 2010.

Figure 1 shows the number of poor air quality days in 2013 has decreased in comparison to 2012. This indicator includes revised data* for the years 2010 - 2012 following the identification of an error in the data collection software arising from the installation of a new particulate (PM_{10}) monitor at Yate during 2010. This has resulted in fewer poor air quality days in these years compared to that previously reported. In all circumstances, the number of short term air quality objective exceedences is well below the target level.

Figure 2 shows the annual average nitrogen dioxide levels for 2013 have decreased slightly compared to the 2012 levels at both the Filton and Yate automatic monitoring sites. The levels of nitrogen dioxide remain well below the national annual mean objective for nitrogen dioxide ($40 \mu g/m^3$) at these monitoring sites.

Nitrogen dioxide is also monitored across the district at other non-automatic (or diffusion tube) sites. This monitoring identified exceedences of the annual mean objective for nitrogen dioxide in three areas and in 2010, air quality management areas were declared in the centre of Kingswood and Staple Hill and at Cribbs Causeway adjacent to the M5 Junction 17 roundabout.

The Kingswood and Staple Hill AQMAs were subsequently extended in 2012 following further assessment of these areas. The Council produced an Air Quality Action Plan in 2012 aimed at improving air quality in the Kingswood and Staple Hill AQMAs. The plan focuses predominantly on transport measures. An update on the progress that has been made in implementing the Action Plan is included in the annual air quality reports the Council produces.

While the monitoring results for the Cribbs Causeway AQMA show the nitrogen dioxide levels are below the annual mean objective, the AQMA has been retained pending further monitoring. This is pre-cautionary in light of the future development proposed for the Cribbs Causeway/Patchway area, which could impact on the AQMA.

In 2014, a detailed assessment of air quality in Warmley along the A420 corridor was completed. Consultation on the outcome of this assessment will be undertaken in due course.

Change in areas of biodiversity importance

	Local Nature Reserve (LNRs)	Site of Nature Conservation Importance (SNCIs)	Site of Special Scientific Interest (SSSIs)	Area of Outstanding Natural Beauty (AONB)	*SPA/ Ramsar (also an SSSI)	*RIGS
2008/2009	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2009/2010	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2010/2011	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2011/2012	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2012/2013	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2013/2014	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites

Table 3.2

Source: Ecological Officer (South Gloucestershire Council)

*KEY

SPA International Severn Estuary Special Protection Area

Ramsar Wetlands of international importance, designated under the Ramsar Convention

RIGS Regionally Important Geological and Geomorphological Sites

Commentary

South Gloucestershire contains an extensive portfolio of sites of importance for nature conservation in South Gloucestershire, protected by a combination of local, regional, national or international designations. Significant parts of South Gloucestershire are predominantly rural where the agricultural landscape is greatly influenced by large scale scarps, ridges, vales, levels and estuary landforms, overlain by a variety of land cover, and which in places comprises unique natural or historic features.

While there have been no changes in the number or size of these sites in the 2013/2014 monitoring year, there is a continuing concern at the lack of dialogue with landowners and monitoring of the ‘local sites’ – SNCIs and RIGS – to ensure that they continue to be managed sympathetically to maintain the quality of the site for biodiversity. The management of some of these sites are also likely to be affected by the termination of Environmental Stewardship and the lack of a successor scheme. The positive management of local sites within the Council’s ownership continues to be addressed and monitored by staff involved in delivering the South Gloucestershire Biodiversity Action Plan.

Change in priority habitats and species, by type

Priority Habitat -(2013/2014)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2013/2014	Static	Static	Static	Increasing	Static	Declining	Static

Table 3.3a

UK Priority Species (2013/2014)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2013/2014	Static	Static	Static	Static	Declining	Static	Static

Table 3.3b

Local Priority Species (2013/2014)

Year	Adders Tongue Spearw ort	Bath Asparagus	Wild Service Tree	Bithynian Vetch	Glow Worm	Slow-Worm	Barn Owl	Hedgehog
2013/2014	Static	Static	Increasin g	Static	Static	Static	Static	Static

Table 3.3c

Source*:* Ecological Officer (South Gloucestershire Council)

Commentary

It is not possible to gather precise data on the actual figures relating to the populations and extent of priority species and habitat. However, the Council's Strategic Planning Policy and Specialist Advice Team do monitor whether populations and areas are increasing, decreasing or static. As in the previous monitoring year, only ponds, rhynes, rivers and water bodies once again increased as a result of SUDS schemes within development. In 2013/2014, it is also thought that the small loss of old meadows and pastures stabilised but that the loss of arable farmland (predominantly to development such as equestrian use or solar farm schemes) continued. All other habitats are static.

