



Local Development Framework

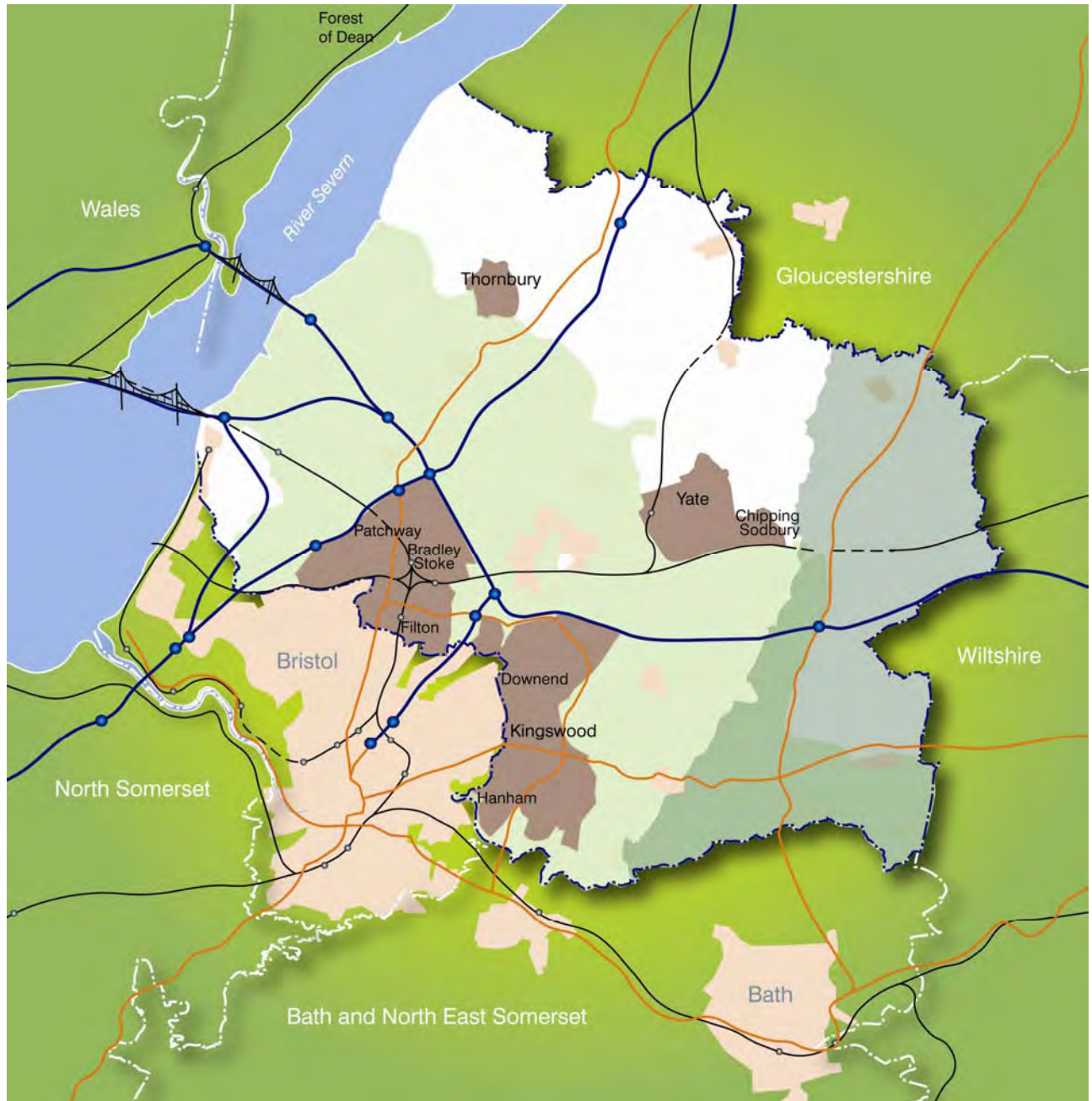
ANNUAL MONITORING REPORT 2010

Covering the period 1 April 2009 - 31 March 2010

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The South Gloucestershire Local Authority area



- Green Belt
- AONB
- Green Belt and AONB
- Greenfield Land beyond Green Belt

Executive Summary

The Annual Monitoring Report (AMR) :

- examines what has happened in South Gloucestershire in the past;
- helps identify key challenges and opportunities for the future; and,
- enables the Council to consider adjusting its planning policies in a structured way.

The AMR is the sixth to be produced by South Gloucestershire Council. It relates generally to the period from 1 April 2009 up to 31 March 2010.

It shows that, despite the economic recession, South Gloucestershire remains a relatively prosperous area, with important environmental assets. Key indicators show some of the challenges which the Council faces, for example:

- Rapid growth in population, household numbers, economic activity, and road traffic; and
- The effect of these trends on the existing infrastructure of the area and adjoining areas, and on its high quality natural and built environment

Local planning policies seek to address and balance these issues. Under the new Planning System, the Council's Local Development Scheme (LDS), provides a framework for ensuring that effective policies are in place to address key objectives in priority areas.

This sixth AMR builds on baseline information gathered in previous years. It establishes trends, and indicates how effectively South Gloucestershire's policies are being implemented and if targets are being achieved.

1. Introduction

1.1 This is the sixth Annual Monitoring Report (AMR) prepared by South Gloucestershire Council. It covers the period 1 April 2009 to 31 March 2010 and builds on data presented in previous AMRs.

The Role of the AMR

1.2. The Council has a statutory duty to submit this report to the Secretary of State by 31 December 2010. Under Section 35 of the Planning and Compulsory Purchase Act 2004, (and associated regulations), all local planning authorities (LPAs) are required to make an annual report on the implementation of their Local Development Scheme and the extent to which the policies set out in local development documents are being achieved.

1.3 The AMR should monitor the performance of the LDF; however South Gloucestershire currently has no adopted LDF policies to monitor as they are still under preparation. Therefore this AMR relates to the saved policies in the South Gloucestershire Local Plan (adopted January 2006) and the saved South Gloucestershire Minerals and Waste Local Plan (adopted May 2002).

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

- Chapter 1 –Introduces the report
- Chapter 2 –Sets the scene by presenting a set of ‘contextual indicators’, which provide the wider social, economic and environmental background of the district.
- Chapter 3 – Reviews progress on implementing South Gloucestershire’s Local Development Scheme (LDS)
- Chapters 4 and 5 – Monitor the South Gloucestershire Local Plan (SGLP) and Minerals and Waste Local Plan (MWLP)

respectively, through a range of ‘National Core Indicators’ (set by the Department of Communities and Local Government(DCLG)); and ‘local indicators’ (chosen by South Gloucestershire Council to provide greater policy coverage and reflect local circumstances).

1.5 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.

Annual Monitoring Report linkages

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

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

1.9 The South Gloucestershire Partnership (the Local Strategic Partnership) published a revised Sustainable Community Strategy - *South Gloucestershire 2026: A great place to live and work* - in February 2008. The document builds on the previous strategy (published in 2002) and aims to provide a strategic framework within which individuals and organisations can work together to improve quality of life for local residents.

1.10 The SCS focuses on those issues that will significantly affect the longer-term future of the area and that require collaborative action. The strategy is

presented as a vision statement supporting seven strategic policy themes. It is also recognised that certain local priorities, such as transport and access, are cross cutting issues that are reflected in all seven themes.

1.11 Progress towards the SCS is monitored in the annual Quality of Life indicators report, which presents a number of key 'corporate sustainability' indicators. The majority of these indicators are covered in Chapter 2 of this report.

1.12 Although the AMR indicators are organised around the ten aims of the Local Plan and the Minerals and Waste Local Plan, they also relate to the priorities of the SCS. The table overleaf indicates how the Local Plan aims broadly relate to the revised SCS priorities. However, the inter-relationships between the two are not precise, principally because work on developing the Local Plan pre-dates the Sustainable Community Strategy. In the future, in line with the principles of 'Spatial Planning', stronger links between the two strategic plan making processes will develop as work on the LDF progresses.

Emerging Core Strategy

1.13 The Council has recently completed consultation on the Core Strategy Pre-Publication Draft and is due to submit the plan for independent examination in 2011. The Core Strategy presents 24 generic and 11 place based policies to address key local issues and guide development in the period to 2026. Next years AMR will start to monitor the Core Strategy.

Sustainability Appraisal and Significant Effect Indicators

1.14 European regulations on Strategic Environmental Assessment (SEA), as incorporated into ODPM 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).

1.16 As detailed in Chapter 3, in the year to April 2010 the Siston Conservation Area SPD was adopted following Sustainability Appraisals. The Core Strategy Pre-Publication Draft DPD was also subject to an SA.

1.17 Most of the indicators identified in the Scoping Report are monitored within this AMR (Chapters 2 and 4). As the LDF process evolves in South Gloucestershire, the Council will continue to develop and refine its SA Indicators. Ongoing progress will be reported in subsequent AMR's.

Impact of the Economic Downturn

1.18 Indicators monitored over time provide a basis to assess the impact that the economic recession is having on South Gloucestershire. Future AMRs will continue to monitor the impact of the economic downturn and how effectively South Gloucestershire recovers from the recession.

2. The South Gloucestershire Context

Contextual indicators provide the social, environmental and economic background against which the effects of policies can be monitored. The choice of contextual indicators in this report is 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.

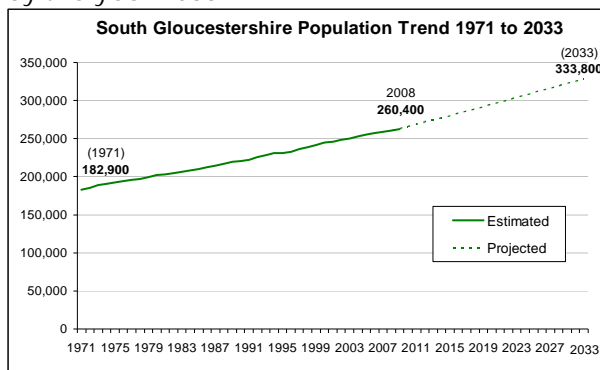
The key contextual indicators present a profile of South Gloucestershire that can be assessed over time, under the following six themes:

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

Demographic structure

Population...

The population of South Gloucestershire is estimated to be 262,200 (ONS Mid Year 2009). The district has experienced rapid population growth in recent decades - between 1971 and 2001 the population increased by over a third (from 182,900 to 245,641). More recent estimates suggest that since 2001 the population of the district has increased by over 16,500 (6.7%) and according to the most recent ONS trend based projections (the 2008 based sub-national projections) the population is expected to increase to 333,800 by the year 2033.



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

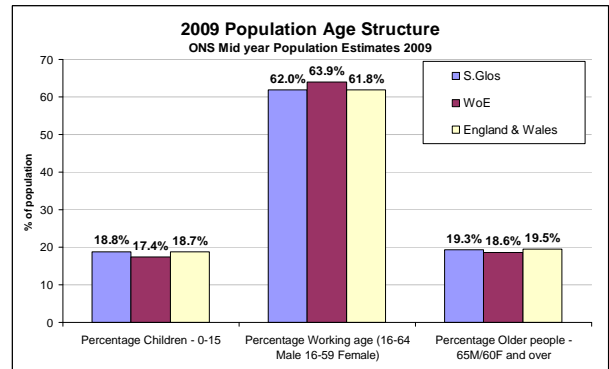
Between 2001 and 2007¹, the highest levels of population growth have been in the new urban areas at the northern and eastern fringes of Bristol (accounting for approximately 80% of the total population increase). The wards of Emersons Green (+2,778 residents), Frenchay and Stoke Park (+1,625) and Bradley Stoke South (+1,054) have seen particularly significant increases – primarily due to recent residential development in these areas.

(Source: ONS Mid-2007 Population Estimates for Wards (Experimental) and Census 2001).

Age structure...

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

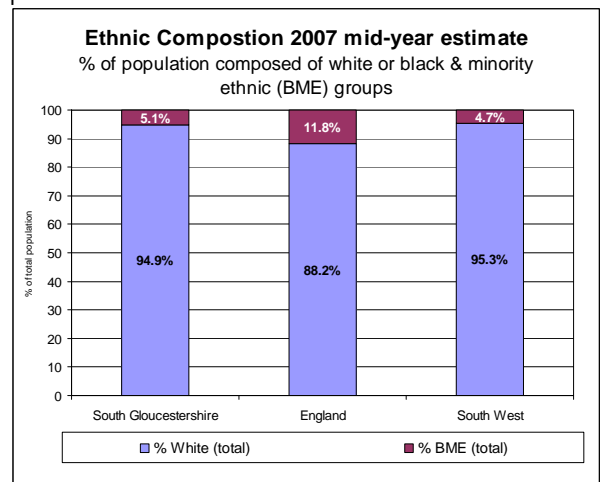
- 18.8% of the population are below the age of 16 (the national average is 18.7%)
- 19.3% of the population are of pensionable age (the national average is 19.5%)



Ethnic composition...

According to the most recent ONS estimates; 13,000 (5.1%), of South Gloucestershire's population are of Black and minority ethnic origin (BME)². 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 the average across England (11.9%).

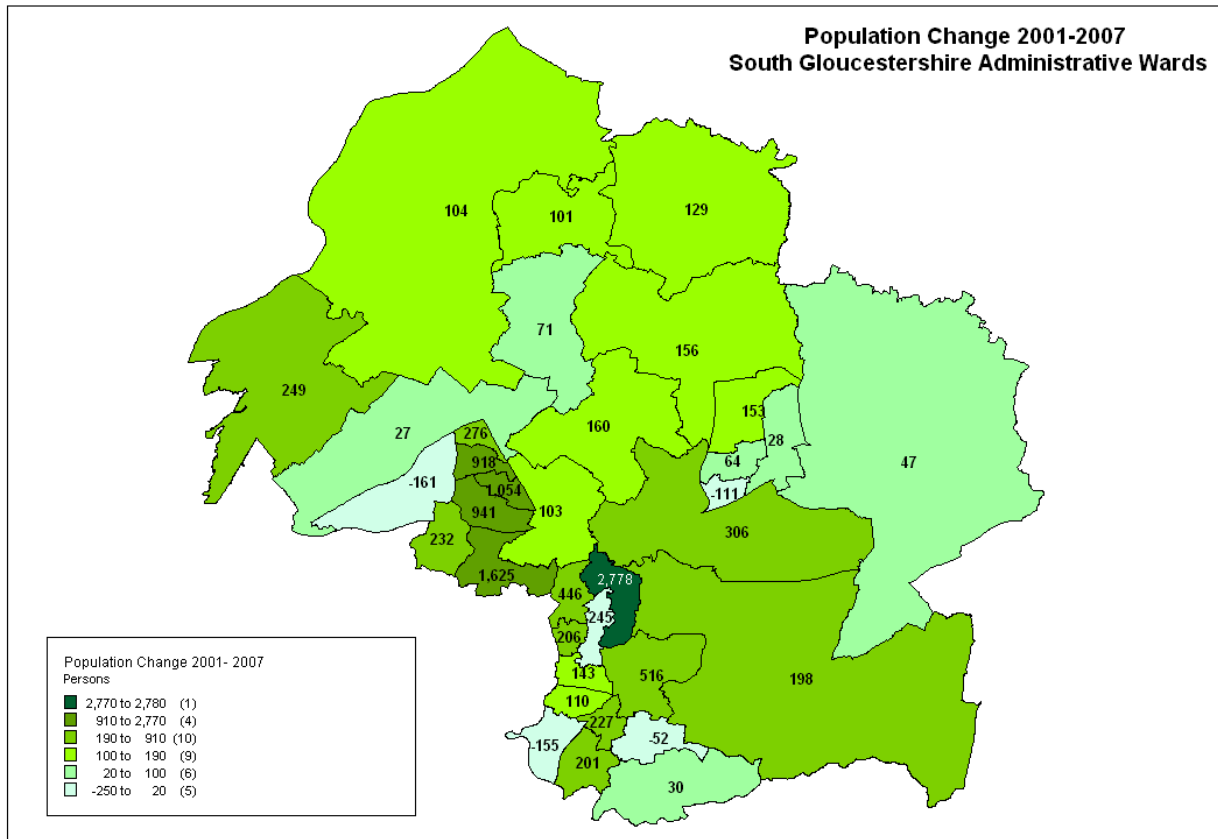
Official estimates on the makeup of the BME population across the district will not be available until data from the 2011 Census is published in mid 2012.



Source: Resident Population Estimates by Ethnic Group 2007 (experimental), ONS

¹ Currently the mid-2007 Ward population estimates for England and Wales (experimental) are the most up to date sub-district population estimates published by the ONS.

² The BME population comprises residents from the following ethnic groups: Mixed: White and Black Caribbean, Mixed: White and Black African, Mixed: White and Asian, Mixed: Other Mixed, Asian or Asian British: Indian, Asian or Asian British: Pakistani, Asian or Asian British: Bangladeshi, Asian or Asian British: Other Asian, Black or Black British: Black Caribbean, Black or Black British: Black African, Black or Black British: Other Black, Chinese or Other Ethnic Group: Chinese, Chinese or Other Ethnic Group: Other



(Source: ONS Mid-2007 Population Estimates for Wards & Census 2001)

Population projections...

The District is expected to undergo significant population growth in the future. According to the 2008 trend based ONS projections, the population is projected to rise to 333,800 in 2033; an increase of 73,400 residents (28.2%) from the 2008 baseline³.

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

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

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

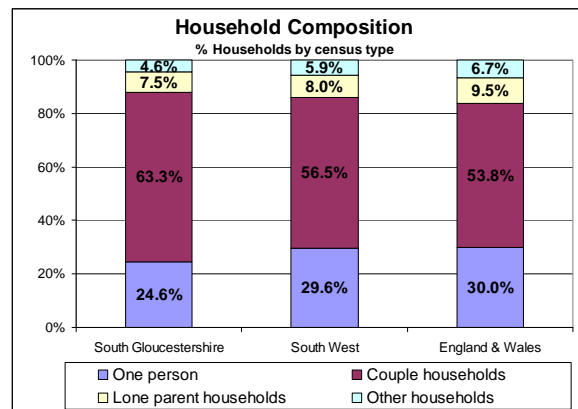
³ The ONS trend based projections do not take into account any future policy changes, housing development or other factors which might influence demographic trends and future population levels.

Household composition...

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

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

According to the Council's development monitoring records there were approximately 108,000 households in the district, as at April 2010.



Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

Society and Communities

Deprivation...

The English Indices of Deprivation 2007 (ID 2007) is the Government's official measure of deprivation at small area level (LSOA)*.

According to this study:

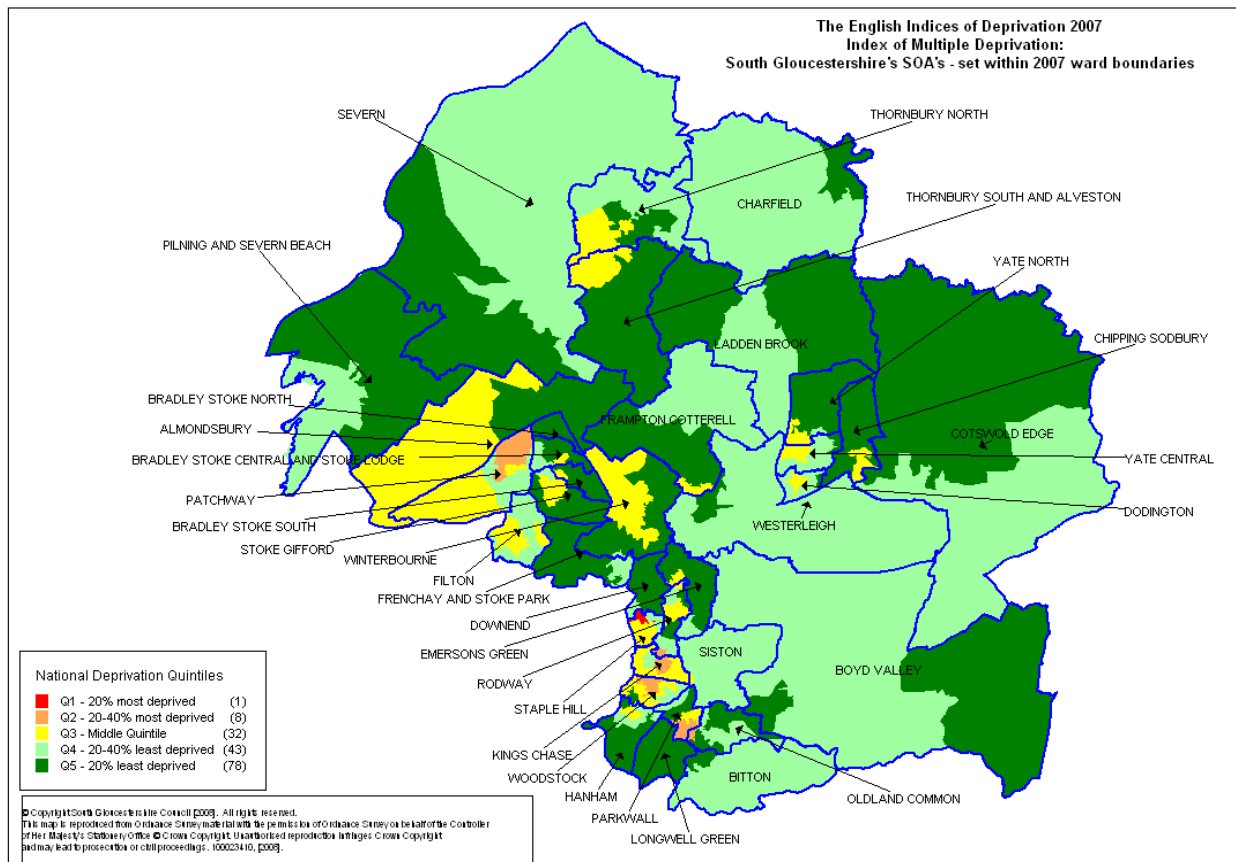
- South Gloucestershire is the 46th least deprived Local Authority in England (ranked 308th out of 354 authorities).
- Compared to other areas in England, there is little deprivation in the District (only one LSOA falls within the 20% most deprived areas in England), however there are sub-ward pockets of relative deprivation which tend to be areas with high concentrations of social housing (particularly ex-local authority housing estates).
- In South Gloucestershire, only 1,117 residents live within an LSOA which is within the most deprived 20% of LSOA's in England, compared to 51,392 residents in Bristol.

- South Gloucestershire's most deprived areas are generally located within the urban wards of Staple Hill, Patchway, and Kings Chase.

The ID 2007 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 10 LSOA's are within the most deprived 20% of areas nationally
- 'Education, skills and training deprivation' – where 10 LSOAs are within the most deprived 20% of areas nationally
- 'Barriers to housing and services domain' – 9 LSOAs within the most deprived 20% of areas nationally

In South Gloucestershire as a whole, 18,528 residents are 'income deprived' (about 7.3% of the total population), and 8,322 are 'employment deprived' (about 5.5% of the working aged population)**.



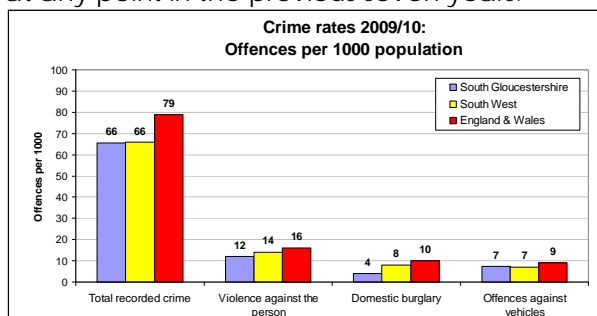
Source: CLG English Indices of Deprivation 2007 © Crown Copyright

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

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

Recorded Crime⁴...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the national average. According to official Home Office records, in 2009/10 the total rate of recorded crime in South Gloucestershire was 66 per 1000 residents. This is a reduction of 7 per 1000 population since 2008/09, and 9 per 1000 since 2007/08. The crime rate in South Gloucestershire is significantly lower than the national average, and is lower this year than at any point in the previous seven years.



(Source: Home Office, 2010)

Types of crime...

In 2009/10, the total recorded crime rate was lower than the national average and the same as the regional average. Rates of violence against the person and domestic burglary were lower in South Gloucestershire than either the regional or national rates, however the rate of offences against vehicles was below the national average but about the same as the regional average.

(Source: Home Office, 2010)

(Source: Home Office, 2010)

Fear of crime...

Fear of crime is a subjective issue which is difficult to measure accurately as it relies on assessing resident perceptions. The Council and its partners use the Citizens panel 'Viewpoint' to monitor this important issue. In autumn 2009, the survey revealed that:

- 13% of people felt that ASB had decreased in South Gloucestershire over the past 12 months
- Word of mouth and the media have the greatest influence over how people perceive levels of crime in their area

- Residents in Priority Neighbourhoods are less likely to perceive that levels of crime have increased over the past 12 months than the rest of the district, and are more likely to perceive that levels of ASB have decreased

(Source: Viewpoint Survey 2009, South Glos Council)

Resident satisfaction...

According to the national 'Place Survey' (a national survey undertaken by all local authorities), in autumn 2009, 85% of South Gloucestershire's residents were satisfied with their local area as a place to live, including 26% who were very satisfied. These results show a slight improvement on the findings from the 2008 survey - where 83% said they were satisfied.

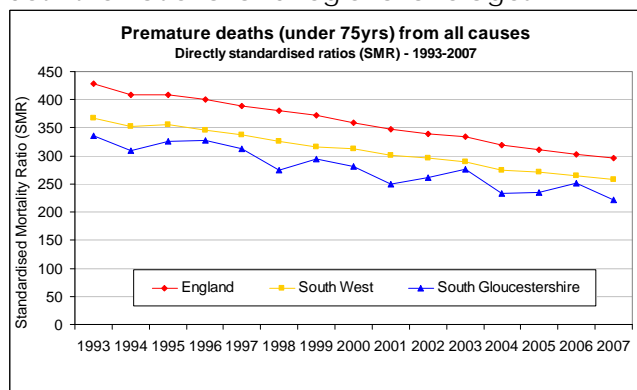
Source: South Gloucestershire Council, Place Survey 2008, 2009

Indicators of health...

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

Life expectancy: For the period 2006 – 2008, the average life expectancy in South Gloucestershire was 79.8 years for males and 83.6 years for females, both significantly longer than the national average (77.8 years for males and 82 years for females).

Premature death: The graph shows that the premature death rate in South Gloucestershire continues to decline, and remains lower than both the national and regional averages.



(Source: www.nchod.nhs.uk)

⁴ These data are taken from the database used for the annual National Statistics bulletin on Crime in England and Wales published in July 2010 (<http://rds.homeoffice.gov.uk/rds/crimeew0910.html>). Recorded crime figures remain subject to revision in future publications, as forces resubmit data to reflect the latest information.

Infant mortality: South Gloucestershire continues to have a lower infant mortality rate than both the national and regional average.

(Source: www.nchod.nhs.uk)

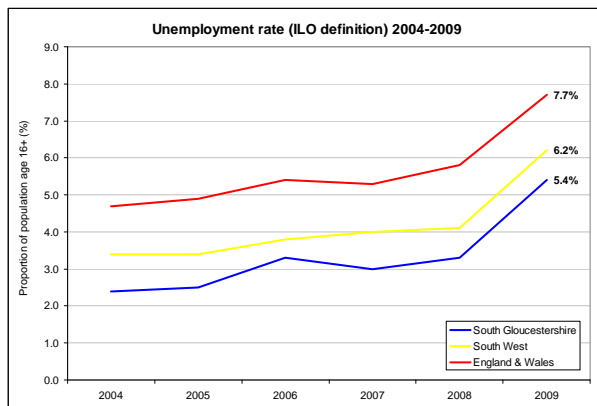
Labour Market Characteristics

Unemployment...

Unemployment - ILO measure

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

According to this measure of unemployment, in the year to December 2009 – 5.4% of South Gloucestershire's working age population were unemployed. The graph shows, that due to the economic downturn, unemployment has increased on the previous year's figure (3.3%); which means that an additional 3,200 residents were unemployed. The local rate however remains lower than both the regional (6.2%) and national (7.7%) averages.

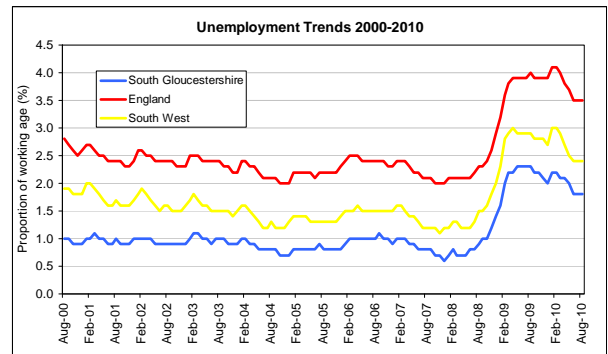


Source: Model-based estimates of unemployment for small areas, Office for National Statistics – Annual Population Survey)

Unemployment - claimant count measure

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

In August 2010, 3,886 of South Gloucestershire's resident population were claiming Job Seekers Allowance (1.8% of the working age population). This represents a 25% reduction on the number of claimants in August 2009 (4,007).

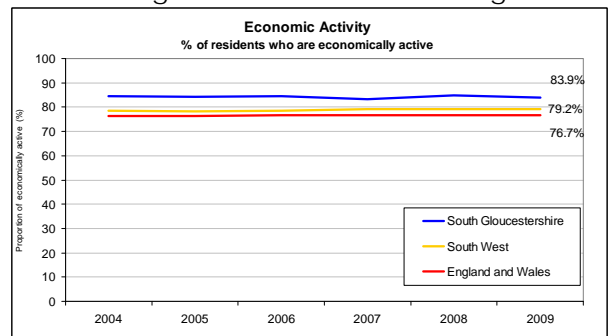


Source: Claimant Count, ONS

Economic Activity...

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

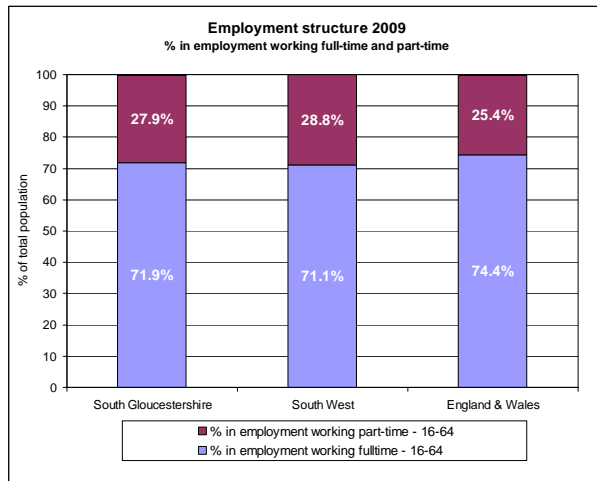
The latest Annual Population Survey (2009), carried out by the ONS, showed that 83.9% of South Gloucestershire's working age population are economically active (138,800 residents). This represents a decrease on the 2008 rate (84.8%), but remains higher than both the regional and national averages.



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

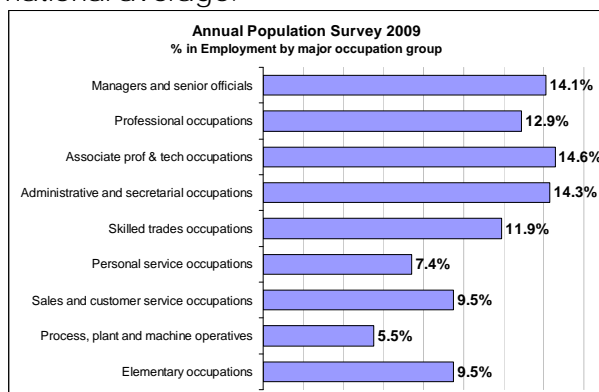
Employment structure...

According to the Annual Population Survey (2009), 71.9% of employed residents work full time. This is on a par with the regional average, but lower than the national average (74.4%).



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

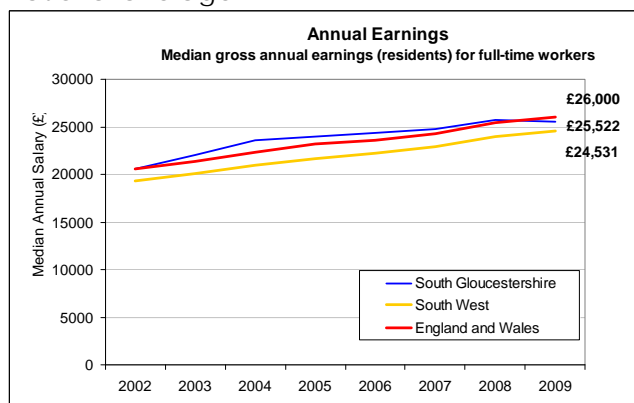
The nature of the occupational structure of those in employment is broadly similar to the national average.



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

Earnings...

In 2009, the median annual salary for a full-time worker living in South Gloucestershire was £25,522 representing slight decrease on the 2008 average (£25,714); in contrast to the national average which increased by 2.3% over the same period. The graph shows that for the first time last year the South Gloucestershire average fell below the National average.



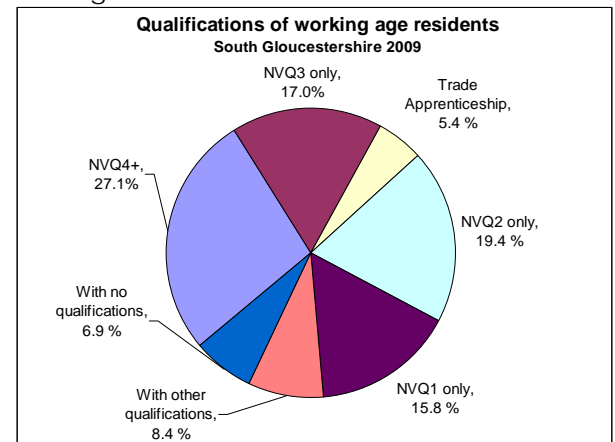
(Source: ONS 2009 Annual Survey of Hours and Earnings, ONS Crown Copyright Reserved [from Nomis])

Qualifications and Education

Adult qualifications...

In 2009, 27.1% of South Gloucestershire's working age population (44,800 residents) were educated to NVQ Level 4 or above*, which is below both the national and regional averages (29.5% and 29.1%) respectively.

About 11,500 adults of working age have no qualifications (about 6.9% of the total workforce), which is significantly lower than both the national (12.2%) and regional (8.7%) averages.

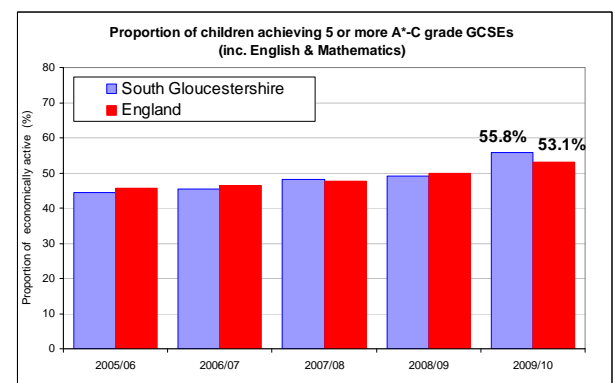


(Source: ONS Annual Population Survey Jan-Dec 2009, Crown Copyright Reserved [from Nomis])

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

Pupil attainment...

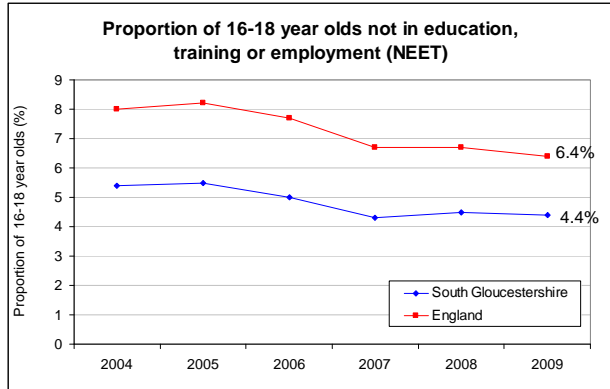
In 2010, 55.8% of pupils achieved five or more GCSE A*-C grade GCSE's including English and Mathematics, which represents a significant increase on the 2009 proportion (49.2%). The achievement rate in South Gloucestershire is above the national average.



(Source: South Gloucestershire Council, Department for Children and Young People)

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

In January 2010, 4.4% of young people aged 16-18 were not in education, employment or training (NEET). This is lower than the national average (6.4%) and represents a slight decrease on the previous year's figure (4.5%).



(Source: South Gloucestershire Council, Department for Children and Young People)

Housing and the built environment

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

Housing tenure...

According to the 2001 Census:

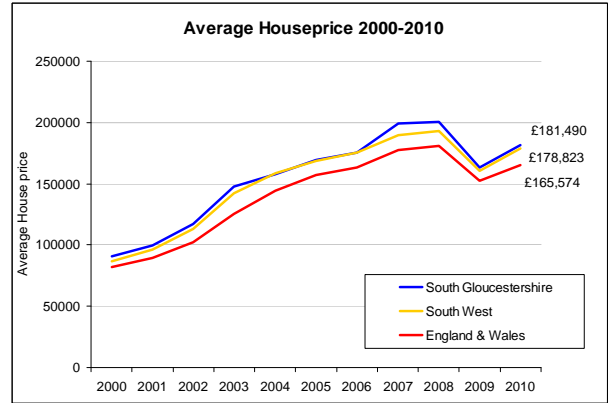
- 31.2% (30,882) own homes outright;
- 50.4% (49,900) are buying with a mortgage;
- 7.6% (7,572) rent from the local authority;
- 2.2% (2,156) rent from registered social landlords, and;
- 5.6% (5,538) rent from private landlords

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

Average house price

In April 2010 the average price paid for a residential property in South Gloucestershire was £181,490, which represents an 11%

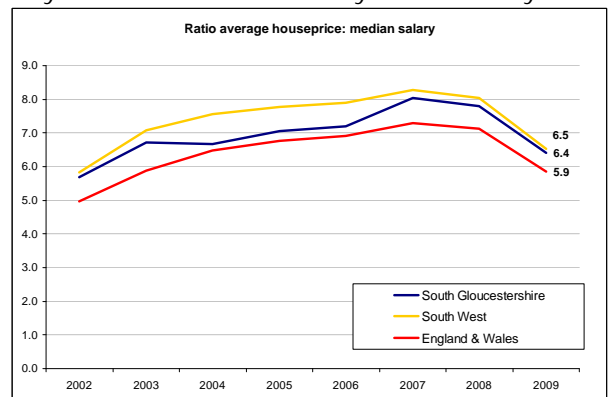
increase on the April 2009 average.



(Source: House Price Index, Land Registry)

Ratio – average house price : median salary

In 2009 the average house price in South Gloucestershire was 6.4 times the median salary. This is higher than the regional (5.9), but slightly lower than the England and Wales average (6.5). The graph shows that this ratio has fallen significantly since 2008 due to the fall in average house price. However, difficulty in acquiring a mortgage puts home ownership beyond the means of many first time buyers.



(Source: House Price Index, Land Registry)

Ratios are calculated from April Land Registry Data and ONS Annual Survey of Hours and Earnings (resident based earnings) data for corresponding year. NB: 2010 ratio is not provided as 2010 ASHE data will not be published until early 2011.

Housing need and homelessness

In the year to April 2010, 140 households were accepted as homeless. This is lower than the number recorded in the previous year (231).

At 31 March 2010, there were 26 households in Bed and Breakfast accommodation, 22 of which were in self contained and 4 were in non-self contained accommodation.

At April 2010, there were 2,489 empty homes in South Gloucestershire, representing about 2.3% of all the houses in the district.

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

Quality and assets of the built environment

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

- 2,041 listed buildings – of which 44 are Grade I; 119 are Grade II* and 1,876 are Grade II* - a further two are awaiting grading
- 1479 locally listed buildings
- 6 buildings 'at risk'
- 34 Scheduled monuments – although four are now 'at risk'
- 30 Conservation Areas -2 of which are 'at risk' (this is following a reassessment of the initial (2009) survey.
- 8 registered parks and gardens – of which 1 is Grade I; 3 are Grade II* and 4 are Grade II. One of them is at risk.

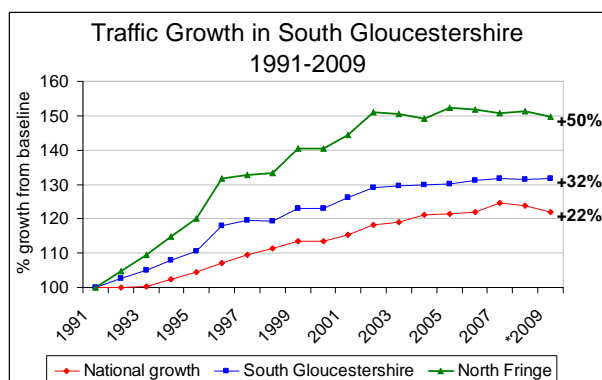
Source: Heritage Counts South West 2010, www.heritagecounts.org.uk, English Heritage and South Gloucestershire Council

Transport & Accessibility

Rate of traffic growth...

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

Overall, the amount of traffic on South Gloucestershire's roads has increased by almost a third (+32%) since 1991, however it has doubled (+50%) in the Bristol North Fringe.



(Source: South Gloucestershire Council, Transport Policy)

Car ownership...

South Gloucestershire has higher than average car ownership and usage.

According to the 2001 Census:

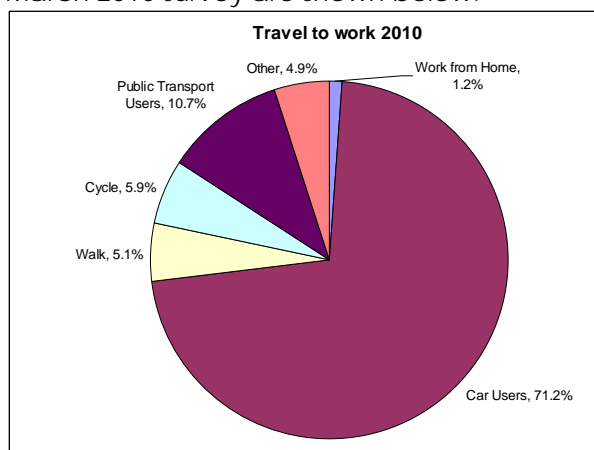
- 86.6% of households had at least one car or van, compared to 73.2% nationally (the second highest proportion amongst authorities in the South West).
- 139,000 cars were owned by the local population, an average of 1.4 cars per household.

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

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

Travel to work...

Every March the Council conducts a 'snap shot' survey of major employers in the District to identify the transportation modes used by their staff to travel to work. Key findings of the March 2010 survey are shown below:



This indicator was first monitored in 2004. Since this baseline, there has almost been a 10% decrease in the proportion of people who travel to work by car and a 2% increase in the proportion that travel to work using public transport.