Of the seven UK Priority Species in Table 3.3.b none increased in the 2012/2013 monitoring year. Last year's AMR reported that song thrush was probably declining but it is thought that the lack of developments involving hedgerow removal is likely to mean it has stabilised. Of the seven UK Priority Species, the status of white-clawed crayfish in South Gloucestershire – the populations historically associated with out major rivers have disappeared either displaced by alien signal crayfish or through crayfish 'plague'. The species may still be present in watercourses near St Catherine's Valley. The remaining five species' populations are 'static'. Table 3.3c shows that of the Local Priority Species, wild service tree continues to slowly increase primarily as a result of planting within landscape schemes. None are increasing; and ' seven are static. Populations of slowworms are still considered static benefiting from routine surveying and safeguarding as part of planning applications.

In 2006 the **South Gloucestershire Biodiversity Action Plan (BAP)** was drawn up collaboratively by the council with a range of partners, including nature conservation organisations, parish councils, local wildlife groups and members of the public. The main aim of BAP is to contribute towards safeguarding and benefiting the species and habitats making up the Plan and to provide an identity and focus for nature conservation work throughout South Gloucestershire. It is used internally within the Council – in making planning decisions, in formulating policy and in all other relevant areas of the authority's work – and externally, working cooperatively and in partnership with other organisations. It was adopted in October 2007.

At the end of 2013/2014, a partnership lead by South Gloucestershire Council finished the development stage for their Heritage Lottery Fund (HLF)'s Landscape Partnership Scheme **'A Forgotten Landscape- Restoring the Heritage of the Lower Severn Vale Levels'.** This culminated in a Stage 2 bid being presented to the HLF in March 2014 for over £1 million which took the form of a Landscape Conservation Action Plan - essentially the user's manual for the scheme. If successful, the project will run over 3.5 years between 2015 and 2018 and consist of some 50 individual projects involving habitat restoration and creation, access and interpretation, volunteer involvement, events and training opportunities. The Project will make a significant contribution to the delivery of the Core Strategy policy objectives, especially in the context of Policies CS9 (Managing the Environment and Heritage) and CS2 (Green Infrastructure).'

No. of appeals won/lost by the Council where AONB, a Conservation Area or Listed Building was a material consideration

	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
Date	**Won**	**Lost**	**Won**	**Lost**	**Won**	**Lost**
2008/2009	0	1	4	3	7	2
2009/2010	0	1	3	1	6	0
2010/2011	0	0	3	2	4	0
2011/2012	0	0	2	0	4	1
2012/2013	1	0	1	0	1	1
2013/2014	0	1	2	1	1	0

Table 3.4

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

Commentary

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

In the 2013/2014 monitoring year, the Council lost the one and only appeal where Local Plan policy L2 relating to the Cotswold AONB was a material consideration. The inspector found that there would be important public benefits from the proposal to install a medium sized wind turbine that would outweigh the harm by reason of inappropriateness, and the other harm identified. The inspector found that very special circumstances had been shown and the impacts of the proposal were acceptable.

The Council won two appeals and lost one appeal where policy L12 relating to conservation areas was a material consideration. In the appeal that was lost the inspector found no conflict with policy L12 for the conversion of an outbuilding to a dwelling.

The Council won one appeal where L13 and L14 relating to Listed Buildings was a material consideration.

Number of trees given Tree Preservation Orders (TPOs)

Year	Individual Trees	Groups of Trees	Area Orders	Woodland Orders
2008/2009	34	2	0	0
2009/2010	27	1	0	1
2010/2011	43	23	3	2
2011/2012	67	30	2	1
2012/2013	23	4	2	1
2013/2014	29	6	7	1

Table 3.5

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

Commentary

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

Production of primary land won aggregates by minerals planning authority

Year	Annual production of primary land won aggregates for West of England*
2007/2008	4.06 million tonnes
2008/2009	4.32 million tonnes
2009/2010	3.37 million tonnes (1.75 million tonnes South Glos)
2010/2011	3.22 million tonnes
2011/2012	3.1 million tonnes
2012/2013	2.89 million tonnes
2013/2014	2.66 million tonnes

Table 3.6

Source: South West Aggregates Working Party (SWAWP) Report*

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

Commentary

In line with both the South West and nationally there has been a trend of declining sales, largely reflecting the recession.

Size of landbank for crushed rock

Year	Size of West of England landbank for crushed rock*
2007/2008	27 years
2008/2009	33 years
2009/2010	39 years
2010/2011	39 years
2011/2012	30 years/45.9 years based on 3 year average annual production
2012/2013	29.41 years/47.33 years based on 3 year average annual production
2013/2014	29.2 years/40.46 years based on 10 year average annual production

Table 3.7

Source: South West Aggregates Working Party (SWAWP) Report*

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

Commentary

The landbank for crushed rock is 29.2 years based upon the sub-regional apportionment undertaken by SWAWP. While previous years also include a landbank based on a 3 year average annual production, 2013/2014 includes a landbank based on the average of the past 10 years, as required by the NPPF in the production of Local Aggregates Assessments. This landbank equates to 40.46 years. The higher landbank figures which are based on actual annual production reflect the downturn in the economy in recent years.

Size of landbank for clay

Year	Size of landbank for clay
2007/2008:	33 years (13 years at Shortwood and 33 years at Cattybrook)
2008/2009:	no information publicly available
2009/2010:	no information publicly available
2010/2011:	no information publicly available
2011/2012	no information publicly available
2012/2013	no information publicly available

Table 3.8

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

Commentary

As there is only one production unit operating in the area, no data is published to protect commercial confidentiality.