(Source: South Gloucestershire Council, Transport Policy)

According to the 2001 Census:

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

Source: 2001 Census, Univariate Statistics, ONS Crown Copyright

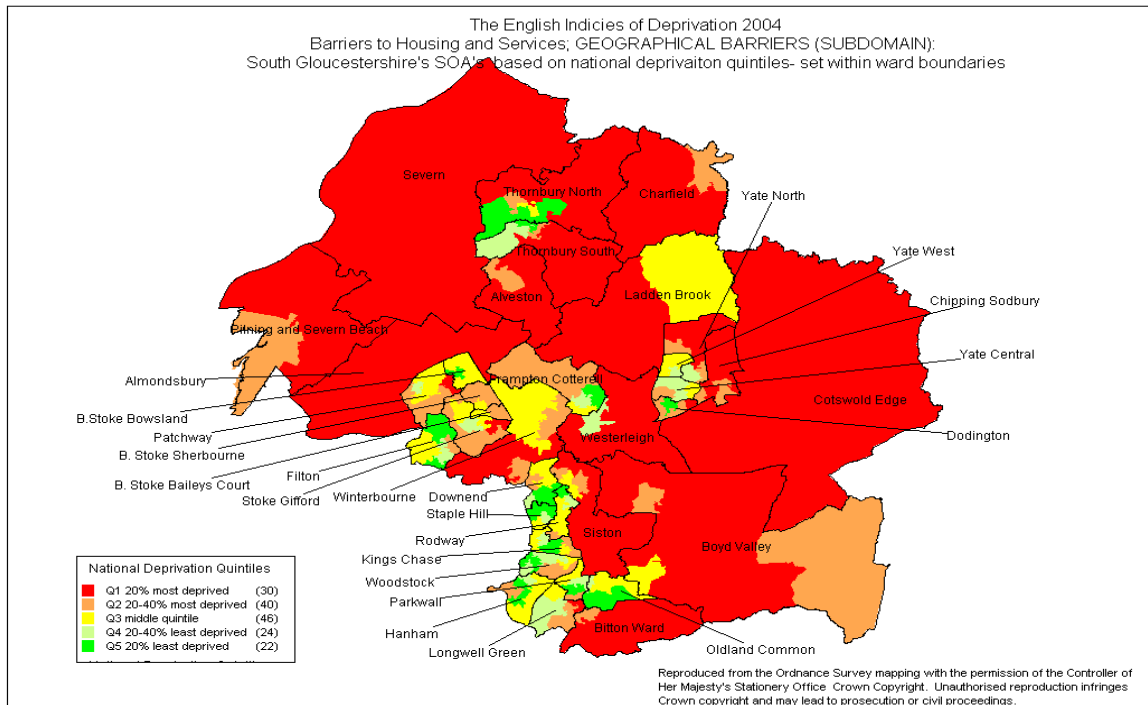
Accessibility of key services...

According to the Indices of Deprivation 2007, South Gloucestershire is most deprived with

regard to the 'Access to Services' domain (which primarily measures road distances to key services). 17 LSOA's within South Gloucestershire's fall within in the 10% most deprived areas in England. The geographical area of these 'access deprived areas'

accounts for approximately two thirds of the total geographical area for the District.

Additional indicators relating to 'Access to Services' are included later in this report.



Source: CLG English Indices of Deprivation 2007© Crown Copyright)

Key Environmental Assets

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

SNCIs

- 269 Sites of Nature Conservation Importance.

Greenbelt

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

Local Nature Reserves (LNR)

- 9 LNRs making up a total of 109ha.

AONB

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

SSSIs

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

RIGS

- 53 Regionally Important Geological Sites

3. Plans and Policies

Strategic Planning

3.1 Following the General Election on 27th May 2010 the Secretary of State announced the Government's intention to abolish Regional Spatial Strategies in the Localism Bill. Although this primary legislation has not yet been enacted, the Government has clearly stated its intention to dismantle the regional planning system introduced by the previous government.

Saved Plans

3.2 Transfer arrangements under the Planning and Compulsory Purchase Act 2004 (PCPA 2004) allowed for plans which had been adopted under the old development plan system to be saved for 3 years from commencement of the Act (PCPA 2004) (until 27 September 2007) and, for those plans which were in an advanced state of preparation, to be saved for 3 years after their individual dates of adoption. In all cases the Secretary of State can agree that a longer saved period is appropriate.

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

- **Joint Replacement Structure Plan** (Adopted 2002). This covers the four authorities in the West of England. The Government Office for the South West determined the policies to be saved based on recommendations from the South West Regional Assembly. The following policies have not been 'saved' beyond 27 September 2007 – Policies 3, 8, 18, 19, 20, 24, 25, 28, 34, 35, 36, 42, 45, 47, 50, 51, 52, 55, 59 & 60.
- **South Gloucestershire Local Plan** (Adopted January 2006). The Government Office for the South West determined the policies to be saved

based on recommendations from South Gloucestershire Council. The following policies have not been 'saved' beyond 6 January 2009 – Policies L6, L19, T10, T11, T13 and H8.

- **South Gloucestershire Minerals and Waste Local Plan** (Adopted May 2002). Government Office for the South West determined the policies to be saved, based on recommendations from South Gloucestershire Council. The following policies have not been 'saved' beyond 27 September 2007 – Policies 2, 5, 7, 12, 15, 19, 25 & 30 because they either repeat, or are incompatible with national policy. Of the policies remaining, there is a need to review the policies on waste. The West of England Joint Waste Core Strategy DPD is updating waste planning policies in the sub-region.

The Local Development Scheme (LDS)

3.4 The Local Development Scheme (March 2009 - Feb 2012) for South Gloucestershire was agreed with the Government Office for the South West in April 2009. A further amendment was made in October 2009.

**Indicative Programme for Local Development Document Preparation
(March 2009 – Feb 2012)**

Document Title	Status	Date for Consultation on Issues and Options (DPDs)	Date for Consultation on Pre-Submission Draft (DPDs) / Draft SPDs	Date for submission to Secretary of State	Adoption / Proposed Date for Adoption
Core Strategy	DPD	Completed	September – November 2010	April 2011	April 2012
Gypsy and Traveller	DPD	Completed	September – November 2009	May 2010	January 2011
Sites & Policies	DPD	Timetable to be included in a later LDS			
West of England Joint Waste Core Strategy	DPD	Completed	November – December 2009	September 2010	September 2011
Siston Conservation Area Character Appraisal	SPD	N/A	October – November 2009	N/A	May 2010

(Source : South Gloucestershire Local Development Scheme 2009-2012)

Progress of Local Development Document Preparation compared to Milestones in LDS for 2009/2010

The following table sets out actual progress on local development document preparation compared to the LDS milestones over the 12 month period from April 2009 – March 2010 set out in the Local Development Scheme (2009-2012).

Local Development Document	Key to Timetable	Timetable 2009/10												Comment
		A	M	J	J	A	S	O	N	D	J	F	M	
Core Strategy DPD	LDS 09-10													During this period work progressed on preparing the Pre-Submission Draft Core Strategy, the supporting evidence base and the Infrastructure Delivery Plan. The Draft Core Strategy was approved by the Council in March 2010 and consultation took place between March and August, four months ahead of the LDS milestone. Work is now progressing on preparing the Submission Draft Core Strategy for approval by the Council before the end of 2010.
	LDD Progress												♦	
Gypsy & Traveller DPD	LDS 09-10						♦							Following announcements from the Secretary of State progress on the Gypsy and Traveller DPD has been halted. The Council will carry forward this work through its Core Strategy.
	LDD Progress													
Site & Policies DPD	LDS 09-10	No Timetable has been set – to be included in a later LDS												N/A
	LDD Progress													
West of England Joint	LDS 09-10								♦					Following the Preferred Options consultation in early

3. Plans and Policies – Annual Monitoring Report 2010

Local Development Document	Key to Timetable	Timetable 2009/10												Comment
		A	M	J	J	A	S	O	N	D	J	F	M	
Waste Core Strategy DPD	LDD Progress										♦			2009, additional technical work was undertaken on the evidence base. Further consultation took place on this work, by way of Progress Updates between June and October 2009. As a consequence there was a two month slippage in the timetable. Consultation on the Pre-Submission Draft Waste Core Strategy took place during January to March 2010. Since then, the Joint Waste Core Strategy has been formally submitted (July) and the Examination is programmed for mid November.
Siston Conservation Area Character Appraisal SPD	LDS 09-10							■						Work on the Siston Conservation Area SPD commenced in January 2009. Consultation on the Draft SPD took place between September and November 2009, commencing slightly ahead of the milestone in the LDS. The SPD was adopted in March 2010, two months ahead of the milestone date.
	LDD Progress						■						A	

KEY

▲	Consultation on Issues and Options DPD	■	Consultation on Draft SPD
♦	Consultation on Pre-Submission Draft DPD	A	Adoption of DPD/ SPD

Commentary

The past year has seen significant progress being made on the production of LDF documents.

Work progressed during the year on the Pre-Submission Draft **Core Strategy DPD**. Consultation on this document has since been completed, a few months ahead of the LDS timetable, and work is currently progressing on the Submission Core Strategy.

Following consultation early in 2009 on the **West of England Joint Waste Core Strategy DPD** Preferred Options, further consultation took place on Progress Updates over the summer months, which slightly delayed progress in accordance with the LDS timetable. Consultation on the Pre-Submission Draft was completed in March 2010, followed by consultation in May/June on updates to the evidence base and a focused change to the Pre-Submission document. The Joint Waste Core Strategy was formally submitted at the end of July and the Examination is programmed for November.

The **Siston Conservation Area SPD** was prepared during 2009 and adopted in March 2010, slightly ahead of the LDS timetable.

Gypsy and Traveller DPD Work progressed during the year on the pre-submission draft Gypsy and Traveller Sites DPD. Following the General Election on 27th May 2010 the Secretary of State announced the Government's intention to abolish Regional-level planning guidance, including the provision of Gypsy and Traveller sites. Although this primary legislation has not yet been enacted, the Government has clearly stated its intention to dismantle the regional planning system introduced by the previous government. As a result, the Council will therefore carry forward this work through its Core Strategy.

4) Monitoring the South Gloucestershire Local Plan

4.1 This chapter sets out information to monitor the broad aims of the adopted South Gloucestershire Local Plan (SGLP) and the emerging Core Strategy.

4.2 At the beginning of each section, reference is made to the local policy framework which contributes to the aim.

4.3 Progress towards each aim is monitored by a collection of core and local indicators.

Core Indicators set out information that is required in order to give a consistent approach across the country towards monitoring policy objectives. Each core indicator has a standard national reference number e.g. *H2*. Where no core indicator is present,

this is due to none being suitable to that particular Local Plan aim, or that suitable core indicators have already been allocated to another Local Plan aim.

Local Indicators have been chosen by South Gloucestershire Council to help to monitor characteristics and issues which are important in the area but which are not covered in detail by the core indicator set. Local indicators are referenced by an 'L' prefix, followed by the initials of the section to which they relate, i.e. a local indicator in the Sustainable Transportation section would have the prefix 'LST' followed by the indicator number e.g. LST2.

Unless stated otherwise, all figures relate to the period 1 April 2009 – 31 March 2010.

1. Environmental Protection

SGLP Aim 1:

To protect both the environment and the present and future generations from pollution and harm

Relevant local policy context:

Local Plan Policies	All policies in Chapter 4, section2; Policy GB1
Emerging Core Strategy Policies	Chapter 5. High Quality Design & Responding to Climate Change Chapter 8. Managing Environmental Resources & Built Heritage
Sustainable Community Strategy theme	Valuing the Environment
Other relevant policies and documents	Final Joint local Transport Plan

Core Indicators

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

Year	No. of applications to which the EA objected	No. of applications withdrawn	No. refused planning permission	No. of applications granted with conditions which mitigate EA concerns	No. of applications granted approval
2004-2005	52	23	22 (76%)	3 (10%)	4 (14%)
2005-2006	28	0	19 (68%)	9 (32%)	0 (0%)
2006-2007	78	13	29 (45%)	19 (29%)	17 (26%)
2007-2008	28	10	7 (39%)	9 (50%)	2 (11%)
2008/2009	23	11	6 (50%)	6 (50%)	0 (0%)

Table 1.1a

Source: Environment Agency: Final HLT 5 Report.

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

Table 1.1b

Source: South Gloucestershire Council Development Management records

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

Commentary

The Council is concerned to ensure that water resources are not unacceptably affected by development and that development proposals within flood risk areas (defined by the Environment Agency's Flood Maps) incorporate appropriate mitigation measures. The Council

consults with the Environment Agency to ensure that development proposals meet the acceptable environmental standards set out in Planning Policy Statement 25: Development and Flood Risk (PPS25).

Due to changes in the way that the Environment Agency report this indicator (via their High Level Target 5 Report (HLT5)), this year, a new method of extracting the data from the Council's Development Management Records has been developed. For this reason, the data shown for 2009/10 is not directly comparable to what was published in previous AMR's (shown in table 1.1a). In future years this indicator will be reported in the revised format.

Table 1.1b shows that in the 2009/2010 monitoring year, the Environment Agency provided formal comments to the Council on 87 Planning applications.

From this total the Agency had:

- No outstanding objections / concerns in 91% of cases (79 applications) – often because of informatives / conditions imposed in the Decision Notice;
- Outstanding objections to 8 applications – of these 3 were refused planning permission by the Council, 4 were withdrawn by the applicant; and
- 1 planning application was granted approval contrary to Environment Agency advice. In this instance, after the application was granted approval the Environment Agency provided a number of conditions for inclusion in the Decision Notice which mitigated their concerns.

E3: Renewable energy generation by installed capacity and type

Identified Installed Capacity: January 2010

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
24	0	0	3.31	0.02	0	0.05	3.38	83	0	0.16	0	0	0	0.16

Table 1.2

Source: RegenSW: Survey of Renewable Electricity and Heat Projects in South West England, January 2010
<http://www.regensw.co.uk/projects/support-for-decision-makers/annual-survey>

Commentary

The total identified renewable energy capacity of South Gloucestershire is 5.27 MW – which represents an increase on the figure reported in last years AMR (4.36 MW). Renewable electricity schemes continue to account for the largest proportion of renewable energy contributions across the District.

This data is collated by Regen South West, who conduct an annual survey of renewable energy installers across the region. The 2010 survey shows that:

- There are 24 renewable electricity installations in the district, of which 16 new (Solar PV domestic schemes) were installed in the year to January 2010. At 2.684 MW, the Landfill Gas Facility at Harnhill Quarry continues to generate the largest amount of renewable electricity locally.
- There are 83 renewable heat installations in the district, of which 7 schemes were completed in the year to January 2010, including:
 - South Gloucestershire Council's new Offices, Yate – incorporating a 0.4 MW biomass boiler
 - The new Gillingstool Primary School, Thornbury – incorporating a 0.15 MW biomass boiler

Renewable Energy Installations given planning permission

Owing to the fact that many renewable energy schemes are classified as permitted development (so do not require planning permission), it is difficult to get an overall position on renewable energy schemes/capacity. In addition, when renewable energy installations are not the primary focus of the planning application (and are part of a larger scheme), the renewable

energy element is often difficult to identify and monitor as there is no obligation on the developer to provide specific details about the 'renewable element' of their scheme. However, in the 2009/10 monitoring year, the following renewable 'stand-alone' energy schemes were given planning consent:

- Erection of 1x15m Wind Turbine at Spanorium Farm, Easter Compton (6kW)
- Erection of 2 x 18.3m Wind Turbines at Cleve Rugby Club, Mangotsfield (2 x 11kW)
- Erection of biomass boiler, Hollywood Lane, Easter Compton
- Installation of air source heat pump - domestic property, Frampton Cotterell
- Installation of air source heat pump - domestic property, Old Sodbury

Renewable energy installations were also proposed within the following larger development schemes which were given planning consent in the 2009/10 monitoring year (however the details of the renewable energy technology / capacity have yet to be determined):

- Redevelopment of Rolls Royce East Site, Filton for mixed use development – potentially incorporating a combined heat and power generator
- Extension to 'R Block' at University of West of England – potentially incorporating a biomass boiler
- Erection of BESD Special Secondary School, Kingswood – potentially incorporating a Ground Source Heat Pump
- Erection of 2 x Office Buildings at Aztec West – potentially incorporating a Ground Source Heat Pump

Local Indicators

LEP1: No. of 'poor' air quality days when pollution exceeds National Air Quality Objectives

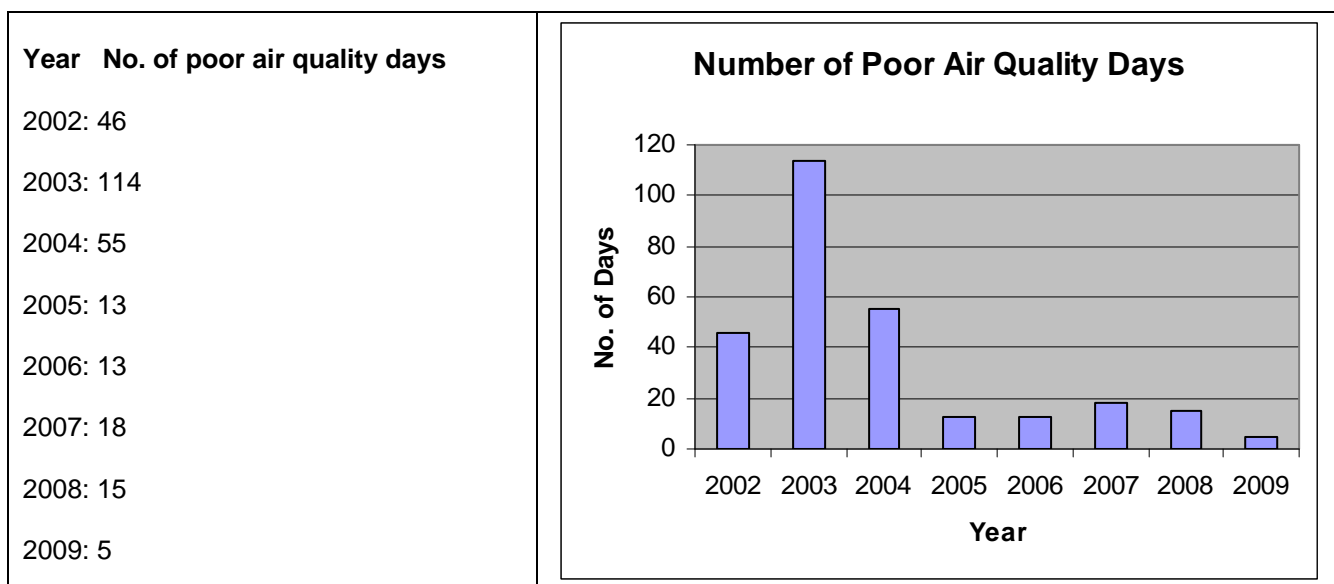


Figure 1

Source: South Gloucestershire Council Environmental Protection Team

LEP2: Annual average nitrogen dioxide levels

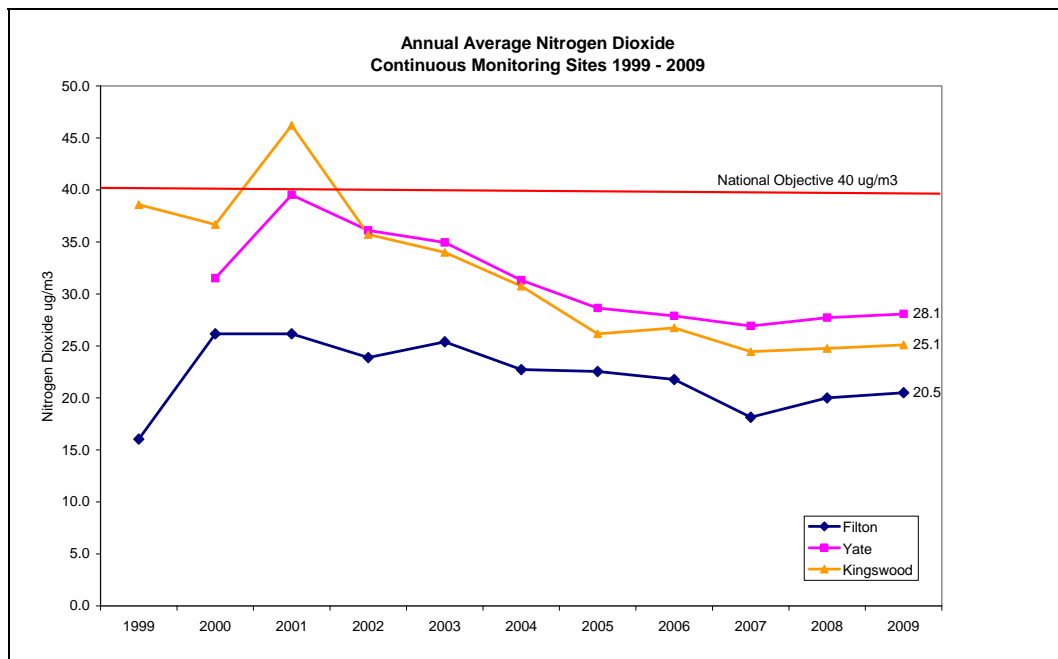


Figure 2

Source: South Gloucestershire Council Environmental Protection Team

Commentary

The Council has a duty to monitor and manage air quality within its district. Air pollutants can arise from a variety of sources, including transport, industry and the commercial and domestic sectors. The main air pollutant of concern locally is nitrogen dioxide (NO₂), which originates primarily from road traffic emissions. At high concentrations, nitrogen dioxide can affect the respiratory system and increase the response to allergens in sensitive people. Air pollutant levels are assessed against air quality objectives set by the Government, which are based on scientific research into the risks to human health. Where monitoring shows that air pollutants are above the national objectives in areas where people could be at risk, the Council has to declare these areas as Air Quality Management Areas (AQMAs).

Figure 1 shows the number of poor air quality days in 2009 has dropped in comparison to 2008. This number of exceedences is well below the target level.

Figure 2 shows the annual average nitrogen dioxide levels for 2009 have remained around the same level at the three automatic air quality monitoring sites in South Gloucestershire. The levels are below the national annual mean objective of 40µg/m³ for nitrogen dioxide.

However, this trend is not reflected across all of the other nitrogen dioxide (non-automatic) monitoring sites in the district. Three areas have been identified as exceeding the annual mean objective for nitrogen dioxide: Kingswood – Regent Street; Staple Hill – Broad Street, High Street, Soundwell Road, Victoria Road crossroads and Cribbs Causeway – adjacent to the M5 at Junction 17. These areas were declared as AQMAs in April 2010 following consultation. An Action Plan is currently being developed with the aim of improving air quality in these areas.

2. Landscape – Natural and Cultural Heritage

SGLP Aim 2:

To conserve and enhance local distinctiveness and the natural and cultural heritage of South Gloucestershire and its built environment and to improve biodiversity

Relevant local policy context:

Local Plan Policies	All policies in Chapter 4, section1; Policies D1, GB1, GB2, GB3, LC13
Sustainable Community Strategy theme	Valuing the Environment
Emerging Core Strategy Policies	Chapter 5. High Quality Design & Responding to Climate Change Chapter 8. Managing Environmental Resources & Built Heritage
Other relevant policies and documents	South Gloucestershire Biodiversity Action Plan (2007) Strategic Flood Risk Assessment (2009)

Core Indicators

E2: Change in areas of biodiversity importance

	LNRs	SNCIs	SSSIs	AONB	SPA/ Ramsar (also an SSSI)	RIGS
2003/2004	18.15 Ha (3 LNRs)	No Data	No Data	No data	4,104 Ha	No data
2004/2005	106.25 Ha (7LNRs)	No Data	553 Ha (22 sites)	11,800 Ha	4,104 Ha	No data
2005/2006	106.25 Ha (7LNRs)	267 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	No data
2006/2007	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2007/2008	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2008/2009	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2009/2010	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites

Table 2.1

LNR Local Nature Reserve

SNCI Site of Nature Conservation Importance

SSSI Site of Special Scientific Interest

AONB Area of Outstanding Natural Beauty

SPA International Severn Estuary Special Protection Area

Ramsar Wetlands of international importance, designated under the Ramsar Convention

RIGS Regionally Important Geological and Geomorphological Sites

Source: Ecological Officer, Natural and Built Environment Team.

N.B.: in 2004/2005 four new Local Nature Reserves were established as part of the Wildspaces Partnership Project

Commentary

Following a significant increase in the first AMR monitoring year (2004/05) the area of Local Nature Reserves in the District had been static until this year. Table 2.1 shows that two new Local Nature Reserves, Bradley Brook and Monks Pool, were designated in this monitoring year. Although this is the only change in areas of biodiversity importance, the designation of these two sites demonstrates the Council's continuing commitment to protecting sites of local nature significance.

It is expected that there will be changes to some of these figures in next years AMR, as a result of the review of sites designated for environmental protection.

There are a significant number of areas of biodiversity importance in South Gloucestershire; all of which make an important contribution towards biodiversity. However, there is concern that the management and monitoring of these sites is not sufficient, which impacts upon the quality of some of the SNCI assets. These issues will be addressed through the South Gloucestershire Biodiversity Action Plan process.

Local Indicators

LL1: Change in priority habitats and species, by type

Priority Habitat (2009/2010)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2009/2010	Static	Static	Static	Increasing	Static	Static	Static

Table 2.2 (a)

UK Priority Species (2009/2010)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2009/2010	Static	Static	Static	Declining	Declining	Declining	Static

Table 2.2 (b)

Local Priority Species (2009/2010)

Year	Adders Tongue Spearwort	Bath Asparagus	Wild Service Tree	Bithynian Vetch	Glow Worm	Slow-Worm	Barn Owl	Hedgehog
2009/2010	Static	Static	Increasing	Static	Static	Declining	Increasing	Static

Table 2.2 (c)

Source: Ecological Officer, Natural and Built Environment Team.

Commentary

It is not possible to gather data on the actual figures relating to species and habitat population and area. However, the Council's Natural and Built Environment Team do monitor whether populations and areas are increasing, decreasing or static. Table 2.2 (a) shows that in the 2009/2010 monitoring year only ponds, rhynes, rivers and water bodies are increasing of all the priority habitats, while the rest of them are static

Table 2.2 (b) demonstrates that, of the seven UK Priority Species, none are increasing in the 2009/2010 monitoring year. Last year's AMR reported that the Song Thrush population was

increasing, but recently a survey of birds in the West of England sub-region has shown that numbers of the species are now in decline. Of the remaining six UK Priority Species, both the White Clawed Cray Fish and the Great Crested Newt are also in decline, while the populations of the remaining four species are 'static' in the 2009/2010 monitoring year.

Table 2.2 (c) shows that of the Local Priority Species, two are 'Increasing' (Wild Service Tree and Barn Owl), one is 'Declining' (Slow Worm) and five are static (Adders Tongue Spearwort, Bath Asparagus, Bithynian Vetch, Glow Worm and Hedgehog).

The South Gloucestershire Biodiversity Action Plan (adopted October 2007) outlines actions to help reduce the rate and extent of the decline of priority species and habitats in the District; this should have a positive effect on the information presented in future AMRs.

LL2: Number of open spaces managed to Green Flag Award standard.

2004/2005: no sites were accredited with the Green Flag Award standard.

2005/2006: no sites were accredited with the Green Flag Award standard.

2006/2007: no sites were accredited with the Green Flag Award standard.

2007/2008: no sites were accredited with the Green Flag Award standard.

2008/2009: 1 - Wick Golden Valley.

2009/2010: 1 - Wick Golden Valley – no additional new sites were accredited with the Green Flag Award.

Source: Environmental Partnerships and Projects Officer, Natural and Built Environment Team.

N.B. In the 2004/2005 and 2005/2006 AMRs, no Green Flag award standards were reported because the council did not use them as criteria to assess open space. Since then, Green Flag Award Standards have been included as a target in the Local Area Agreement (LAA).

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.

In the 2010/11 monitoring year, volunteers from Willsbridge Valley Local Nature Reserve received a Green Flag Community Award (which have replaced Green Pennant Awards), for their work at Willsbridge Mill. This success will be reported on in next year's AMR.

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

Date	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
	Won	Lost	Won	Lost	Won	Lost
2004/2005	2	0	2	0	2	0
2005/2006	1	1	0	0	3	2
2006/2007	3	2	3	0	3	1
2007/2008	2	1	2	1	10	0
2008/2009	0	1	4	3	7	2
2009/2010	0	1	3	1	6	0

Table 2.3

Source: Development Services records

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 2.3 indicates that these policies are generally achieving this objective.

In the 2009/2010 reporting year, South Gloucestershire Council won all of the appeals where Local Plan policies L13 and L14 (relating to Listed Buildings) were a material consideration. The Council also won three quarters of appeals where policy L12, relating to Conservation Areas, was a material consideration. In the allowed appeal where the Cotswolds AONB was a material consideration, the Inspector imposed a condition on the permission to ensure that more appropriate materials would be used than those originally proposed.

LL4: Statutory Greenbelt change

2005/2006: 23,216.22ha + 15.4ha = **23,231.62 ha**

2006/2007: No change

2007/2008: No change

2007/2008: No change

2008/2009: No change

2009/2010: No change

Source: Spatial Planning Team, MapInfo Digitised Local Plan database (Cartesian Measure).

Commentary

Greenbelt 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 as opposed to sites outside of existing urban areas.

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

greenbelt following the adoption of the South Gloucestershire Local Plan.

LL5: Area of SSSI lost as a result of built development

2004/2005: None

2005/2006: None

2006/2007: None

2007/2008: None

2008/2009: None

2009/2010: None

2009/2010: None

Source: Ecological Officer, Natural and Built Environment Team.

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 2.1, there are currently 22 SSSIs in South Gloucestershire which account for around 553ha of the District. The figures shown for LL5 suggest 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 7 years.

LL6: Number of trees given Tree Preservation Orders (TPOs)

Year	Individual Trees	Groups of Trees	Area Orders	Woodland Orders
2004/2005	39	63	0	0
2005/2006	48	27	1	1
2006/2007	58	9	4	5
2007/2008	128	15	2	3
2008/2009	34	2	0	0
2009/2010	27	1	0	1

Table 2.4

Source: Tree Officer, Natural and Built Environment Team

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.

3. Housing

SGLP Aim 3:

Meet the dwelling needs of all residents of South Gloucestershire for the period to 2011, including those in need of affordable housing, in a manner which is consistent with the concept of sustainable development

Relevant local policy context:

Local Plan Policies	All policies in Chapter 8
Sustainable Community Strategy theme	Managing Future Development
Emerging Core Strategy Policies	Chapter 6: Managing Future Development Chapter 10: Providing Housing and Community Infrastructure
Other relevant policies and documents	Strategic Housing Land Availability Assessment 2010 Residential Land Availability Survey 2010

Core Indicators

H1: Plan period and housing targets

Plan name	Start of plan period	End of plan period	Target allocation	Annual Target (dwellings per annum)
Core Strategy Pre-Submission Publication Draft	1 April 2006	31 March 2026	21,500	1,075

Table 3.1

H2(a): Net additional dwellings in previous years; and
H2(b): Net additional dwellings for the reporting year (NI154)

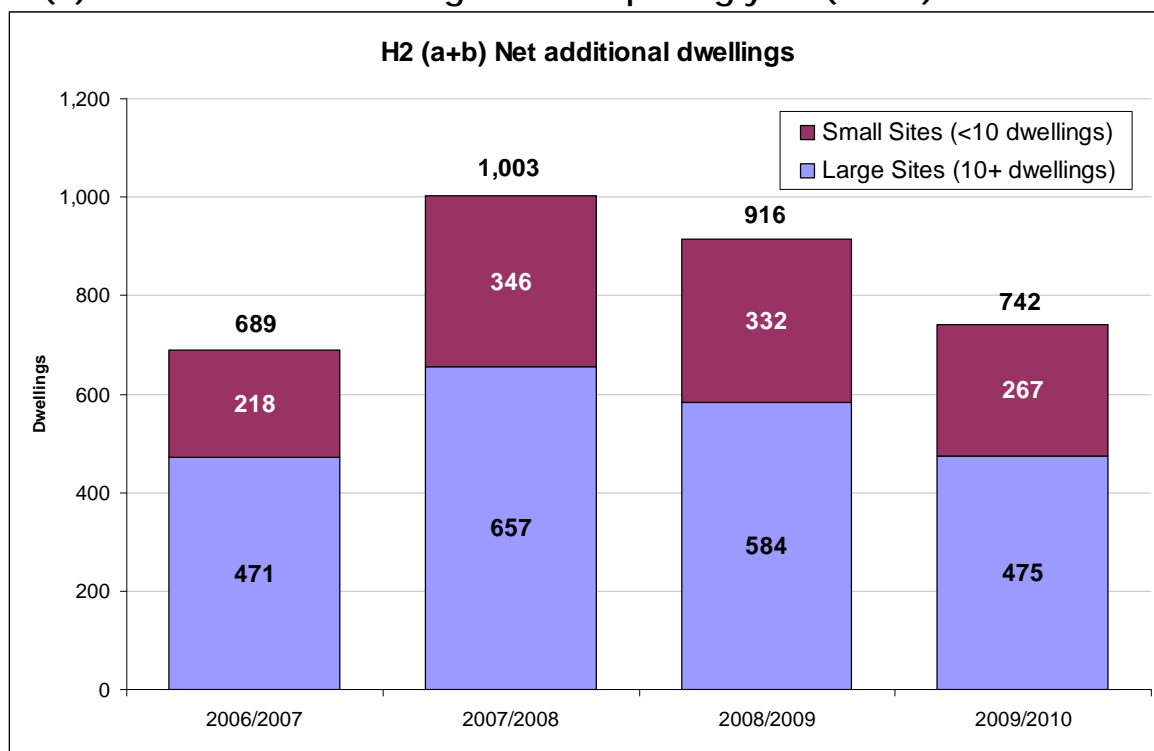


Figure 3.1

Composition of dwellings completed in the reporting year (2009/10):	Number
(a) new build completions	610
(b) demolitions	15
(c) change of use (net gain)	101
(d) conversions (net gain)	42
(e) other gains	4
Net additional dwellings 2009/2010	742

Table 3.2

Commentary

As illustrated by Fig 3.1 and Table 3.2, in the year to April 2010, 742 dwellings (net) (NI 154) were completed in South Gloucestershire, which represents a performance of 154.6 % above the target set in the Local Area Agreement (LAA) of 480 dwellings. This above target performance is considered to be due to:

- developers continuing to build out sites that were under construction (albeit at slower rates);
- active intervention by public agencies to support housing delivery; and
- the fact that mortgage lending and interest rates began to stabilise in the monitoring year.

Over a third (36%) of dwelling completions in the last year were on small sites (those with less than 10 dwellings) the same proportion as last year.

H2(c): Net additional dwellings in future years; and
H2(d): Managed Housing Delivery

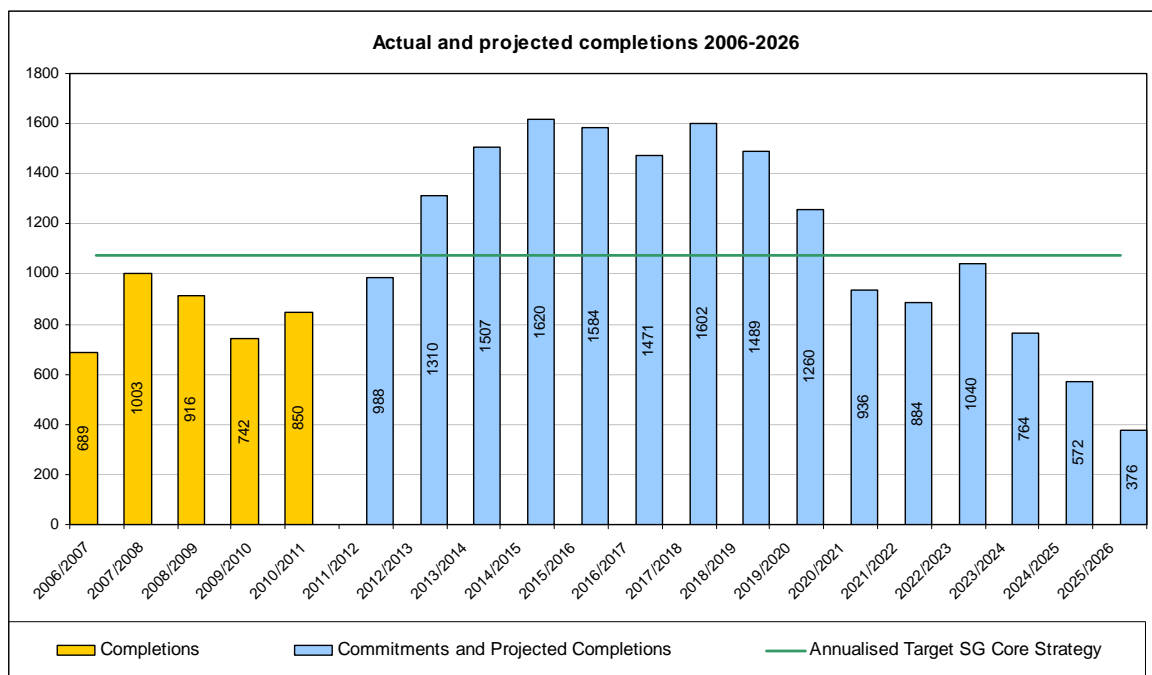


Figure 3.2

Assessment of Five Year supply against Core Strategy		
A	Net provision required in Core Strategy period to date (2006 to 2011)	5,375
B	Net provision delivered in Core Strategy period to date (2006 to 2011)	4,200
C	Net position at April 2011 (B minus A)	-1,175
D	Total net provision required 2006 to 2026	21,500
E	Remaining provision required 2011 to 2026 (D minus B)	17,300
F	Number of years remaining in Core Strategy	15
G	Remaining annualised provision required (E/F)	1,153
H	Five Year housing requirement 2011 to 2016 (Gx5)	5,765
I	Total identified five year supply 2011 to 2016	7,009
J	Five Year supply surplus or deficit (I minus H)	1,244
	Five Year supply (I/Hx100)	122%
	Five Year supply (I/G)	6.1

Table 3.3

Commentary

On 27th May the Secretary of State wrote to Local Planning Authorities and to the Planning Inspectorate informing them of the Government's intention to abolish Regional Strategies in the Localism Bill and that he expected them to have regard to this as a material consideration in planning decisions. This would have the effect of removing the draft South West RSS and Regional Planning Guidance 10 (RPG10) as the higher level statutory development plan.

Although the SGLP is the current adopted development plan for South Gloucestershire this Plan has an end date of 2011. Moreover, its housing provision is based on target figures set by RPG10. As RPG10 will also be revoked the Council considers it would not be appropriate to base the 5 year land supply on having to project forward the annualised SGLP housing requirement, where this would give implied weight and status to RPG10 that is will shortly be revoked by the Government. In these circumstances, South Gloucestershire Council considers its emerging Core Strategy provides the basis for establishing the 5 year land supply.

Table 3.4 sets out the Council's land supply calculations. Based on the South Gloucestershire Core Strategy housing provision of 21,500 new dwellings for the period 2006 to 2026 and taking into consideration the historic undersupply, South Gloucestershire Council has an annual build provision of 1,153 dwellings per annum for the 15 year period 2011/2012 to 2025/2026. This represents a 5 years land supply of **6.1 years** where total available five year supply (2011/2012 to 2015/2016) = 7,009 dwellings divided by the remaining annualised requirement (1,153).

The Council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporates feedback from landowners / developers on the likely timescales for the development of their sites. The forecasts and assumptions underpinning likely future dwelling completions are provided at Appendix A and B. This is based on the 'look forward' calculation method previously advised by the Audit Commission for N1 159 and advice from CLG regarding preparing 5 year land supply. Housing supply has been assessed based on the following:

- Residential development that is currently under construction on large sites;
- Unimplemented planning permissions on large sites;
- Large sites where resolution to grant planning permission subject to S106 agreement;
- Sites allocated for development within the adopted South Gloucestershire Local Plan;
- Residential development that is currently under construction on small sites;
- Unimplemented planning permissions on small sites;
- Sites currently under pre application discussions where there is an expectation of the grant of planning permission within the near future; and
- Sites emerging through the SGLP Core Strategy.

Notes:

- *Large sites comprise sites of 10 dwellings or more and Small sites comprise sites of less than 10 dwellings.*
- *If assessed against the extrapolation of the SGLP, the future annual build requirement is 1,375 dwellings or 5.1 years supply.*

H3: New and converted dwellings on previously developed land

Year	Number of dwellings on Previously developed Land (Gross)	Proportion 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%

Table 3.4

*Note – in previous years this indicator was reported as Core Indicator 2b

Commentary

In the year to April 2010 almost one third (60%) of dwelling completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new dwelling completions should be on PDL for the duration of the Local Plan period (1996 – 2011), since 2004 this target has been exceeded in every monitoring year.

H4: Net additional pitches (Gypsy and Traveller)

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

Table 3.5

Commentary

The Council is committed to providing housing opportunities for all residents and is conscious of the need to provide for the local Gypsy/Traveller community. In the 2009/2010 monitoring year, 4 additional Gypsy/Traveller pitches were delivered in South Gloucestershire:

- 1 additional permanent residential pitch on a private Gypsy/Traveller site at Dibden Lane, Emersons Green
- 2 additional permanent residential pitches and 1 transit pitch on a private Gypsy/Traveller site at Green Orchards, Berwick Lane, Easter Compton

H5: Gross affordable housing completions (NI 155)

Year	Number of completions
2004/2005	77
2005/2006	91
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281

Table 3.6

Source: Spatial Planning Team / Housing Enabling Team

Note: In previous AMRs, this indicator was reported as Core Indicator CI 2d

Commentary

In the year to April 2010, 281 'affordable housing' dwellings were completed. Of these 164 were for social rent and 117 for intermediate, the latter incorporating 44 dwellings delivered as part of the Government's Home Buy Direct (HBD) programme. This represents performance of 140.5% above the LAA target of 200 affordable homes.

This above target performance is considered to be due to efforts to support housing delivery with officers working actively with the HCA (Kickstart Programme) and SWRDA to seek to unlock stalled sites in order to bring forward delivery of housing. For example through effective partnership working with developers and the Housing and Communities Agency (HCA), specific funding has been brought in under the Kickstart initiative to allow construction to start at Filton Northfield, a strategic site of 2,200 homes (733 affordable) where 144 affordable homes are planned for completion in 2010/11. The Council is also working with partners to review all schemes delivering new homes in 2009/10 and have maximised opportunities to gain additional Affordable Housing units where suitable and have converted the tenure of other units to ensure delivery has continued and units have not been left void or unsold. In addition, together with the other West of England Councils and the HCA, the Council have developed a local investment plan through the *Single Conversation* in which investment priorities for the next ten years have been identified; the provision of affordable housing as a key objective of this plan.