Area of land affected by permissions for major built development in the Mineral Resource Areas

Year	Area of land affected
2008/2009	No land affected
2009/2010	9.2ha (The Meads, Frampton Cotterell; Council Offices, Yate)
2010/2011	No land affected
2011/2012	10.66ha (Land at Barnhill Quarry, Chipping Sodbury)
2012/2013	No land affected
2013/2014	No land affected

Table 3.9

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

Commentary

In the 2013/2014 monitoring year no land was affected by permissions for major built development in the Mineral Resource Areas.

Per Capita Co2 emissions in the district TO BE UPDATED

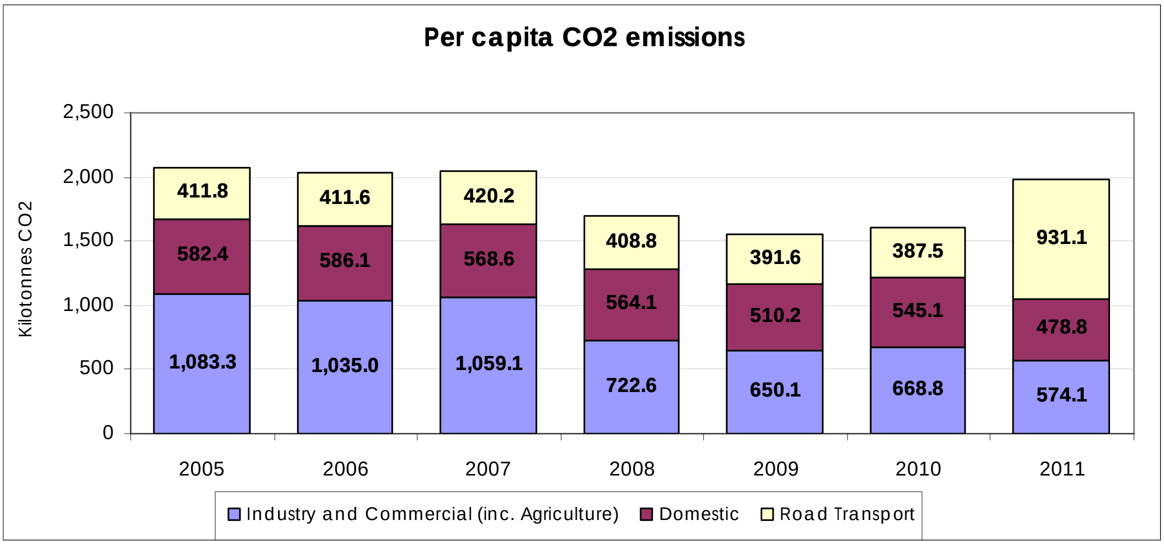


Fig 3.3

Year	2005	2006	2007	2008	2009	2010	2011
Total	2,077.5	2,032.7	2,047.9	1,695.5	1,551.9	1,601.4	1,984.00
Tonnes per person	8.1	7.9	7.9	6.5	5.9	6.0	7.6

Table 3.10

Source: Department of Energy and Climate Change (DECC) (2012)
Please note this is 2012 data and does not necessarily reflect the same period as other data in this report

Commentary

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

The latest data published by the Department of Energy (DECC) shows that total CO2 emissions from these sources in 2010 was 1,984 tonnes (7.6tonnes per person). Although this figure represents an increase in the level reported last year, it does still represent a reduction on the 2005 baseline. Furthermore, this increase probably reflects that global CO2 levels have recently eclipsed 400 parts per million, a level not thought to have occurred for the past 3-5 million years.

Renewable energy generation (*2011/12 data) TO BE UPDATED

	Installed renewable electricity (MW)								Installed renewable heat capacity (MW)						
	No. of projects	ATW	Hydro	Landfill Gas	Onshore wind	Sewage gas	Solar PV	Area total	No. of projects	ATW	Biomass	Heat pumps	Sewage gas	Solar Thermal	Area total
2010	24	0	0	3.31	0.02	0	0.05	3.38	83	0	1.48	0.15	0	0.26	1.89
2011	123	0	0.001	4.445	0.051	0	0.357	4.854	105	0	1.525	0.262	0	0.256	2.043
2012	2081	0	0.0015	2.825	0.111	0	6.402728	9.340228	150	0	1.621	0.6429	0	0.28	2.54

Table 3.11

Source: RegenSW: Survey of Renewable Electricity and Heat Projects in South West England, January 2011
http://www.regensw.co.uk/projects/support-for-decision-makers/annual-survey

Commentary

The total identified renewable energy capacity of South Gloucestershire is 11.88 MW – which represents a significant increase on the figure reported in last years AMR. Renewable electricity schemes continue to account for the largest proportion of renewable energy contributions across the District.