Indicator H5 provides the total figure of affordable housing completions for the year and is comparable with National Indicator 155. While the improvement in affordable housing delivery is very encouraging and welcomed, for the purposes of the AMR we are keen to evaluate how well SGLP policy H6 (relating to affordable housing) is being applied. For this reason, Local Indicator LH2 specifically monitors the performance of policy H6.

H6: Housing Quality – Building for Life Assessments

Summary of BfL Assessments – 2009/10

Site	RLAS Site Ref	Total Dwellings Complete	Total BfL Assessment Score
Savages Wood Road, Bradley Stoke, 'Oakwood Grange'	0002hn	122	4
Filton Road, Stoke Gifford, 'Tallsticks'	0010a	100	14.5
162-164 Gloucester Road, Patchway	0012	16	9
New Road, Filton, 'The Lawns' (a)	0023a	23	2
New Road, Filton, 'The Lawns' (b)	0023b	49	9.5
Bath Road, Thornbury	0079	45	10
Siblands, Gillingstool, Thornbury	0082	23	11.5
Lintham Drive, Kingswood, 'The Brambles'	0074	68	7
Signal Road, Downend	0077	45	8
Memorial Road, Hanham	0085	14	9
Whittucks Road, Hanham	0088	28	13
Cherry Garden Lane, Bitton	0097	11	9
Total	-	544	Average = 8.9

Table 3.7

Summary of Assessments 2008 - 2010

		2008/2009	2009/2010
Very Good	Number of sites with a BfL assessment score of 16 or more	0	0
BfL Score of 16 or more	Number of dwellings on those sites	0	0
	% of dwellings scoring 16 or more	0	0
Good	Number of sites with a BfL assessment score of 14 to 15	2	1
BfL Score of 14 or 15	Number of dwellings on those sites	36	100
	% of dwellings scoring 14 to 15	12.3	18.4
Average	Number of sites with a BfL assessment score of 10 to 13	5	3
BfL Score of 10 to 13	Number of dwellings on those sites	69	96
	% of dwellings scoring 10 to 13	23.5	17.6
Poor	Number of sites with a BfL assessment score of less than 10	7	8
BfL Score of less than 10	Number of dwellings on those sites	188	348
	% of dwellings scoring less than 10	64.2	64.0
Totals	Total number of completed housing sites (or phases) assessed	14	12
	Number of dwellings on those sites	293	544

Table 3.8

Commentary

Building for Life (BfL) is an initiative that promotes high quality design and looks to provide a national standard for homes and neighbourhoods to improve quality of life by improving public health, reducing crime and easing transport problems. This standard is achieved within the framework of 20 criteria focused around sustainable and functional design.

This is the second year that this indicator has been monitored. The audits have been completed by two Building for Life accredited assessors, who assessed the quality of the 12 completed large sites (or phases of sites) comprising 10 or more dwellings in the 2009/2010 monitoring year. Table 3.7 lists the sites which were audited and table 3.8 summarises the assessments.

The council is taking a proactive approach to improving performance against this indicator and has undertaken a number of steps to improve design quality in new developments, including:

- Requesting that Design and Access statements are set out to meet the 20 questions in the

Buildings for Life criteria;

- Using the Building for Life criteria as a negotiation tool at pre-application stage, and;
- Conducting design awareness and sustainable/ renewable energy training for Development Control officers;

The returns provide a valuable insight into current performance and a valid baseline upon which future performance can be monitored, and consideration given to the effectiveness of Local Plan and emerging Core Strategy policies. Performance against this indicator will continue to be monitored and analysed.

Local Indicators

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

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

	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
i) less than 30 dwellings per ha	41%	19%	10%	0%	17%	22%
ii) between 30 and 50 dwellings per ha	50%	37%	45%	6%	26%	16%
iii) above 50 dwellings per ha	9%	44%	45%	94%	57%	62%

Table 3.9

Source: Spatial Planning Team

Commentary

The Council seeks to avoid developments which make inefficient use of land, where appropriate. In the 2009/10 monitoring year 22% of dwellings (on large housing sites) were delivered at less than 30 per ha, whilst the majority (62%) were delivered at over 50 dwellings per ha. Over a third of the high density development over 50 dwellings per hectare this year was due to the completion of the last remaining housing site at Bradley Stoke (95 dph). A site close to the Bradley Stoke town centre.

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

LH2: Affordable housing completions on sites subject to the South Gloucestershire Local Plan Policy H6

Site Location	Date planning consent granted	Build period (years)	Total Units	Target: Proportion of affordable housing negotiated (%) (number of units)	Delivered: Proportion of affordable housing delivered (%) (number of units)	Difference: Delivered minus Target (%)
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 3.10

Source: Spatial Planning Team

Commentary

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

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

Table 3.10 lists the housing sites completed since 1996 that meet the requirements for policy H6. It shows the period over which the site was completed and the proportion of affordable housing delivered, compared to the proportion of affordable housing negotiated for the site. The table illustrates that, during the 2009/2010 monitoring year, development was completed on eight housing sites where policy H6 was applied (shown as bold in rows 1-8 of Table 3.10). An account of affordable housing delivery on these sites is provided below:

- Wall Tynings, Cherry Garden Lane, Bitton – A total of 3 units were delivered an improvement on a previous application on this site, a figure considered acceptable by the Council's Housing Enabling Team and in accordance with SGLP policy H6.
- Cheswick, Filton Road, Stoke Gifford – The original Outline application for the Wallscourt Farm site, of which this site is part, was considered in 2004 when the affordable housing target was 30%.
- Courtaulds Factory, Signal Road, Staple Hill – The 15 affordable units provided on this site accord with SGLP policy H6.

- New Road, Filton (2 sites) – These sites were originally expected to deliver a proportion of affordable housing in accordance with SGLP policy H6, however all the units on both sites were acquired by a housing association.
- Land at Bath Road, Thornbury and Siblands, Gillingstool, Thornbury – A target of 33.3% affordable housing was negotiated for distribution across these and the adjoining Cattle Market site completed in the year to April 2009.
- Land at Lintham Drive, Kingswood – A total of 22 affordable units have been built in accordance with SGLP policy H6.

Table 3.10 indicates that the Council is being successful in negotiating policy H6 of the SGLP. Despite the economic downturn the Council is working with developers, housing associations and the Homes and Communities Agency (HCA) to support affordable housing delivery.

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

Date	Number of Dwellings Lost Through Demolition	Number of Dwellings Lost Through Conversion	Total New Dwellings Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2004/2005				71
2005/2006	59	36	256	161
2006/2007	16	68	773	689
2007/2008	16	89	1,108	1,003
2008/2009	22	46	984	916
2009/2010	15	23	780	742

Table 3.11

Source: Spatial Planning Team

Commentary

In the year to April 2010 a total of 780 gross dwellings were completed in South Gloucestershire. However, net change (which takes account of both gains and losses) gives a more accurate representation of the changing nature of residential development in the District. A net gain is usually achieved when a dwelling is converted, e.g. if a house is sub-divided to create 2 flats, the original home is lost (-1), but two flats are gained (+2), resulting in a net gain (+1).

Table 3.11 shows that, in the year 2009/2010, 23 dwellings were lost through conversion, significantly fewer than in the previous four monitoring years. The current economic recession is likely to have had an impact on these figures and will be discussed in more detail later in the report.

LH4: % of land disposals for residential use which include consideration of Gypsy/Traveller land use needs

Date	% of land disposables which include consideration of Gypsy and Traveller needs
2004/2005	100%
2005/2006	100%
2006/2007	100%
2007/2008	100%
2008/2009	100%
2009/2010	100%

Table 3.12

Source: Traveller Unit

LH5: Vacancy rate for South Gloucestershire's 2 authorised Gypsy/traveller sites

Date	Vacancy rate at Northwood Park (Winterbourne) and Highwood Park (Patchway)
2004/2005:	6.7%
2005/2006:	5.7%
2006/2007:	7.0%
2007/2008	2.0%
2008/2009	3.0%
2009/2010	3.0%

Table 3.13

Source: Traveller Unit

Commentary

South Gloucestershire has two authorised Gypsy / Traveller sites at Northwood Park (Winterbourne) and Highwood Park (Patchway). Table 3.13 shows that the official vacancy rate at the Council's two residential sites has remained the same as it was for the 2008/2009 monitoring year. This is primarily due to the 'Home Choice' reporting mechanism used by the Council which dictates that when a resident leaves the site it takes a minimum of two weeks to reallocate the pitch. The Council's own detailed monitoring system however suggests that the occupancy rate is nearing 100% as there is always a significant waiting list for spaces.

Table 3.12 shows that 100% of the Council's land disposals were considered for Gypsy and Traveller needs.

*Note: The HomeChoice partnership is the means adopted by the Council, Registered Social Landlords who have housing stock in the region, and a number of private landlords to let homes through a jointly operated choice based lettings scheme. This is to meet the Government objective to introduce choice into social housing by 2010.

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

	2004/2005		2005/2006		2006/2007		2007/2008		2008/2009		2009/2010	
	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat
1 bed	7 (1%)	84 (14%)	21 (3%)	125 (17%)	28 (4%)	135 (17%)	28 (3%)	308 (28%)	30 (3%)	183 (19%)	30 (4%)	125 (16%)
2 bed	93 (15%)	135 (22%)	82 (11%)	188 (25%)	62 (8%)	268 (35%)	97 (9%)	349 (31%)	115 (12%)	281 (29%)	79 (10%)	196 (25%)
3 bed	128 (21%)	7 (1%)	159 (21%)	3 (1%)	171 (22%)	5 (<1%)	187 (17%)	12 (1%)	199 (20%)	9 (1%)	179 (23%)	3 (<1%)
4 bed	163 (26%)	0 (0%)	158 (21%)	0 (0%)	104 (13%)	0 (0%)	122 (11%)	5 (1%)	166 (17%)	1 (<1%)	168 (22%)	0 (0%)
Totals	391 (63%)	226 (37%)	420 (57%)	316 (43%)	365 (47%)	408 (53%)	434 (39%)	674 (61%)	510 (52%)	474 (48%)	456 (59%)	324 (41%)
	617		736		773		1,108		984		780	

Table 3.14

Source: Spatial Planning Team

Commentary

Table 3.14 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 2010, 41% of all residential development comprised of flats (324 units). This represents a reduction on both the number and proportion delivered in the previous year (48% / 474 units). The economic recession is likely to be an attributing factor to this trend, for example there has been a reduction in demand from the 'buy-to-let' market which significantly inflated the number of flat development (and conversions) in recent years.

The table also illustrates that the gradual rise in the proportion of smaller (1-2 bed units) which reached a high in 2007/08 (71%) has continued to decline sharply, and in the year to April 2010 accounted for 55% of all new housing.

LH7: Long term vacant housing stock (% of total)

Date	Long Term Vacant	Total Stock	Total Stock (%)
2005	452	104,691	0.4
2006	398	105,324	0.4
2007	405	106,306	0.4
2008	555	107,339	0.5
2009	570	108,291	0.5
2010	582	108,951	0.5

Table 3.15

Source: South Gloucestershire Council, Council Tax, Valuation List
Figures relate to October in each year.

Commentary

In October 2010, 582 domestic properties had been vacant for more than one year. This equates to only 0.5% of the total housing stock (according to Council Tax valuation records). The amount of vacant housing in the district has remained at a very low level since 2005.

4. Local Economy

SGLP Aim 4:

Maintain and enhance the local economy and increase employment opportunities where to do so is sustainable and improves the quality of life for those who live and work in South Gloucestershire

Relevant local policy context:

Local Plan Policies	All policies in Chapter 8
Emerging Core Strategy policies	Chapter 9. Maintaining Economic Prosperity Relevant Area Based Policies in Part 2
Sustainable Community Strategy theme	Maintaining Economic Prosperity
Other relevant policies and documents	Employment Land Review 2010 Employment Land and Non-Residential Land Survey 2010 South Gloucestershire Business Directory

Core Indicators

BD1 : Total amount of additional employment floorspace – by type

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	Gross (sq.m)	19,625	0	0	20,269	-25,739	1,264	15,419
	Net (sq.m)	15,788	0	0	16,216	-25,233	1,251	8,022
2009/2010	Gross (sq.m)	6,631	0	0	-122,278	46,190	9,611	-59,846
	Net (sq.m)	2,921	0	0	-93,329	46,190	10,100	-34,118

Table 4.1

Source: Spatial Planning Team

Commentary

Table 4.1 shows that in the 2009/2010 year, there was a net loss of 34,118 square metres of employment floorspace. While this appears to be a significant loss, it can be largely be explained by changes in Use Class and demolitions.

Significant completions at Brabazon Office Park, Cribbs Causeway, Harlequin Office Park combined with the completion of the Council's new Badminton Road offices totalled over 15,000sqm of new B1(a) floorspace in South Gloucestershire. However, the loss of over 12,000 sqm of B1a floorspace following the acquisition of former Hewlett Packard offices by the University of the West of England (UWE) (via a change of use application to an exhibition and conference centre(D1)) means that the actual net gain of B1a floorspace is under 3,000sqm.

There has been no completed B1(b) (research and development) or B1(c) (light industry) floorspace in the 2009/2010 monitoring year.

The completion of the redevelopment of two large warehousing units to B2 (General Industrial) which accounted for the majority of the loss of B8 floorspace reported in last year's AMR has resulted in a gain of over 28,000sqm. This gain, however, is effectively cancelled out by the clearance of the Rolls Royce East Works site (a net loss of 120,400sqm). This creates a similar situation to that mentioned above in that the redevelopment of this site spans two or more monitoring years and, thus, is recorded as a significant loss of employment land in the 2009/2010 monitoring year but will result in a significant gain of other employment uses upon completion.

The figure shown in Table 4.1 for B8 use is largely the result of the erection of a distribution warehouse at Portal West Distribution Park which accounts for just over 97% of the total figure.

The vast majority of mixed employment use development in this monitoring year is the result of change of use of Building 2 at UWE from B1a. As was mentioned previously, although there has been a significant loss of B1a floorspace, the gain of mixed employment uses on that site means that there has been no net loss of employment floorspace as a result of its redevelopment.

BD2 : Total Amount of employment floorspace on previously developed land – by type

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	Gross (sq.m)	16,651	0	0	118	-28,304	500	-11,305
	Percentage	85%	0%	0%	1%	110%	40%	-73%
2009/2010	Gross (sq.m)	15,507	0	0	30,230	230	13,654	59,621
	Percentage	76.3%	0.0%	0.0%	100.0%	0.5%	100.0%	53.6%

Table 4.2

Source: Spatial Planning Team

Commentary

One of the objectives of Chapter 7 of the South Gloucestershire Local Plan is to ensure the beneficial reuse of vacant former employment land which is surplus to requirements, in a manner consistent with the concept of sustainable development. Table 4.2 indicates that in the year to April 2010, 53.6% of completed employment floor space was on previously developed land (PDL).

Significant completions of office floorspace at Cribbs Causeway and Aztec West, combined with the completion of the Council's new Badminton Road offices, mean that over three quarters of B1a floorspace gained in 2009/2010 was on previously developed land.

As stated in the commentary for indicator BD1 there has been no completed B1b or B1c floorspace in the 2009/2010 reporting year.

The completion of the change of use of two large warehousing units (B8) at G Park (Sevenside) to general industrial use accounts for the vast majority of the B2 floorspace gained in 2009/2010. Table 4.2 shows that 100% of B2 floorspace gained in 2009/2010 was on previously developed land.

The change of use of land at Severn View Industrial Park for the storage of portakabins and the change of use of a former car park on Bridge Road (Kingswood), both on previously developed land, account for 0.5% of B8 floorspace gained in 2009/2010. The completion of a distribution warehouse at Portal West Distribution Park (not on PDL), accounting for nearly 45,000sqm, means that the two developments on PDL account for a very small percentage of the total B8 figure.

The completion of the change of use of Building 2 at the University of the West of England and of 5 Orpen Park (Bradley Stoke) to mixed employment uses, both on previously developed land, are the only gains of mixed employment uses. Therefore, 100% of mixed employment floorspace gains in 2009/2010 were on PDL.

BD3 : 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

Table 4.3

Source: Spatial Planning Team

Commentary

The Economy chapter of the local plan (SGLP) aims 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 4.3 shows the amount and type of employment land available in the District. It comprises land safeguarded for employment uses under policy E4 of the South Gloucestershire Local Plan and sites with planning permission for employment related purposes. In the 2009/2010 monitoring year there was a total of 422.47ha of employment land in South Gloucestershire. This figure represents a decrease of just over 2% on the previous years figure, due, in part, to completions over the past 12 months.

It is important to note, however, that this figure is significantly skewed by a large amount of employment land at Severnside covered by the part unimplemented 1957 planning consent. For clarification the entry for Severnside has been transferred from "B2" category to "Mixed" category within Table 4.3 this year to more appropriately reflect the type of future development on this site.

BD4 : Total amount of floorspace for 'town centre uses'

			A1	A2	B1a	D2	Mixed	Total
2008/ 2009	1. Town Centre Area	Gross (sq.m)	-3,939	0	0	0	27,441	23,502
		Net (sq.m)	-955	0	0	0	27,441	26,486
	2. Local Authority Area	Gross (sq.m)	-45	0	19,625	391	28,651	48,622
		Net (sq.m)	2,420	0	15,788	391	28,409	47,008
2009/ 2010	1. Town Centre Area	Gross (sq.m)	0	0	0	0	0	0
		Net (sq.m)	0	0	0	0	0	0
	2. Local Authority Area	Gross (sq.m)	3,266	0	6,631	1,808	12,056	23,761
		Net (sq.m)	2,475	0	2,921	1,808	12,056	19,260

Table 4.4

Source: Spatial Planning Team

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 4.4 shows that, due to very limited opportunities for retail development no new floorspace has been completed in the 2009/2010 monitoring year within town centres. There has however been new retail development in recent years in locations other than town centres within South Gloucestershire.

Local Indicators

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

Year	Previous Use	Area (ha)
2004/2005		No Data
2005/2006	B1a - Office	0.64
	B2 - General Industrial	1.99
		2.63
2006/2007	B2 - General Industrial	1.56
	Agricultural	0.43
		1.99
2007/2008	B1a - Office	0.15
	B2 - General Industrial	0.43
	Agricultural	0.96
		1.54
2008/2009	B2 - General Industrial	0.52
		0.52
2009/2010	B2 - General Industrial	0.21
	B8 - Storage and Distribution	0.07
		0.28

Table 4.5

Source: Spatial Planning Team

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2009/2010, 0.28ha of employment land within safeguarded employment areas (under SGLP policy E4) was lost to non-B land uses - a lower figure than has been reported in previous monitoring years. 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).

LEC2: Amount of employment land lost to residential development within safeguarded areas

2004/2005	No Loss
2005/2006	Douglas Road, Kingswood. Formerly used as a works canteen and staff car park within employment site, part of the site being developed for housing falls within the Safeguarded Employment Area (E4 - 32). Area lost Approx 0.45ha
2006/2007	No Loss
2007/2008	No Loss
2008/2009	No Loss
2009/2010	No Loss

Table 4.6

Source: Spatial Planning Team

Commentary

Data returns for this AMR show that there has been no loss of employment land to residential development in 2009/2010 as has been the case in four of the previous five years. This suggests that policy E4 of the South Gloucestershire Local Plan, which aims to safeguard key employment sites, is performing well.

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

LEC3: Amount of completed office development (gross square metres)

Year	B1a Office
2004/2005	21,288
2005/2006	6,229
2006/2007	5,598
2007/2008	14,136
2008/2009	19,625
2009/2010	6,631

Table 4.7

Source: Spatial Planning Team

Note: This indicator was reported as CI 4a (i) in previous AMRs

LEC4: Amount of completed office development in town centres (% of total completed)

Date	B1a Office
2004/2005	0.65%
2005/2006	0%
2006/2007	0%
2007/2008	0%
2008/2009	0%
2009/2010	0%

Table 4.8

Source: Spatial Planning Team

Note: This indicator was reported as CI 4a (ii) in previous AMRs

Commentary

Table 4.7 shows that there has been a decrease in the amount of office development completed in 2009/2010. Whilst in total there has been over 20,300sq.m (gross) of new office floor space completed, the overall gain in office floorspace is reduced by the change of use a large office unit of over 12,000sqm (gross) on the former Hewlett Packard site to flexible B1/D1 use.

There has been no office development completed in town centres, as has been the case in previous years. This is due to a number of factors: firstly, employment land monitoring outside of SGLP safeguarded employment areas only includes sites with a floorspace above a threshold of 500sqm or 0.4ha - if the office development is smaller than this, it would not be picked up, and; secondly, due to the character and function of South Gloucestershire's existing town centres, large scale office developments are unlikely to occur.

LEC5: Amount of completed office development within areas safeguarded for employment (net sqm)

Date	B1a (Office)
2004/2005	21,018
2005/2006	4,807
2006/2007	3,431
2007/2008	11,104
2008/2009	15,377
2009/2010	-4,713

Table 4.9

Source: Spatial Planning Team

Commentary

This indicator should be read alongside Core Indicators BD1 and BD4. Although the amount of completed office development in safeguarded employment areas is not included as part of the Core Indicators, it is considered to be useful in assessing the performance of Local Plan policy E4.

In 2009/2010 whilst 7,343sq.m (net) of office space was completed in total within areas safeguarded for employment, there was also 12,056q.m (net) lost as a result of the change of use a large office unit on the former Hewlett Packard site to flexible B1/D1 use. Table 4.9 shows the cumulative effect of this loss. Overall, 45% of all office development completed in the year 2009/2010 was within areas safeguarded for employment. The remainder of new office development in the year being as a result of the completion of the new Council Offices at Badminton Road, Yate, which lies outside of the areas safeguarded for employment.

LEC6: losses of employment land (B uses only) to residential development outside of the safeguarded areas

Previous use class	2005/2006		2006/2007		2007/2008		2008/2009		2009/2010	
	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	10	0.23	2	0.03	2	0.01	27	1.89	7	0.05
B1c	4	0.60	-	-	-	-	4	0.03	1	0.09
B2	29	0.58	21	0.34	14	0.15	39	0.21	60	0.71
B8	32	0.68	-	-	12	0.34	12	0.86	7	0.25
Total	75	2.09	23	0.37	28	0.50	82	2.99	75	1.10

Table 4.10

Source: Spatial Planning Team

Commentary

Table 4.10 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in 2009/2010 has decreased by almost a third against the previous year 2008/2009.

This indicator should be read in conjunction with LEC2. In comparison to LEC2, Table 4.10 shows that there has been a greater loss of employment land to residential development in sites that are outside of safeguarded areas (1.10Ha), than there has been within safeguarded areas. This loss of employment land has resulted in an addition of 75 new dwellings (35 complete and 40 under construction). These 75 dwellings are on 14 different sites, the majority of which (8 sites) are located within the "East Bristol Fringe". However, in terms of land mass 0.63Ha of non-safeguarded employment land was lost last year in the East Fringe, the most significant single loss of employment land was a 0.53Ha (B2) factory site at Portland Street, Staple Hill, where the existing vacant factory premises has been demolished to make way for a mixed residential scheme of 30 houses and flats.

In policy terms it will be important to ensure that the amount of employment land lost from within safeguarded areas remains minimal, and that any loss of employment land to residential development outside of employment areas is in such a manner that it does not compromise the balance between housing need and employment provision within communities.

LEC7: Access to employment by public transport within 40 minutes

	South Gloucestershire		West of England	
	All households	All households without access to a car	All households	All households without access to a car
2004/2005	44.6%	53.4%	65.4%	77.3%
2005/2006	45.3%	51.8%	65.5%	76.9%
2006/2007	45.3%	51.8%	65.6%	77.0%
2007/2008	59.1%	68.6%	68.7%	79.4%
2008/2009	58.7%	66.3%	73.4%	83.3%
2009/2010	52.8%	58.4%	72.7%	83.7%

Table 4.11

Source: Transport Policy Team

Commentary

Table 4.11 shows that approximately 53% of all households and over 58% of households without access to a car in South Gloucestershire are within 40 minutes public travel time of employment*. In comparison, just under 73% of all households and just under 84% of households without access to a car across the West of England sub-region are within 40 minutes public transport travel time of employment*.

The percentage of households in South Gloucestershire within 40 minutes public transport time of employment remains lower than that across the West of England sub-region. The rural nature of South Gloucestershire means that parts of the district have lower levels of public transport provision than areas of a more urban nature.

5. Town Centres and Retailing

SGLP Aim 5:

To ensure that all residents have convenient access to a reasonable range and choice of retail, community and service facilities, in a manner which is consistent with the concept of sustainable development

Relevant local policy context:

Local Plan Policies	All policies in Chapter 9
Emerging Core Strategy	Chapter 9: Maintaining Economic Prosperity
Sustainable Community Strategy theme	Maintaining Economic Prosperity
Other relevant policies	Town Centres and Retailing in South Gloucestershire Town Centre Retail Study (2009)

Local Indicators

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

Date	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

Table 5.1

Source: Town Centres and Retailing in South Gloucestershire 2010

Commentary

Table 5.1 shows that, in the year 2009/2010, there was a gain of 2,475sq.m of retail floorspace (A1 and A2 uses) across the District. This increase has included an extension to the Morrisons store at Yate comprising additional retail sales floorspace and associated extension to the restaurant. And a two storey extension to the Asda store at Longwell Green also comprising additional retail floorspace and restaurant facilities. There has been no completed A2 development in this monitoring year.

LTC2: Amount of out of town centre retail park floor space (net sq.m) and change from previous year

	Total	Change from previous year
2004/2005	117,630	1,815
2005/2006	130,360	12,730
2006/2007	128,654	-1,706
2007/2008	133,846	5,192
2008/2009	136,196	2,350
2009/2010	140,887	4,691

Table 5.2

Source: Town Centres and Retailing in South Gloucestershire 2010

Commentary

Table 5.2 shows that there has been an increase of 4,691 square metres in the amount of 'out of town centre' retail park floor space in the 2009/2010 reporting year. The majority of this change can be attributed to the extension of the existing Asda store at Longwell Green in which the store's retail floorspace increased by nearly 50%. In addition, the erection of a mezzanine floor at the Longwell Green branch of River Island has also contributed to the increase in out of town centre retail park floorspace.

LTC3: 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 (sq.m)	Amount in A1 use (sq.m)	% of primary frontage in A1 Use
2003/2004	4,346	3,377	77%
2004/2005	4,386	3,389	77%
2005/2006	4,386	3,364	76.7%
2006/2007	4,386	3,364	77.7%
2007/2008	4,386	3,342	76.2%
2008/2009	4,379	3,299	75.3%
2009/2010	4,379	3,304	75.4%

Table 5.3

Source: Town Centres and Retailing in South Gloucestershire 2010

Commentary

The Local Plan (SGLP) aims to sustain the vitality and viability of South Gloucestershire's town centres through retaining primary frontage in A1 (retail) use. Table 5.3 shows that the percentage of primary frontage in A1 use has remained at the same level as that shown last year. In addition, over the past 7 years, the percentage of primary frontage in A1 use has remained at over 75%, indicating that policy RT9 of the South Gloucestershire Local Plan is performing well.

LTC4: Percentage of vacant A1 units in South Gloucestershire's town centres

	2006	2007	2008	2009	2010
Chipping Sodbury	3.7	5.5	7.3	6.8	8.8
Downend	13.3	20.7	10.7	7.4	3.7
Emersons Green	0.0	8.3	15.4	0.0	0.0
Filton	0.0	0.0	5.3	10.5	5.3
Hanham	2.5	5.0	10.0	7.9	10.5
Kingswood	4.5	10.1	9.8	15.2	15.7
Staple Hill	2.4	7.2	12.7	12.3	13.9
Thornbury	5.4	8.3	12.5	13.9	9.9
Yate *	5.7	3.4	5.7	12.6	11.2
Total	4.5	7.4	9.7	11.5	11.0

Table 5.4

Source: Town Centres and Retailing in South Gloucestershire 2010

Note: the table included in the 2009 AMR was incorrect – figures related to vacant floorspace and not vacant units as shown above

Commentary

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

In August 2010, 11.0% of all A1 units in town centres across the District were vacant. This is consistent with the A1 vacancy rate recorded in August 2009 (11.5%). In August 2010:

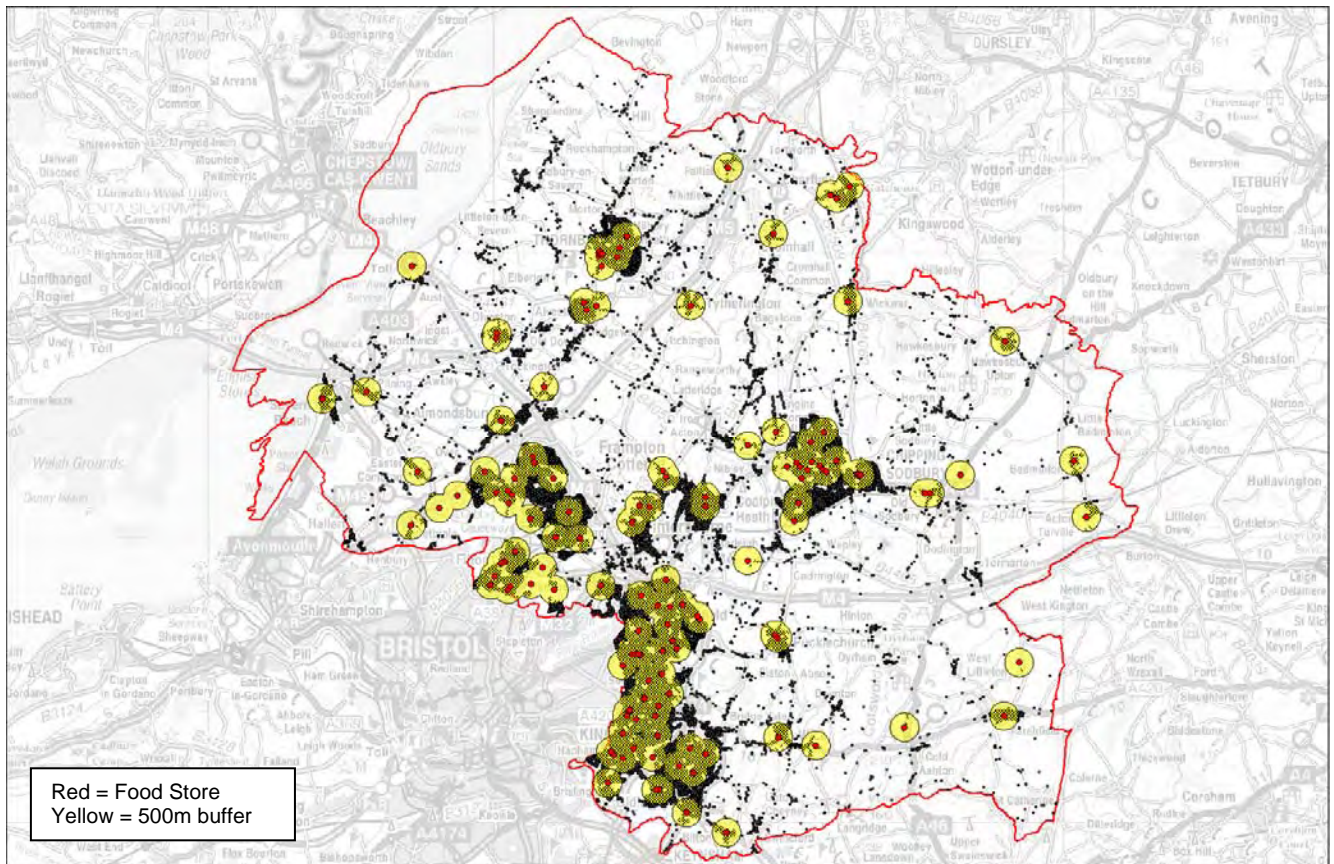
- Staple Hill had the highest vacancy rate (13.9%), which equates to 11 vacant units
- Emersons Green had the lowest vacancy rate (0%)

Between August 2009 and August 2010 the most significant decrease in A1 vacancy rate was observed in Filton, where the rate fell from 10.5% to 5.3% (however this only equates to one unit). In terms of actual A1 Units - Thornbury recorded the greatest decrease in vacancy (an additional three units became occupied for A1 Use). Encouragingly there has also been a fall in the vacancy rate in Downend and Yate.

In contrast between August 2009 and August 2010 there has been an increase in the vacancy rate in; Hanham, Chipping Sodbury and Staple Hill, however in all these cases only one additional A1 unit has become vacant in each town centre.

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.

LTC5: Access to Food Stores selling basic food provisions



Source: South Gloucestershire Environmental Services Team, Local Land and Property Gazetteer (LLPG) – August 2009.

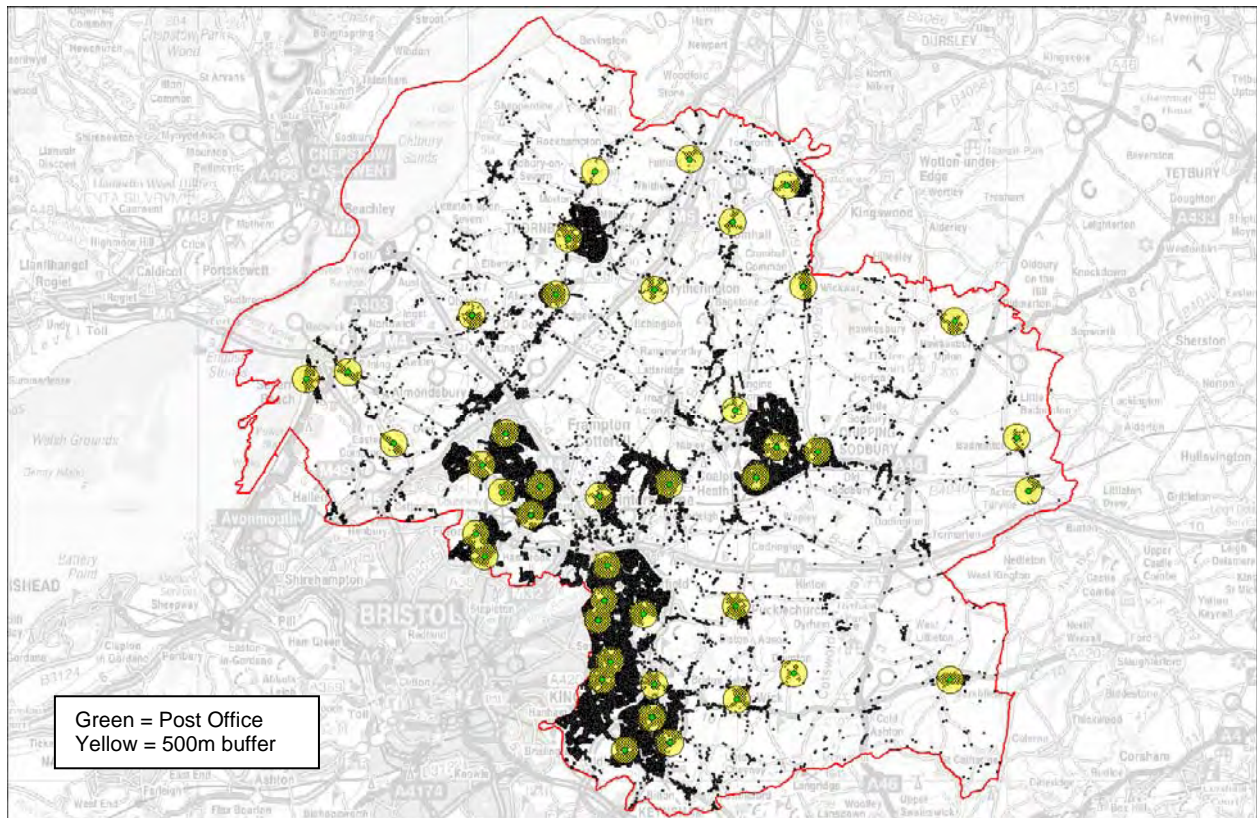
Commentary

At the time of publication, data for 2009/2010 was not available.

* The 'Food' retail stores described are those identified by South Gloucestershire Council Environmental Health services as – Bakers shops, Greengrocers, Grocers, Petrol Filling Stations (selling food) and supermarkets.

** 500m is considered a 15 minute walk for a person of average fitness

LTC6: Access to Post Offices



Source: Post Office locations – Post Office Ltd. Domestic properties – South Gloucestershire Council, Local Land and Property Gazetteer (LLPG) - January 2006, August 2008, August 2009.

	2004	2008	2009
Number of Post Offices	59	46	42
% of households within 500 m	46%*	35%	34%

*Calculated using January 2006 LLPG domestic household data

Commentary

At the time of publication, data for 2009/2010 was not available.

6. Sustainable Transportation

SGLP Aim 6:

To promote safe and sustainable transportation with minimum environmental impact

Relevant local policy context:

Local Plan Policies	All policies in Chapter 6
Sustainable Community Strategy theme	Managing Future Development
Emerging Core Strategy Policies	Chapter 7: Tackling Congestion and Improving Accessibility
Other relevant policies	Joint Local Transport Plan 2006 – 2011

Local Indicators

LST1: Amount of new residential development within 30 minutes (public transport time) of a GP, hospital, primary school, secondary school, major retail centres and areas of employment.

	Services					
	GP	Hospital	Primary School	Secondary School	Major retail centre	Employment
2005/2006	80%	59%	80%	77%	79%	77%
2006/2007	97%	56%	93%	95%	92%	96%
2007/2008	95%	57%	97%	93%	99%	97%
2008/2009	94%	74%	95%	90%	93%	93%
2009/2010	92%	64%	95%	93%	95%	90%

Table 6.1

Source: West of England Partnership Office

Commentary

Table 6.1 illustrates that, in 2009/2010, as in previous years, the vast majority of new residential development was within 30 minutes public transport time of key local key services and that this year's figures have remained at a similar level to those seen in recent years. The only exception to this trend is in relation to hospitals.

Overall, the data shows sound progress towards the South Gloucestershire Local Plan and Joint Local Transport Plan objectives to reduce adverse environmental and health impacts of transport and to reduce the rate of growth of vehicular traffic across the area.

*For the purpose of this indicator the following definitions are used:

- Hospitals = BRI, Frenchay, Southmead, BUH Bath, Weston General
- Employment areas = Lower Super Output Areas (LSOAs) with >500 jobs

LST2: Average number of car parking spaces per each completed residential dwelling on large sites (of 10 dwellings or over)

Year	Average no. of parking spaces
2003/2004	1.4
2004/2005	1.8
2005/2006	1.5
2006/2007	1.6
2007/2008	1.3
2008/2009	1.6
2009/2010	1.4

Table 6.2

Source: Spatial Planning Team

Commentary

Table 6.2 shows that the average number of car parking spaces per each completed residential dwelling on completed large sites (those with 10 or more dwellings) has decreased slightly from the total shown last year. This can be attributed to the fact that of the 13 sites that form the basis of this indicator in 2009/2010, only one provided less than one parking space per residential unit. Of the remaining sites, seven provided less than 1.5 parking spaces per residential unit. All of these sites are situated in locations which are well served by public transport and have good access to services locally.

LST3: No. of bus passenger journeys

Date	No. of bus passenger journeys	Target
2004/2005	7,800,000	7,800,000
2005/2006	8,235,000	8,000,000
2006/2007	8,329,714	8,224,000
2007/2008	7,933,489	8,450,000
2008/2009	8,289,669	8,650,000
2009/2010	7,345,786	8,850,000

Table 6.3

Source: Transport Policy Team

Commentary

Bus patronage had seen an annual increase every year since 2004/5 but this year has seen a significant drop in the number of bus passenger journeys. This is likely to be the result of two major factors in combination; challenging economic conditions paired with unprecedented, extreme winter weather conditions.

LST4: Index rate of cycle trips (at a representative number of cycling points)

	No. of cycle trips	Target
2003/2004	100	100
2004/2005	108.4	106
2005/2006	115.3	110
2006/2007	124.2	114
2007/2008	131.5	118
2008/2009	148.6	122
2009/2010	158.1	126

Table 6.4

Source: Transport Policy Team

Commentary

Table 6.4 shows that, for the 2009/2010 monitoring year, the number of cycle trips has exceeded the target set, as it has every year since 2004/2005 and that in this monitoring year that the number of cycle trips has exceeded the target by over 25%. The exceeding of these targets represents a positive contribution towards achieving more sustainable transportation.

In 2007/2008, the methodology for monitoring this indicator changed, placing a greater emphasis on 'plugging gaps' in the strategic cycle network. This, paired with education and promotional activities including 'Jam Busting', 'Bike Week', Cycling City Roadshows throughout the year and travel smart initiatives, has had a positive effect on the index rate of cycle trips. Increasing numbers of residents travelling by bicycle has multiple benefits in terms of sustainable transportation, as well as the obvious health benefits associated with travelling by bicycle.

LST5: Mode split for travel to school

	Walk	Car Incl. vans/taxis	Car share	Public transport	Cycle	Other
2007/08	56.4%	26.7%	3.8%	7.3%	5%	0.8%
2008/09	57.1%	26.1%	4.1%	7.5%	4.6%	0.7%
2009/10	58.3%	26.9%	2.7%	7.4%	4.5%	0.2%

Table 6.5

Source: Transport Policy Team

Commentary

Table 6.5 shows that the proportion of South Gloucestershire residents who walk to school has increased in the 2009/2010 period, as in previous years. This represents a positive step towards more sustainable modes of transportation. While the percentages of residents who travel to school by bicycle or through using public transport have decreased slightly, they have remained at similar levels to those reported last year.

LST6: Access to health services by public transport within 30 minutes

	South Gloucestershire		West of England	
	All households	All households without access to a car	All households	All households without access to a car
2004/2005	48.2%	58.8%	57.0%	66.5%
2005/2006	51.2%	61.5%	58.4%	67.2%
2006/2007	54.4%	63.2%	58.6%	67.4%
2007/2008	58.5%	66.9%	61.8%	70.0%
2008/2009	57.9%	67.7%	61.0%	69.4%
2009/2010	53.6%	62.3%	57.6%	66.0%

Table 6.6

Source: Transport Policy Team

Commentary

In the 2009/2010 monitoring year, 53.6% of households in South Gloucestershire were within 30 minutes public transport time of a public health service. This represents a slight decrease in the figure seen in the previous year; a trend which is mirrored at West of England level. The South Gloucestershire rate however remains below the West of England rate (57.6%), reflecting lower levels of rural public transport provision.

In South Gloucestershire, 62.3% of all households without access to a car are also within the 30 minute public transport catchment; this percentage, as in previous years, is lower than that for the West of England sub-region.

LST7: S.106 contributions to green commuting (No. of applications and total financial contribution (£))

	Number of applications	Financial Contribution
2004/2005	5	£30,838
2005/2006	13	£1,299,883
2006/2007	18	£1,763,718
2007/2008	9	£3,323,100
2008/2009	11	£336,500
2009/2010	3	£127,000

Table 6.7

Source: SG s106 Co-ordination Officer

Commentary

For the purpose of this indicator, the term 'green commuting' refers to financial contributions towards improvements to bus stops, payments for bus passes for residents to new developments, contributions towards school transport, and cycle paths. Table 6.7 illustrates that the amount of s106 monies negotiated through planning consents for green commuting in the year to April 2010 was £127,000 which represents a significant decrease in the figure shown for the previous monitoring year and follows on from last year which also saw a significant decline in contributions from 2007/2008.