This data is collated by Regen South West, who conduct an annual survey of renewable energy installers across the region. The 2012 survey shows that:

- There are 2081 renewable electricity installations in the district, of which the vast majority of these (2071) are domestic, roof mounted Solar PV installations, largely as a result of the Government's Feed In Tariff (FIT). At 1.1 MW, the Landfill Gas Facilities at Harnhill Quarry and Shortwood Quarry generate the largest amount of renewable electricity in the district.

- There are 150 renewable heat installations in the district, of which 44 schemes were completed since the last AMR was published. The majority of the total renewable heat capacity in South Gloucestershire is generated through biomass, which accounts for over 60% of the total.

- There was a minor increase in renewable energy generation from on-shore wind sources last year (from 0.051MW in 2011 to 0.111MW). These increases can be attributed to new turbine installed as a result of the Government's Feed in Tariff.

The significant increase in number of schemes in the 2011/2012 year is, partly due to the availability of additional data provided through the FiT register on existing generators migrated from the Renewables Obligation register. Prior to 2010/11 this data was not available at local authority level.

Statutory Greenbelt change

Year	Statutory greenbelt change
2006/2007	None
2007/2008	None
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None
2012/2013	None
2013/2014	- 205.47 ha

Table 3.12

Source: MapInfo (Cartesian Measure)

Commentary

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

There has been no unplanned loss to the Statutory Green Belt (GB) area in South Gloucestershire. Following the adoption of the Core Strategy in December 2013, the area of GB within South Gloucestershire has been reduced from 23,231.62 hectares (ha) to 23,026.15ha.

This figure accounts for the planned release of GB at land east of Harry Stoke (EoHS), and west of the A4018 as part of the Council's commitment to supporting sustainable development over the next 15 years. In total these areas represent a net loss of 205.47 ha – less than 0.9% of total GB land, and is split between 144.35ha at EoHS and 61.12ha west of the A4018.

This release of land from the Green Belt is in accord with the Council's wider objectives as set out in the Core Strategy for new sustainable communities and infrastructure delivery (the Stoke Gifford Transport Link) at the East of Harry Stoke and the delivery of Cribbs/ Patchway New Neighbourhoods.

Area of SSSI lost as a result of built development

Year	Amount of SSSI lost as a result of built development
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None
2012/2013	None
2013/2014	None

Table 3.13

Source: Ecological Officer (South Gloucestershire Council)

Commentary

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

As is shown in Table 3.13, there are currently 22 SSSIs in South Gloucestershire which account for around 553ha of the District. The figures shown that the Council is giving adequate protection to Sites of Special Scientific Interest, as no area designated as an SSSI has been lost to built development over the past 6 years.

Number of open spaces managed to Green Flag Award standard

Year	Number of open spaces managed to Green Flag Award standard
2008/2009	1 – Wick Golden Valley
2009/2010	1 (no new sites)
2010/2011	1 (no new sites)
2011/2012	1 (no new sites)
2012/2013	-
2013/2014	-

Table 3.14

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

Commentary

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

The council did not enter into the Green Flag Award scheme in 2013. Wick Golden Valley has received the award for a number of years but a decision was made by local community groups and council officers that resources could be better spent elsewhere.

The council has supported local community groups in the past to gain a community award and this year the Wapley Bushes Conservation Group was awarded a Green Flag Community Award for their efforts in managing Wapley Bushes Local Nature Reserve.

The council and the Friends of Page Park have received initial support from the Heritage Lottery Fund (HLF) and the Big Lottery Fund (BIG) for the regeneration of Page Park (Staple Hill). As part of the HLF grant the council and Friends group are obliged to apply for a Green Flag accreditation in 2018 (the last year of the heritage restoration project).

Amount of publicly accessible Green Infrastructure (GI) per 1,000 population (*2013/14 data)

	Quantity per 1,000 residents	Core Strategy Policy CS24 Standard
Informal recreational greenspace	1.294	1.4
Natural/Semi-Natural greenspace	5.140	1.5
Allotments	0.127	0.2
Outdoor sports	1.464	1.6
Children's play	0.064	0.25

Table 3.15

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

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

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

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

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

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

N.B. Table 3.15 presents a district wide analysis at a snap shot 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.

5. Monitoring the Joint Waste Core Strategy (JWCS)

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

JWCS Strategic Objectives

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

Relevant Core Strategy Policies

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

JW1: Recycling/ Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2013/14 (tonnes)	Capacity lost during 2013/14 (tonnes)	Capacity operational at 31/03/2014 (tonnes)	Capacity permitted but not operational at 31/03/2014 (tonnes)
Bath & North East Somerset		0	0	112,300	0
Bristol City		24,000	0	614,704	117,999
North Somerset		500	0	248,960	0
South Gloucestershire		0	0	197,220	2,500*
West of England	**858,000[1]**	**24,500**	**0**	**1,173,184**	**120,499**
	[1] municipal, commercial & industrial waste				[3] revised figure

Table 5.1

Source: The four West of England authorities

Commentary

The past year has seen an increase in operational capacity, principally due to the completion of a recycling centre in Bristol, The additional operational capacity in North Somerset is due to the inclusion of facilities that were omitted in error in previous AMRs -the aggregates recycling operation at Durnford Quarry and 8 small metal recycling firms. The new permitted capacity is for a proposed household waste recycling centre in Bristol and for a small waste transfer station in Weston-super-Mare. In South Gloucestershire due to an error in last years AMR, there is a reduction of 52,500tonnes of capacity permitted but not operational. NB The Joint Waste Core Strategy (JWCS) sets out an indicative requirement for recycling and composting of municipal, commercial and industrial waste. However, the capacity tonnages of operational and permitted sites in the monitoring table may include construction, demolition and excavation waste, as many recycling facilities, particularly transfer stations, recycle this waste as well.