The economic recession and viability issues are undoubtedly contributing factors to this trend as fewer developers have come forward with large schemes.

7. Community Infrastructure

SGLP Aim 7:

Meet the needs of the South Gloucestershire residents for the period 2011, in terms of leisure, recreation, education and community facilities, in a manner that is consistent with the concept of sustainable development

SGLP Aim 8:

Ensure the satisfactory provision of services to meet the needs of South Gloucestershire residents in the period to 2011, in a manner that is consistent with the concept of sustainable development

SGLP Aim 9:

Recognise the importance of existing communities and the need to retain and enhance their vitality and variety

Relevant local policy context:	
Local Plan Policies	Policies: LC1, LC3, LC4, LC5, LC6, LC7, LC8, LC10, LC11, LC12, S1, S2, S3, S4, S5, LC2, LC4, D1
Sustainable Community Strategy theme	Managing Future Development , Promoting Safer and Stronger Communities
Emerging Core Strategy Policies	Chapter 10: Providing Housing & Community Infrastructure
Other relevant policies	Infrastructure Delivery Plan (IDP) South Gloucestershire Corporate Service Plan South Gloucestershire Activity and Sports Plan

‘Community infrastructure’ was a new chapter created for last year’s AMR, bringing together key indicators previously reported in the ‘Leisure and Community Facilities’, ‘Service Infrastructure’ and ‘Valued Communities’ chapters of previous reports.

Investment is required in public services and social infrastructure to support the development of sustainable communities and, as such, infrastructure delivery planning is a key element of the Council’s emerging Core Strategy. The Council is currently developing an Infrastructure Delivery Plan (IDP). The IDP will inform part of the emerging Core Strategy and identify the new physical, social and green infrastructure needed to support new development planned to come forward over the next ten years and beyond.

Once the IDP is more advanced, new indicators will be developed which will then be reported in future AMRs.

Local Indicators

LCI1: New 'community facilities'

Location	Description of facility	Size of facility (sqm) / financial contribution	Status
Charlton Hayes, Patchway	Community centre on site or financial contribution towards local enhancement	870sqm	Subject to ongoing discussion with Patchway Town Council with reference to on-site/off-site provision
Emersons Green East	New community building on site (inc changing for outdoor sports to support 2no grass pitches)	1080sqm	Outline consent/S106 drafting
Emersons Green East	Pavilion with social space to support cricket	280sqm	Outline consent/S106 drafting
Harry Stoke	New community building on site	493sqm	Outline consent/deed of variation drafting
Cheswick Village, Stoke Gifford	Dual use community space in on site primary school	£440,000	Several phases under construction
Hortham Village, Hortham Lane, Almondsbury	Community land and financial contribution	£100,000	Devt complete, contribution received, land not yet transferred
Hanham Hall, Whitucks Road, Hanham	Community room	193sqm	Under construction
Elswick Park, Yate	Reserve land for community facility		Subject to viability discussion

Table 7.1

Source: New Communities Team

Commentary

Table 7.1 lists new community facilities and levels of financial contribution to these facilities. Community centres are public locations where members of a community tend to gather for group activities, social support, public information, and other purposes.

This is the first time this indicator has been included. In future AMRs it is proposed to identify any new facilities and monitor progress of these currently planned facilities.

LCI2: amount of completed leisure development in South Gloucestershire (sqm net floorspace)

Date	D2 - leisure
2004/2005	3,083
2005/2006	1,692
2006/2007	-44
2007/2008	2,954
2008/2009	391
2009/2010	1,808

Table 7.2

Source: Spatial Planning Team

LCI3: amount of completed leisure development in town centres

Date	D2 - leisure
2004/2005	0%
2005/2006	0%
2006/2007	0%
2007/2008	0%
2008/2009	0%
2009/2010	0%

Table 7.3

Source: Spatial Planning Team

Commentary

Table 7.2 shows that there has been an increase in the amount of completed leisure development in 2009/2010, when compared with the previous year's total. The 1,808 sq m figure in Table 7.2 is attributed to the change of use of two former industrial buildings and one warehouse in Yate, Warmley and Kingswood, to an acrogym, children's soft play area, and a health and fitness centre respectively.

Table 7.3 shows that, as in previous years, 0% of completed leisure development was in any of South Gloucestershire's town centres. This can be attributed to the fact that South Gloucestershire's town centres do not lend themselves to large scale leisure development (which is above the threshold of 500sqm).

LCI4: Geographically significant Local Visioning Documents produced e.g. Village design Statements, Parish Plans etc

Year	Geographically significant visioning document produced
2004/2005	<ul style="list-style-type: none"> • CIT Group Proposals for Yate Town centre • Parish of Olveston Design Statement • Work progressing on Wickwar Parish Plan
2005/2006	<ul style="list-style-type: none"> • Work progressing on Wickwar Parish Plan
2006/2007	<ul style="list-style-type: none"> • Frampton Cotterell and Coalpit Heath Village Design Statement – endorsed as material for Development Control decisions and published • Wickwar Parish Plan – published
2007/2008	<ul style="list-style-type: none"> • Hawkesbury Vision - published
2008/2009	<ul style="list-style-type: none"> • Alveston Parish Plan - published • Pilning and Severn Beach Community plan– published • Yate Community Plan – published • Bitton, Doynton, Frampton Cotterell, Tormarton, Pucklechurch, Westerleigh, Winterbourne Community Plans and Thornbury Town Centre Strategy are all in progress
2009/2010	<ul style="list-style-type: none"> • Doynton Parish Plan • Tormarton Parish Plan • Bitton, Downend and Bromley Heath, Frampton Cotterell, Oldbury-on-Severn, Pucklechurch, Siston Hill, Westerleigh, Winterbourne community Led Plans are all in progress.

Commentary

South Gloucestershire Council is supportive of community led plans and other local visioning documents and is keen to assist its town and parish councils to express through these documents the aspirations of the communities they represent. Indeed, given the localism agenda, these documents are likely to gain higher importance in future years and it is important they are effectively integrated to work alongside the statutory plan making process.

These take a wide range of forms but include Concept Statements and Briefs for major development sites; strategies for town centres and other areas of regeneration; and parish plans for rural areas. In all cases the Council encourages wide ranging public involvement.

In 2009/10 Doynton and Tormarton completed Parish Plans, while a number of other Town and Parish Councils (detailed above) continued to make good progress with their own documents.

5) Monitoring the South Gloucestershire Minerals and Waste Local Plan

- 5.1 Chapter 5 looks at the South Gloucestershire Minerals and Waste Local Plan and is set out in a slightly different way to Section 4. In this section, aims of the plan have been merged so that those relating to waste and to minerals are each grouped together. The local indicators and core indicators in each table therefore relate to all of the aims indicated in each table.
- 5.2 As in Section 4, two types of indicator are presented. **Core Indicators** set out information required by the Government in order to give a consistent approach across the country towards monitoring national policy objectives. **Local Indicators** have been chosen by South Gloucestershire Council to help to monitor characteristics and issues which are important in the area but which are not covered in detail by the core indicators.
- 5.3 Aim 1 of the MWLP is the same as Aim 1 of the South Gloucestershire Local Plan and has been given its own table in this section. No Core Indicators have been presented as the relevant matters are covered in the Environmental Resources table in Section 4. A local indicator has been used which relates specifically to minerals and waste development.
- 5.4 Each table shows which Minerals and Waste Local Plan policies are relevant to the achievement of each aim, as well as other Council documents that are relevant.
- 5.5 As a result of the 2004 Planning and Compulsory Purchase Act, the Minerals and Waste Local Plan policies could only be 'saved' into the Local Development Framework until 27 September 2007, unless extended beyond then by the Government Office for the South West. Following recommendations from South Gloucestershire Council, the Government Office has directed that the majority of policies in the Local Plan remain 'saved' beyond 27 September 2007. The only policies which have not been 'saved' and, which have therefore now lapsed, are Policies 2, 5, 7, 12, 15, 19, 25 & 30.

1. Environmental Resources

SGLP Aim 1: Conserve and enhance environmental resources and seek environmental protection in order to safeguard and improve biodiversity and the environment in its broadest sense for present and future generations.	
Relevant local policy context:	
Local Plan Policies	All policies in Chapter 4, Policy GB1
Sustainable Community Strategy	Valuing the Environment section
Other relevant policies	South Gloucestershire Local Biodiversity Action Plan Sustainable Drainage Systems Supplementary Planning Guidance, 2002

Local Indicators

LER1: Area of total loss of SSSI as a result of minerals and waste development

2004/2005: None

2005/2006: None

2006/2007: None

2007/2008: None

2008/2009: None

2009/2010: None

(Source: Waste and Minerals Development Control)

Commentary

In the year 2009/2010, as seen in previous years, no Sites of Special Scientific Interest (SSSI) were lost as a result of minerals and waste development. This indicates that SSSIs are being adequately protected by the relevant policies in the South Gloucestershire Local Plan (SGLP) and the Minerals and Waste Local Plan (MWLP).

2. Minerals

MWLP Aim 2:

To manage South Gloucestershire's mineral resources for the longer term through the avoidance of mineral sterilisation and the increased use of alternatives to primary material

MWLP Aim 3:

To provide, through the management of mineral resources, for a steady and adequate supply of minerals consistent with national and regional guidelines.

Core Indicators

M1: Production of primary land won aggregates by minerals planning authority

2004/2005: no information publicly available

2005/2006: 2.35 million tonnes primary aggregate

2006/2007: 3.63 million tonnes primary aggregate

2007/2008: 4.06 million tonnes primary aggregate

2008/2009: 4.32 million tonnes primary aggregate

2009/2010: information not available at the time of publication of the AMR

Source: SWRAWP Report (these figures must not be used for any other purpose without the consent of the operators)

M2: Production of secondary/recycled aggregates by minerals planning authority

2004/2005: information not collected

2005/2006: 1.4 million tonnes of Somerset and West of England

2006/2007: information not collected

2007/2008: information not collected

2008/2009: information not collected

2009/2010: information not available at date of publication of the AMR

Source: SWRAWP Report (these figures must not be used for any other purpose without the consent of the operators)

Commentary

Owing to the monitoring cycle of the South West Regional Aggregates Working Party (SWRAWP), there is no data available for the monitoring year covered by this AMR. However, the data for the 2008/2009 monitoring year has been published in this monitoring year and, for this reason, is now included in the AMR.

Although the amount of primary land won aggregates has increased since the 2006/2007 SWRAWP Report, no definitive conclusions can be drawn from this data. A commentary on progress and any developing trends will be included in future AMRs.

Local Indicators

LMI1: Size of land banks for crushed rock and clay

2004/2005:

- Crushed Rock: 28 years (N.B. Land bank excludes c100 million tonnes at Cromhall Limestone as this is unlikely to be worked before 2026)
- Clay: 58 years (18 years at Shortwood and 40 years at Cattybrook) (at the extraction rate of 125,000 tonnes per year).

2005/2006: No change

2006/2007:

- Crushed Rock : 28 years (this is the published figure for the former Avon area)
- Clay: 35 years (15 years at Shortwood and 35 years at Cattybrook)

2007/2008:

- Crushed Rock : 27 years (this is the published figure for the former Avon area)
- Clay : 33 years (13 years at Shortwood and 33 years at Cattybrook)

2008/2009: no information publicly available

2009/2010: no information publicly available

(Source: SWRAWP Report)

Commentary

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

LMI2: Number of sites operating facilities to recycle construction/demolition/other waste for use as secondary aggregate

2004/2005: 6 sites;

- M J Church – Yate
- Able Waste – Hallen
- Cemex – Wickwar Quarry
- KG Metals – Yate
- Flooks – Warmley
- Viridor – Filton

- **2005/2006: 6 sites (0 new sites)**

- **2006/2007: 7 sites (1 new site)**

- Churngold – Severnside

- **2007/2008: 8 sites (1 new site)**

- Rowley Fields – Yate

- **2008/2009: 8 sites (0 new sites)**

- **2009/2010: 8 sites (0 new sites)**

Source: Minerals and Waste Development Control

LMI3: Area of land affected by permissions for major built development in the Minerals Resource Areas

2004/2005: No land affected

2005/2006: No land affected

2006/2007: No land affected

2007/2008: No land affected

2008/2009: No land affected

2009/2010: 9.2ha (The Meads, Frampton Cotterell; Council Offices, Badminton Road, Yate)

(Source: Residential Land Availability Survey, Employment and Non-Residential Land Availability Survey)

Commentary

9.2 hectares of land within the minerals resources area in the 2009/2010 monitoring year. This total is made up from The Meads development, comprising 184 new-build dwellings in Frampton Cotterell (6.35ha), combined with the new Council Offices on Badminton Road, Yate (2.86ha).

3. Waste

MWLP Aim 4: To reduce the environmental cost of waste management by assessing methods of management using the Best Practicable Environmental Option procedure and taking account of the waste hierarchy.

MWLP Aim 5: To make an appropriate contribution towards meeting forecast waste management needs for South Gloucestershire and the South West Region within the principle of regional self-sufficiency and the proximity principle.

MWLP Aim 6: To use the most environmentally acceptable standards and mode of transport in the operation and reclamation of mineral sites and waste management facilities so as to safeguard and, wherever possible, improve the environment and the quality of life for South Gloucestershire residents.

Core Indicators

W1: Capacity of new waste management facilities by waste planning authority

Year		Total Capacity	Maximum annual operational throughput (tonnes)
2008/2009	In-vessel composting Willow Farm, Hallen		50,000
	Other developments Elm Park, Filton Greenacres, Aust	100,000 m ³ 35,000m ³	
	Total capacity	135,000 m³	50,000
2009 / 2010	Other developments Chipping Sodbury Golf Course	54,000m ³	
	Total capacity	54,000m³	-

Table 8.1

n.b. table adapted from that shown on page 30 at

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/coreoutputindicators2.pdf>

Commentary

Table 8.1 shows that, in the 2009/2010 monitoring year, 54,000 cubic metres of inert waste was used in making improvements to the driving range at Chipping Sodbury Golf Course. Although this wasn't treated as a waste application as such, it did involve the importation and infill with 54,000 cubic metre of inert waste material to achieve the development, and as such is considered an outlet.

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
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%)

Table 8.2

Commentary

Table 8.2 shows that there has been a reduction in total waste arising in this monitoring year, and that nearly 45% of South Gloucestershire's municipal waste was recycled or composted in this period. This figure broadly reflects that shown in previous reports. This year has also seen a reduction of more than 4,000 tonnes in the amount of waste sent to landfill accounting for 1.4% of total waste arising.

While these reductions are encouraging, the percentages remain broadly similar to that seen in previous reports, and without more comparison data it is too early to suggest that any significant patterns are emerging.

The 12.82 tonnes of waste incinerated is largely made up of clinical waste collected from residents which, by default, has to be incinerated or treated by similar technology such as gasification. This type of waste accounts for a very small percentage of total waste arising.

6. Conclusions

6.1 The 2010 AMR indicates that, in general terms, the policies to manage the use and development of land in South Gloucestershire are performing well.

6.2 The past year significant progress has been made on the production of several LDF documents including; the Core Strategy DPD, the West of England Joint Waste Core Strategy and the Siston Conservation Area SPD.

6.3 This AMR primarily builds on indicators reported in previous years reports, as the South Gloucestershire Core Strategy is due to be submitted for independent examination in spring 2011, work is now underway to develop a monitoring framework for the strategy. Next years AMR will therefore start to monitor the Core Strategy policies.

7. Glossary

Affordable housing: *housing provided, with subsidy, for local people who are unable to resolve their housing needs in the private sector because of the relationship between housing costs and income*

AMR : *Annual Monitoring Report*

Housing completions :

Gross: *total number of new dwellings built without taking into consideration any existing dwellings that may have to be demolished or converted or amalgamated to make way for development.*

Net: *actual gain to the total housing stock arising as a result of a new housing development after taking into consideration the demolition/loss of any existing dwellings.*

Housing sites :

Large Sites: *housing sites of 10 or more dwellings.*

Small Sites: *housing sites of less than 10 dwellings.*

Windfalls: *sites which have not been specifically identified in the local plan process but have unexpectedly become available.*

Local Development Scheme (LDS) : *Report prepared annually by local authority, setting out its programme for reviewing its planning policy documents, including development plan documents (DPDs) and supplementary planning documents (SPDs)*

Previously Developed Land (pdl): *land which is, or has been, occupied by a permanent building or structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. NOTE : the term “brownfield land” is often used in place of the term “previously developed land”*

[illegible]

Commentary on the 2010 AMR Appendix Expected House Completions

Appendix B

RLAS Ref	Location	Commentary
0002hn	Bradley Stoke	At the April 2009 survey date the site was active, but not busy. The house units were nearly complete and the flats to the left of the site entrance were under construction up to first floor level. At the October 2009 survey date site was complete.
0005	Hortham Hospital	At the April 2009 survey date the site was busy and almost all the completed units were sold or occupied. At the October 2009 survey date the site was busy and further units completed. At the April 2010 survey date a total of 236 units were complete and 14 of the remaining 34 units were under construction. Whole site expected to be completed within the next 12 to 18 months. At the October 2010 survey date a total of 250 units were complete and 14 of the remaining 20 units were under construction. Whole site expected to be completed within the next 12 months.
0008	North Field, Filton Aerodrome, Patchway	At the April 2009 survey date ground works underway and sales hoardings advertising new homes. At the October 2009 survey date informed that Bovis are expecting to start on site October 2009 once viability assessment concluded, funding from RDA and potentially HCA confirmed. First house building expected December 2009. At the April 2010 survey date Reserved Matters planning permission on three phases totalling 222 units and 42 units under construction. At the October 2010 survey date next Reserved Matters application for approximately 200 dwellings expected. Completion Assumptions for this part of the site not yet covered by Reserved Matters permissions (shown below) so assumptions are based on the following: 2011/2012 = 1 dwelling per week, 2012/2015 = 4 dwellings per week with the assumption that a second developer active on site, 2015/2016 = 5 dwellings per week with the assumption that a third developer active on site, 2016/2018 = 6 dwellings per week with the assumption that construction activity intensified the market improving and the developers maximising delivery, 2018/2020 = construction dropping off as site nearing completion.
0008a	North Field, Filton Aerodrome, Patchway	At the October 2010 survey date 46 dwellings under construction and remaining 5 dwellings not started. The 46 dwellings expected to be complete within the next six months and whole site expected to be complete by April 2012.
0008b	North Field, Filton Aerodrome, Patchway	At the October 2010 survey date 26 dwellings complete and 73 dwellings under construction and the majority of these expected to be complete within the next six months. Whole site expected to be complete by April 2012
0008c	North Field, Filton Aerodrome, Patchway	At the October 2010 survey date 8 dwellings under construction and 52 not started but expected to be completed by April 2012.
0009	Former Lime Works, Itchington	At the April 2009 survey date no sign of activity on site. Informed by the Council's Development Services Team that there was recent correspondence on application file to confirm what works needed on site to keep planning permission "live". Completions therefore "pushed on" to the latter end of the five year period. At the October 2009 survey date start made on highway works and recent correspondence on the planning application file to progress the scheme. At the April 2010 survey date no activity on site. At the October 2010 survey date no activity on site. Site not considered likely to be developed by April 2016, but principle of development accepted, site retained as potential SHLAA site.
0010	Wallscourt Farm	At the April 2009 survey date Phase 1 and Phase 2 had Reserved Matters planning permission. At the April 2010 survey date Phase 3 and Phase 4 had Reserved Matters Planning permission. At the October 2010 survey date completion assumptions based on the following: further Reserved Matters applications gaining planning permission and 2 dwellings completed per week in 2012/2013 and construction activity on whole Wallscourt Farm site at its peak in 2012/2014, construction activity dropping off in 2014/2015 and completions at 2 dwellings per week.
0010a	Wallscourt Farm (Phase 1)	At the April 2009 survey date site was active, but not busy. Almost all completed units either occupied or sold. A number of the house units under construction and well advanced, but the flats were at floor slab level. At the October 2009 survey date site well advanced and all remaining units anticipated to be completed by end March 2010.