JW2: Recovery

Zone & indicative capacity/ requirement at 2026, as set out in the Spatial Strategy (Policy 5 of the JWCS)	Capacity of applications approved during 2013/14 (tonnes)	Capacity lost during 2013/14 (tonnes)	Capacity operational at 31/03/2014 (tonnes)	Capacity permitted but not operational at 31/03/2014 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa	0	0	200,000	932,000*	13
B~100,000tpa	0	0	0	0	0
C~150,000 tpa	0	0	0	0	0
D~60,000tpa	0	0	143,750	0	0
E~100,000tpa	0	0	20,000	0	1.1
West of England = 800,000tpa	**0**	**0**	**363,750**	**932,000**	**14.1**
			* revised figure		

Table 5.2

Source: The four West of England authorities

Commentary

Compared to last year's figures, the only changes have been for Zone E, where the figure for operational capacity has increased due to the inclusion of the facility for the recovery of gas at Agas at Portbury, who clean old refridgerant gas, (this was erroneously omitted last year). Also a figure for electricity generation at the Anaerobic Digestion plant in Weston-super-Mare, which processes food waste etc., has been added. This facility produces 1.1MW of electricity. (Again this was erroneously omitted last year).

JW3: Landfill

Hazardous/ non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2014 as set out in the JWCS[2] (tonnes)	Site Name	Capacity of applications approved during 2013/14 (tonnes)	Landfill capacity which became unavailable during 2012/13 (tonnes)	Landfill operational at 31/03/2014 (tonnes)	Landfill permitted but not started at 31/03/2014 (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		2,000,000 / 200,000 per annum 2007-2019	0
West of England	**654,000**		**0**	**0**	**2,000,000 / 200,000 per annum**	**0**

Table 5.3

Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2014 as set out in the JWCS[3] (tonnes)	Site Name	Capacity of applications approved during 2013/14 (tonnes)	Landfill capacity which became unavailable during 2013/14 (tonnes)	Landfill operational at 31/03/2014 (tonnes)	Landfill permitted but not started at 31/03/2014 (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	202,000 / 50,000 per annum 2009 – 2015	0
South Gloucestershire		Shortwood Landfill Site	0	0	250,000 / 20,000 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		Lydes Vale House, Dodington	0	0	10,000 / 18 months	0
South Gloucestershire		Barnhill Quarry	0	0	190,000 / 1 year	0
South Gloucestershire		Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
West of England	**578,000**		**0**	**0**	**725,000**	**45,000**

Table 5.4

Source: The four West of England authorities

Commentary

There has been no change in permissions for landfill capacity for hazardous/non-hazardous waste since last year. Therefore, in the short term, the West of England will continue to rely on the exportation of any waste which cannot be re-used/recycled or recovered to landfill sites elsewhere. This will predominantly be to adjoining counties until provision comes forward within the West of England.

There has been a net decrease of 70,000tonnes in operational inert landfill capacity in South Gloucestershire, with the completion of Woodlands Golf Course and the coming into operation of Lydes Vale House, Dodington. The indicative requirement in the Joint Waste Core Strategy for inert landfill capacity is only a general guide to the capacity that may be required. Since a substantial amount of inert waste is re-used/recycled there may not be a significant requirement for inert landfilling capacity.

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

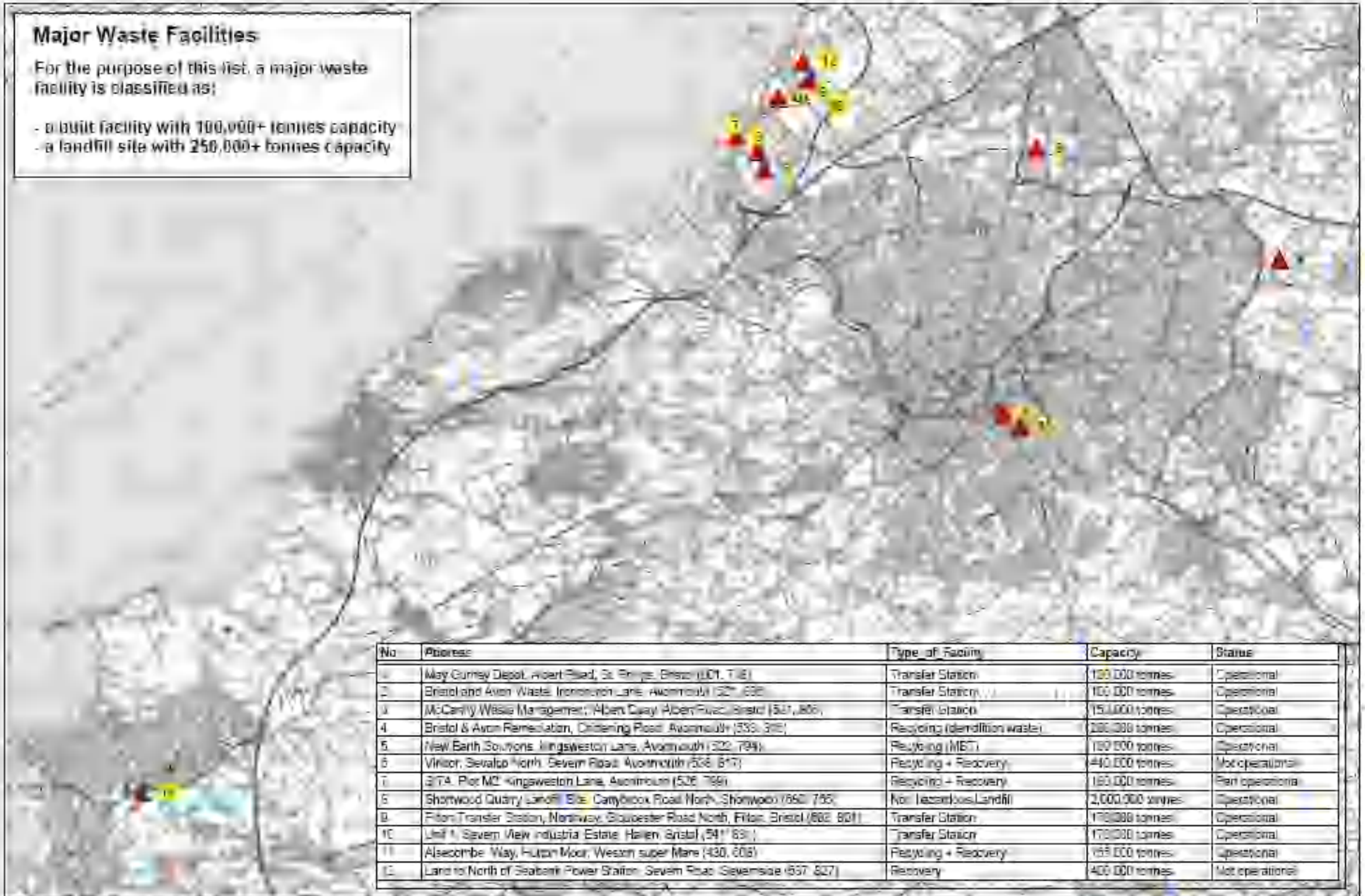
Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
2008/2009	78,016.74 (56.4%)	14 (<0.05%)	0	60,185.15 (43.5%)	0	**138,215.89 (100%)**
2009/2010	73,872.12 (55.0%)	12.82 (<0.05%)	0	60,334.99 (44.9%)	0	**134,219.93 (100%)**
2010/2011	68,361.17 (51.4%)	281.94 (0.2%)	0	64,444.21 (48.4%)	11.17 (<0.01%)	**133,098.49 (100%)**
2011/2012	21,097.26 (16.1%)	21.95 (<0.1%)	0	69,771.55 (53.3%)	39,957.25 (30.5%)	**130,848.01 (100%)**
2012/2013	20,259.04 (16.0%)	4.86 (<0.1%)	0	65,884.32 (52.1%)	40,278.66 (31.9%)	**126,426.88 (100%)**
2013/2014	19,536.4 (15%)	1,822.32 (1.4%)	0	68,940.32 (52.8%)	40226.74 (30.8%)	**130,525.78 (100%)**

Table 5.5

Source: Waste Management (South Gloucestershire Council)

Commentary

Table 5.5 shows that there has been a slight increase in total waste arising in this monitoring year, and that over 52% of South Gloucestershire's municipal waste was recycled or composted in this period. This figure broadly reflects that shown in previous reports. This year seen another reduction in the amount of waste sent to landfill. There has been an increase in the amount of waste incinerated with energy for waste (EfW).



Major Waste Facilities

For the purpose of this list, a major waste facility is classified as:

- a built facility with 100,000+ tonnes capacity
- a landfill site with 250,000+ tonnes capacity

No	Address	Type_of_Facility	Capacity	Status
1	May Gurney Depot, Albert Road, St Philips, Bristol (601, 718)	Transfer Station	100,000 tonnes	Operational
2	Bristol and Avon Waste, Ironbridge Lane, Avonmouth (521, 808)	Transfer Station	100,000 tonnes	Operational
3	McCarthy Waste Management, Albert Quay, Albert Road, Bristol (591, 806)	Transfer Station	150,000 tonnes	Operational
4	Bristol & Avon Remediation, Chittening Road, Avonmouth (533, 805)	Recycling (demolition waste)	200,000 tonnes	Operational
5	New Earth Solutions, Kingsweston Lane, Avonmouth (522, 794)	Recycling (MBT)	100,000 tonnes	Operational
6	Viridor, Sevalco North, Severn Road, Avonmouth (536, 817)	Recycling + Recovery	440,000 tonnes	Not operational
7	SITA, Plot M2 Kingsweston Lane, Avonmouth (526, 799)	Recycling + Recovery	160,000 tonnes	Part operational
8	Shortwood Quarry Landfill Site, Carsbrook Road North, Shortwood (660, 755)	Non hazardous Landfill	2,000,000 tonnes	Operational
9	Filton Transfer Station, Northway, Gloucester Road North, Filton, Bristol (602, 801)	Transfer Station	170,000 tonnes	Operational
10	Unit 1, Severn View Industrial Estate, Hallen, Bristol (541, 811)	Transfer Station	170,000 tonnes	Operational
11	Aisecombe Way, Hutton Moor, Weston super Mare (430, 608)	Recycling + Recovery	155,000 tonnes	Operational
12	Land to North of Seabank Power Station, Severn Road, Severnside (537, 827)	Recovery	400,000 tonnes	Not operational

South Gloucestershire

6. Duty to Co-operate

Section 110 of the Localism Act sets out the duty to co-operate and requires authorities to "engage constructively, actively and on an on-going basis". It seeks to ensure that local planning authorities lead strategic planning through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. Local planning authorities must give details of what action they have taken under the duty to co-operate to their communities in their Authority's Monitoring Reports.

The West of England authorities have been working in partnership for many years to reflect the challenges faced on planning, housing, transport, environment, waste and other strategic issues. The adoption by the Council of its Core Strategy in December 2013 demonstrates its strategic policy framework conforms to the policy guidance set out in the National Planning Policy Framework. Moreover, as reported in the 2013 AMR, the four West of England authorities have brought their Core Strategy visions and priorities together and published this as the 'West of England Strategic Framework' Strategic Framework, which was endorsed by the West of England Planning Housing and Community Board (PHCB) on 21st November 2012. The purpose of this is to identify the infrastructure requirements to inform the West of England Local Enterprise Partnership's work on the Revolving Infrastructure Programme and Growth Incentive element of the City Deal[1] thereby confirming the continued commitment of the 4 Unitary Authorities of the West of England to joint working

During 2013/14 the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working:

Duty to Co-operate Schedule

The duty to co-operate schedule was consulted on between March and May 2013. The outcome of the consultation was reported to the Planning, Housing & Communities Board (PHCB) on 1st July 2013. The DtC schedule is a live document and is updated as relevant cross boundary work is undertaken.

The schedule highlights those issues that the West of England authorities have cooperated on, or that they will cooperate on with neighbouring authorities and other statutory bodies (as set out in the National Planning Policy Framework). As a living document it records how the authorities have achieved compliance with the duty to co-operate as part of fulfilling their strategic planning responsibilities in preparing and keeping under review their local plan delivery programmes.

The purpose of the schedule is:

- to identify the strategic planning issues affecting more than one unitary

[1] The city deal was signed on the 18 September 2012 and is an agreement between government and the West of England authorities and their partner stakeholders, giving increased financial flexibility and other freedoms to local authorities.

authority area in the West of England;
- to define the processes for taking these issues forward; and
- to document outcomes delivered.

The duty to co-operate schedule provides a framework to ensure effective co-operation throughout the plan making process. The schedule ensures that strategic issues are concisely and consistently recorded, regularly monitored and updated and reported upon. This will ensure that evidence base preparation is considered jointly to inform future Local Plan reviews. The following public bodies (or their subsequent successors) are the prescribed bodies in the Localism Act, relevant to the West of England:

- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical commissioning groups & NHS Commissioning Board
- Office of the Rail Regulator
- Highways Agency
- Highway Authorities
- Marine Management Organisation

The Localism Act also requires local planning authorities to have regard to Local Enterprise Partnerships and Local Nature Partnerships.

The duty to co-operate schedule should be read alongside the Strategic Framework, the Joint Strategic Planning Strategy as it emerges and in the context of ongoing relationships with key agencies.

Strategic Housing Market Assessment

The National Planning Policy Framework requires local authorities to prepare a Strategic Housing Market Assessment (SHMA) which is an objective assessment of local housing needs. These assessments should consider housing market areas and therefore needs to be prepared jointly between neighbouring authorities.

The West of England Strategic Housing Market Assessment will be an important part of the evidence base for reviewing core strategy policies, and to inform policy makers of how much housing is required, the type of housing that is required and where it should be developed to best meet the needs of our local communities now and in the future.

The West of England authorities with support from the West of England Office commenced work on undertaking a new SMHA to cover the period 2016-2036 in March 2013. The SMHA will assess the evidence in order to establish the objectively assessed need for housing within the sub-region. The outcome from the West of England SMHA will inform local plan reviews. Further details about the new SHMA are available from the West of England Office website. Good progress has been made in taking forward the new West of England SHMA as follows:

i. The authorities prepared a pre-production brief that sets out the proposed approach, including an indicative timetable to undertaking the SHMA review.

The brief was consulted on between 28th March and 31st May 2013.

ii. The outcome of the consultation was reported to the Planning, Housing and Communities Board on 1st July 2013. Members endorsed the responses to the consultation and the next steps for undertaking a SHMA review to inform future local plans.

iii. Following the consultation on the SHMA pre-production brief, the Project sought technical advice as well as views from the Housing Market Reference group to inform the production of the final SHMA project brief which was put out to tender during Mar/Apr 2014.

iv. On completion of the procurement process, the Project Board appointed Opinion Research Services (ORS) consultancy support in May 2014 to undertake the technical evidence base preparation for the West of England SHMA.

v. On the 18th December 2014, the Planning, Housing and Communities Board gave a steer for the SHMA to progress on the basis of a wider Bristol Housing Market Area (HMA), comprising of Bristol, South Gloucestershire and North Somerset.

vi. On the basis of this steer, the three West of England authorities with support from the West of England Office are currently working with ORS to prepare the SMHA to cover the period 2016-2036. The final study is expected to be published after June 2015.

Joint Planning Strategy Memorandum of Understanding

In March 2014 the Council signed a MOU with the other three west of England unitary authorities. This commits the authorities to work together to take forward the results of the SHMA.

This Memorandum of Understanding committed the four unitary authorities, working with partner organisations and adjacent authorities as appropriate, to prepare a new Joint Strategic Planning Strategy (JSPS) This will be a strategic planning framework for the West of England and will inform local plan reviews. The JSPS will provide the means by which the spatial distribution of housing from the wider Bristol Housing Market Area will be brought forward across the West of England, thereby delivering the principles set out in the March 2014 MoU and demonstrating that the Duty to Co-operate has been met.

The Joint Strategic Planning Strategy will be a formal development plan document prepared in accordance with the Planning and Compulsory Purchase Act 2004 (as amended). Preparation of the JSPS is a substantial task and will have significant implications for the future planning of the sub-region. The West of England Unitary Authorities are committed to joint working, sharing resources and expertise to prepare a formal development plan document to an agreed timetable. This will provide the means by which the outputs of the new Strategic Housing Market Assessment will be considered and articulated within a formal strategic planning document. The distribution of development will then be allocated and delivered through the policy framework agreed by the JSPS, involving, where appropriate, cross boundary agreement with each West of England local authority responsible for delivery through their respective individual local plan reviews

The JSPS will be limited to the following key spatial issues:

- The overall housing requirement from the wider Bristol Housing Market Area to be accommodated across the West of England
- The broad strategic distribution of housing and employment land/floorspace, including strategic locations and key sites which are critical to the delivery of the housing strategy and the resultant requirement for each district.
- Identification of strategic infrastructure proposals, including transport, required to deliver the scale of development envisaged.

A pre-commencement document will set out the proposed scope, content, methodology and programme for the preparation of the JSPS and is intended to be consulted on for 6 weeks commencing in December 2014.

West of England Gypsy and Traveller Accommodation Assessment (GTAA)

The four unitary UA's have also been working together in relation to their approach to Gypsy/Traveller and Travelling Showpeople provision across the West of England. It is essential that the West of England has a coherent and robust strategy for both assessing the level of demonstrable need and setting the policy framework to achieve pitch delivery, in meeting the accommodation needs of Gypsy/Travellers and Travelling Showpeople, that is consistent with the principles of the DtC.

In December 2013 the 4 West of England Unitary Authorities commissioned Opinion Research Services to review the completed Gypsy Traveller Accommodation Assessments (GTAAs) for Bath and North East Somerset, Bristol and South Gloucestershire. The purpose of this work is to assess the degree to which these studies present a robust position to establish a level of demonstrable need across the West of England. This work is currently being finalised and is expected to be published in early 2015.

Housing Sites Acceleration Project

The West of England authorities already have well-established joint working arrangements across a number of areas including monitoring through the Joint Planning Data Group. The authorities take a joint approach to research and intelligence across the West of England. The Joint Planning Data Group meets regularly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

In order to ensure further consistency of approach, a methodology paper is being drafted, coordinated by colleagues in the West of England Office. This consistency in monitoring will support the review of Local Plans and assist in the provision of an evidence base to support other work including bids as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA) and the Joint Strategic Planning Strategy.

Further information on the all of the duty to co-operate work is available via the West of England webpage.

Joint Planning Data Group (JaPDoG)

The West of England authorities already have well-established joint working arrangements across a number of areas including monitoring through the Joint Planning Data Group. The authorities take a joint approach to research and intelligence across the West of England. The Joint Planning Data Group meets regularly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

In order to ensure further consistency of approach, a methodology paper is being drafted, coordinated by colleagues in the West of England Office. This consistency in monitoring will support the review of Local Plans and assist in the provision of an evidence base to support other work including bids as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA) and the Joint Strategic Planning Strategy.