		At the April 2010 survey date site was complete.
0010b	Wallscourt Farm (Phase 2)	<p>At the April 2009 survey date there was no activity on site.</p> <p>At the October 2009 date site being launched by developer and ground works commenced. Anticipated completion of whole site within 5 years.</p> <p>At the April 2010 survey date original planning permission amended and capacity reduced the site was busy with 6 units complete and 71 units under construction many at an advanced stage.</p> <p>At October 2010 survey date 52 dwellings complete and 39 dwellings were under construction and expected to be complete by April 2011. Whole site expected to be complete by April 2012.</p>
0010c	Wallscourt Farm (Phase 3)	<p>At the April 2010 survey date site had Reserved Matters planning permission for 194 units and there were 32 units under construction.</p> <p>At October 2010 survey date 5 dwellings complete and 41 dwellings under construction, most at an advanced stage and expected to be complete by April 2011. Information from developer (September 2010) indicates site will be complete by April 2014.</p>
0010d	Wallscourt Farm (Phase 4)	<p>At the April 2010 survey date site had Reserved Matters planning permission for 77 units. There were no units under construction.</p> <p>At October 2010 survey date 10 dwellings complete and 24 dwellings under construction and well advanced. Information from developer (September 2010) indicates whole site expected to be complete by April 2013.</p>
0011	East of Coldharbour Lane	<p>At the April 2009 survey date delayed start due to viability issues. UWE however, actively looking at the remodelling of their land holding and campus.</p> <p>At the October 2009 survey date a Draft Position Statement submitted and Concept Statement being prepared.</p> <p>At the April 2010 survey date discussions on going.</p> <p>At the October 2010 survey date concept statement expected before Christmas 2010, expiry of temporary car park permission key factor in progressing concept statement. Assumed 1 to 2 years to get the planning permission. Completion assumptions based on the following: 2012/2013 first starts on site ½ dwelling completed per week increasing to 2 dwellings completed per week during 2014/2017 assuming 1 developer and peak build period, 2017 onwards later stage of development and completions dropping.</p>
0012	162-164 Gloucester Road, Patchway	<p>At the April 2009 survey date the site was busy, 4 units complete apart from the outside areas and the remaining units were well under construction.</p> <p>At the October 2009 survey date site was complete.</p>
0019	R/O 69 Westerleigh Road, Yate	<p>Early in 2009 contacted agents for the applicant and informed that the site was ready to go last month, but SLA housing funding 'dried up'. Therefore owners are looking for new developers. Informed that their view is that development would occur in possibly 2012/2013.</p> <p>At the April 2009 survey date no change.</p> <p>At the October 2009 survey date no change, however adjacent land being developed for housing.</p> <p>At the April 2010 survey date no change.</p> <p>At the October 2010 survey contact with land owner (August 2010) indicated intention to develop site by 2016, subject to market conditions.</p>
0020	Coopers Site, Westerleigh Road, Yate	<p>At the April 2009 survey date site had Outline planning permission.</p> <p>At the October 2009 survey date developer interest in the site and a Reserved Matters application expected shortly, therefore development anticipated within 5 year period.</p> <p>At the April 2010 survey date no change.</p> <p>At the October 2010 survey date information from developer (September 2010) indicated that further work required particularly in relation to viability, however expected to start on site in 2012/2013 and site complete by April 2015.</p>
0021	Land at Harry Stoke, Stoke Gifford	<p>At the April 2009 survey date Outline planning permission granted on appeal, however decision subject to High Court challenge.</p> <p>At the October 2009 survey date no change.</p> <p>At the April 2010 survey date viability negotiations on going.</p> <p>At the October 2010 survey date viability issues remain on going. Completion assumptions based on the following: 2011/2012 = 1 dwelling completed per week allowing for intervening period to resolve the remaining planning negotiations, including site viability issues and determination of the Reserved Matters application, and infrastructure works. 2012/2013 = 2 dwellings completed per week, 2013/2015 = 3 dwellings completed per week assuming 1</p>

		developer and an affordable housing provider, 2015/2018 = 4 dwellings completed per week with main developer and one other with peak construction activity, 2017/2020 = completions gradually dropping as site being built out.
0023	New Road Playing Field, Filton	At the April 2009 survey date Phase 1 of the site was busy. Plots 1 to 5 had walls, roofs and windows in place. Plots 6 to 13 were partly constructed to first floor level. The remaining units at ground floor slab level only. Phase 2 of the site was busy with 9 units under construction and ground works underway on the rest of the site. Informed by the Council's Housing Enabling Team that whole site acquired by Somer Housing Association. At the October 2009 survey date Phase 1 of site complete and Phase 2 at an advanced stage of construction and completion of whole site expected by the end March 2010. At the April 2010 survey date site was complete.
0033	Land at Siston Hill, Siston	At the April 2009 survey date all but a few of the units completed were occupied. Building work was progressing steadily. At the October 2009 survey date development progressing well with a number of completions in the last six months, almost all units in the final phases under construction. Site is likely to be fully complete within 5 year period. At the April 2010 survey date some 447 units were complete and 55 units were under construction only 2 units were not started. Site anticipated to be fully complete within the next 12 to 18 months. At the October 2010 survey date a total of 498 units were complete and the remaining 6 units were under construction. Whole site expected to be completed within the next 6 months.
0034	Hanham Hall Hospital, Hanham	At the April 2009 survey date a delayed start on site and longer build out anticipated due to the complexity of site issues. The developer however keen to progress. At the October 2009 survey date planning permission approved Subject to S.106 Agreement and site preparation works underway and first completions expected in 2010/2011. At the April 2010 survey date site has planning permission and work on site progressing on the conversion of the existing buildings and site preparation works on the whole site. Initial numbers of completions likely to be low as the eco building technology are tested. However, whole site expected to be completed within the next five years. At the October 2010 survey date a total of 2 units were nearing completion. Information provided by developer (August 2010) indicates scheme expected to be completed by 2014/15.
0035	South of Douglas Road, Kingswood	At the April 2009 survey date informed by the Council's Major Sites Team that site capacity likely to increase as larger site area being promoted by landowner/developer. The site could also come forward in three phases with flat conversions in phase 1. At the October 2009 survey date Concept Statement endorsed and the developer team is working towards submission of an application with expected start in mid 2010 on first phase and whole development completed within 5 years. At the April 2010 survey date planning application expected. Involving the demolition of existing buildings on site and redevelopment of the land for housing: including the conversion of Douglas House into 10 flats, a 40-bed nursing home, and 28-bed Sheltered Housing Scheme. Provision of public open space and construction of vehicular access onto Forest Road and Douglas Road. At October 2010 survey date testing viability and negotiations ongoing. Planning application received for 306 dwellings together with 40 bed nursing home.
0036	East of Avon Ring Road, Emersons Green	At the April 2009 survey date delayed start due to viability issues. At the October 2009 survey date no change. At the April 2010 survey date no change. At the October 2010 survey date resolution to grant outline consent, subject to S.106. Completion Assumptions based on the following: 2011/2012 = assumed start following renegotiation on new S106 and first Reserved Matters applications rising from 1 dwelling completed per week to 4 or 5 dwellings completed per week in 2013/2014 with two developers and little competition in this area of district for sales, 2014/2016 = 5 dwellings completed per week, 2016/2019 = 6 dwellings completed per week assuming two and three developers and peak building activity, 2019/2024 = dropping off from 5 completions per week to 2 dwellings per week. The majority of development is expected after the 5 year period.
0038	Former Woodstock Special School, Courtney Road	At the April 2009 survey date informed by the Council's Housing Enabling Team that first Affordable Housing units

		<p>would be delivered early.</p> <p>At the October 2009 survey date Full planning permission for 66 units (100% affordable) had been granted, but no activity on site.</p> <p>At the April 2010 survey date no activity on site although informed by the Council's Housing Enabling Team that a start on site imminent.</p> <p>At the October 2010 survey date site preparation works underway. Information provided by developer (August 2010) indicates scheme expected to be completed by April 2012.</p>
0039	Waterworks Site, Soundwell Road	<p>At the April 2009 survey date awaiting signing of S.106 Agreement on Outline planning application.</p> <p>At the October 2009 survey date Outline planning permission granted and S.106 signed, but no anticipated completions until the latter end of the five year period.</p> <p>At the April 2010 survey date no change.</p> <p>At the October 2010 survey date no activity on site. Current live permission and S.106 in place. Site considered capable of being delivered with next 5 years.</p>
0041	Land Off Southway Drive, Warmley	<p>At the April 2009 survey date the show/sales centre open and all the complete units were either sold or reserved. No building activity on the remainder of the site which was fenced off.</p> <p>At the October 2009 survey date all the completed units appeared sold and occupied, no activity on remainder of site.</p> <p>At the April 2010 survey date no activity on site but recent developer interest in revised scheme for the undeveloped part of site, therefore completion anticipated within the five year period.</p> <p>At the October 2010 survey no activity on site. Information provided by developer (August 2010) indicates scheme unlikely to be completed within next 5 years. Principle of development accepted, site retained as potential SHLAA site.</p>
0056	Linden Hotel, Kingswood	<p>At the April 2009 survey date there has been no change from previous surveys and no indication of any progress in the near future.</p> <p>At the October 2009 survey date no further information; therefore it is assumed that development will take place towards the latter end of the five year period.</p> <p>At the April 2010 survey date no activity on site.</p> <p>At the October 2010 survey date no change. Planning permission lapsed therefore site not considered deliverable with next 5 years. Principle of development accepted, site retained as potential SHLAA site.</p>
0058	16 Lower Chapel Road, Hanham	<p>Early in 2009 contacted agents for the developers/applicants and informed that development likely within 2013/2014.</p> <p>At April 2009 survey date no activity on site.</p> <p>At October 2009 survey date no activity on site.</p> <p>At April 2010 survey date no activity on site.</p> <p>At the October 2010 survey date no change. Site not considered deliverable with next 5 years. Principle of development accepted, site retained as potential SHLAA site.</p>
0071	Former Downend Lower School, Northview, Downend	<p>At the April 2009 survey date the site was busy with 70% of the units under construction almost complete externally, the remainder were at floor slab level. The complete units were occupied.</p> <p>At the October 2009 survey date the development was progressing well and site busy, with a number of units completed in the last six months.</p> <p>At the April 2010 survey date a total of 39 units were complete and the remaining 13 units were either at an early stage of construction or not started. It is anticipated that the site will be complete within the next 12 to 18 months.</p> <p>At the October 2010 survey date a total of 39 units were complete and 13 units were under construction. Information provided by developer (August 2010) indicates scheme expected to be completed by April 2011.</p>
0074	Land at Lintham Drive, Kingswood	<p>At the April 2009 survey date the site was busy with the first phase complete and substantially occupied. Approximately 40% of the units that were under construction were well advanced and the remainder were at foundation level.</p> <p>At the October 2009 survey date the development progressing well with site 2/3rds of the units complete and the final units under construction. It is anticipated that the site would be complete within the next 12 to 18 months.</p> <p>At the April 2010 survey date site was complete.</p>

0077	Former Courtaulds Factory, Staple Hill	At the April 2009 survey date the flats were nearing completion externally. The units at the back of the site were not started. All the complete units were occupied or formed the sales/show houses. At the October 2009 survey date the site was progressing well and a number of units had been completed in the previous 6 months. The remaining units were under construction. It is anticipated the site would be fully complete within 12 months. At the April 2010 survey date site was complete.
0079	Land at Bath Road, Thornbury	At the April 2009 survey date the site was relatively busy. Most of the completed units looked occupied. Of the units under construction: the flats were at floor slab level, five houses were to be completed internally and two houses were in the process of having their timber framework being "craned in". At the October 2009 survey date site was complete.
0080	Cambrian Drive/Wellington Road, Yate	Early in 2009 contacted agents for the developer/applicant and informed development likely to complete within 2010/2011. At the April 2009 survey date site clearance works had commenced. At the October 2010 survey date the "Extra Care" element of scheme (60 units) under construction. At the April 2010 survey date construction well advanced and completion expected by the end of the year. At the October 2010 survey date the "Extra Care" element of scheme (60 units) complete with final finishing and landscaping underway. Further 10 elderly persons bungalows/cottages not started but understand developer interested in progressing at an early date with completion expected in 2011/2012.
0082	Siblands, Gillingstool, Thornbury	At the April 2009 survey date the site was relatively busy. The sales centre and over 50% of the completed units were occupied. Of the 8 units under construction the flats and one house were being finished internally and one house was at foundation level. At the October 2009 survey date site was complete.
0083	Dorset House, Downend Road, Kingswood	Early in 2009 contacted agent for the developer/applicant and informed that the client was in no hurry to develop site and was looking at a number of different options, development is not likely before April 2014. At the April 2009 survey date no change. At the October 2009 survey date no change. At the April 2010 survey date no change. At the October 2010 survey date no change. Information provided by developer (August 2010) indicates scheme not expected to be completed within next 5 years. Principle of development accepted, site retained as potential SHLAA site.
0084	BFS Diecutting, 27 Hanham Road, Kingswood	Early in 2009 contacted developers and informed that development was not likely to occur before end of April 2014 because of economic viability issues. Development therefore 'pushed back' to 2014/2015. At the April 2009 survey date the existing factory building demolished, but no sign of any activity on site. At the October 2009 survey date the site was cleared, but no sign of any further activity. Therefore it is assumed that development will take place towards the latter end of the five year period. At the April 2010 survey date no sign of activity on site. At October 2010 survey date site preparation works underway. Information from the developer (September 2010) indicates that expected completion by April 2011.
0085	Adj.22 Memorial Road, Hanham	Early in 2009 contacted developers and informed work due to start immediately and applying for discharge of conditions. Development is programmed to finish by April 2014. At the April 2009 survey date existing buildings on site being demolished. At the October 2009 survey date site well under construction and completion expected within the next 6 to 12 months. At the April 2010 survey date site was complete.
0088	Priory Court, Hanham	At the April 2009 survey date site was busy and nearing completion. At the October 2009 survey date site was complete.
0089	56-58 Cleeve Hill, Downend	Early in 2009 contacted agents for the developer/applicant and informed that they do not expect the site to come forward for development imminently. Development therefore 'pushed back' to 2014/2015. At the April 2009 survey date the existing dwellings were still occupied and no sign of any future redevelopment. At the October 2009 survey date no change on site since April and the existing properties still occupied. At the April 2010 survey date no change on site and the existing properties still occupied. At the October 2010 survey date no change. Information provided by developer (August 2010) indicates scheme not

		expected to be completed within next 5 years. Principle of development accepted, site retained as potential SHLAA site.
0091	Passage Road, Almondsbury	At the April 2009 survey date no sign of any activity on site and the existing two houses still occupied. At the October 2009 survey date Pre application advice being sought for revised scheme of 26 units 100% affordable housing. Therefore capacity amended to reflect these proposals. At the April 2010 survey date no sign of any activity on site. At the October 2010 survey date no activity on site. Current planning permission for 14 dwellings which still has potential to be built. Planning application PT10/2873/EXT to extend time limit implementation for original permission PT07/0204/F. Capacity adjusted to reflect current permission.
0092	Adjacent to Southmead Road, Filton	At the April 2009 survey date there were hoardings erected around the site with sales details of the scheme, also advertised on the company website. No building activity on site. Contacted developer and the Council's Housing Enabling Team and informed that development expected to commence imminently. At the October 2009 survey date no activity on site. At the April 2010 survey date revised planning permission for site increasing capacity. Anticipated that the site will be completed within the next 2 to 3 years At the October 2010 survey date no activity on site. Information provided by developer (August 2010) indicates scheme expected to be completed by 2011/12. Flats being marketed and site expected to be completed within next 18 months.
0093	23 Stanbridge Road, Downend	Early in 2009 contacted agent for the developer/applicant and informed that development is expected before 2014, but not sure when. Completions therefore "pushed back" to 2014/2015. At the April 2009 survey date no sign of any likely activity and the existing house still there. At the October 2009 survey date no activity on site. At the April 2010 survey date no activity on site. At the October 2010 survey date no change. Site not considered deliverable with next 5 years. Principle of development accepted, site retained as potential SHLAA site.
0094	Factory, Morley Road, Staple Hill	At the April 2009 survey date existing factory empty, but no sign of any other activity. At the October 2009 survey date no activity on site but informed by the Council's Development Services Team that discussion taking place for revisions to the scheme and development likely within the next 5 years. At the April 2010 survey date no activity on site. At the October 2010 survey date no activity on site. Current live permission. Site considered capable of being delivered within next 5 years. Information provided by developer (September 2010) indicates that planning to submit a new/revised application and expects site to be complete by 2012. Understood that new application likely to be for a slightly reduced capacity.
0095	Kingswood Trading Estate, Kingswood	Early in 2009 contacted agents for the developer/applicant and informed that they were no longer dealing with site and the site had been sold to StrongVox Ltd. Contacted StrongVox and informed that developers are expecting to start in January 2010, and so would expect development to occur in three year period there after. At the April 2009 survey date the warehouses were empty and derelict and some had been demolished since the last survey. At the October 2009 survey date the existing warehouses were derelict. At the April 2010 survey date no activity on site. At the October 2010 survey no activity on site. Information provided by developer (September 2010) indicates no development likely to take place until housing market improves and scheme currently unviable and dialogue between developer and Council taking place. Current live permission. Site considered deliverable within next 5 years
0096	Whitfield URC, Kingswood	At the April 2009 survey date site had resolution to grant planning permission. At the October 2009 survey date no change. At the April 2010 survey date application withdrawn and site removed from Residential Land Availability Survey (RLAS). New proposals expected so site included in the Strategic Housing Land Availability Assessment (SHLAA). At the October 2010 survey date no change.
0097	Wall Tyning Nursing Home, Bitton	At the April 2009 survey date the site was busy and all units were well under construction and several units nearing completion.

		At the October 2009 survey date several units were complete and the remaining units were well advanced. It was anticipated that the site would be completed within the next 6 months. At the April 2010 survey date site was complete.
0099	95 High Street, Kingswood	Early in 2009 contacted agents for the developer/applicant and informed no longer involved in site. Contacted owner and informed that the site was being sold to Somer / Merlin and a revised application would be submitted. Contacted the Council's Housing Enabling Team and informed that they were expecting work to start imminently and 10 affordable units to come forward in 2010/2011. At the April 2009 survey date no activity on site. At the October 2009 survey date no activity on site. At the April 2010 survey date no activity on site but informed by the Council's S.106 Officer that work due to commence imminently. Completion therefore anticipated within the next 12 to 18 months. At the October 2010 survey date a construction commenced on the 10 units. Scheme expected to be completed by April 2011.
0101	Former Police Station, High Street, Kingswood	Early in 2009 contacted developers and informed that due to economic viability issues with site development was not expected for some time. Development therefore 'pushed back' to 2014/2015. At the April 2009 survey date site had been cleared and fenced, but there was no sign of any other activity. At the October 2009 survey date hoardings had been erected around site advertising site, but no further change from April survey. At the April 2010 survey date site was busy and 8 of the units were well under construction. It is anticipated that the site will be fully complete within the next 12 to 18 months. At the October 2010 survey date site complete.
0102	17 and 25a Overhill Road, Downend	Early in 2009 contacted agents for the developer/applicant and informed that they expected that site will be developed in 2011/2012. At the April 2009 survey date no activity on site itself but the existing houses were unoccupied. At the October 2009 survey date hoardings erected around the site with McCarthy and Stone advertising. Workmen on site and indications that commencement expected shortly. At the April 2010 survey date one of the existing houses had been demolished and site clearance/preparation works were underway. At October 2010 survey date no activity on site. Current live permission. Site considered capable of being delivered with next 5 years.
0103	Nomix Offices, Portland Street, Staple Hill	Early in 2009 contacted agents for the developers/applicants and informed that they don't expect development to occur until 2014. At the April 2009 survey date offices occupied and no indication of any development on site. At the October 2009 survey date offices occupied and no indication of any development on site. At the April 2010 survey date offices occupied and no indication of any development on site. At October 2010 survey no activity on site. Current live permission. Site considered capable of being delivered with next 5 years. Information provided by applicant/developer (August 2010) indicates that although development not expected to commence shortly site likely to be complete by April 2016.
0104	51 Broad Street, Staple Hill	Early in 2009 contacted agents for the developers/applicant and informed that development likely within 2012/2013. At the April 2009 survey date site vacated, but no sign of any building activity. At the October 2009 survey date no activity on site. At the April 2010 survey date no activity on site. At October 2010 survey date no activity on site. Current live permission. Site considered capable of being delivered with next 5 years. Information provided by developer (September 2010) indicates that due to funding issues start date on site not likely for approximately 2 years.
0105	Power Electrics, Morley Road, Staple Hill	Early in 2009 contacted agents for the developer/applicant. Informed that they were no longer dealing with the site. Contacted Managing Director of Power Electrics and informed that he expects that the development will occur before the planning permission lapses. Completion therefore likely in 2011/12. At April 2009 survey date no activity on site. At October 2009 survey date no activity on site. At April 2010 survey date no activity on site.

		At the October 2010 survey date information from land owner (September 2010) indicates that in discussion with developers and hoping to sell the site shortly, expects start on site April 2011 and completion of site before April 2016.
0107	Roseacre, Harry Stoke Road, Stoke Gifford	Early in 2009 contacted agents for the developer/applicant informed that they were unaware of the development programme for site. Therefore development assumed post April 2014. At the April 2009 survey date no sign of any activity on site. At the October 2009 survey date no sign of any activity on site. At the April 2010 survey date site was busy and units were well under construction. Anticipated completion in the next 12 to 18 months. At October 2010 survey date site complete.
0108	24 Church Road, Stoke Gifford	Early in 2009 contacted agents for the developer/applicant informed no plans to develop site before April 2014. At the April 2009 survey date the existing house was still occupied. At the October 2009 survey date no change. At the April 2010 survey date no activity on site. At October 2010 survey date no activity on site. Information provided by developer (August 2010) indicates scheme unlikely to be completed within next 5 years. Principle of development accepted, site retained as potential SHLAA site.
0109	Rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford	Early in 2009 contacted agents for the developer/applicant and informed that there were no plans to develop site before April 2014. At the April 2009 survey date no activity on site. At the October 2009 survey date no activity on site. At the April 2010 survey date no activity on site. At October 2010 survey date no activity on site. Information provided by developer (August 2010) indicates scheme expected to be completed within next 5 years with the first units completed in 2011/2012. This is subject to obtaining reserved matters consent.
0110	Soundwell Centre, Soundwell	At the April 2009 survey date no activity on site, but assumed site would be completed within the next five years. At the October 2009 survey date the existing buildings had been demolished and the site was vacant, but assumed that development will take place towards the latter end of the five year period due to an anticipated upturn in the housing market. At the April 2010 survey date all the units were under construction at foundation level. It is anticipated that the site will be complete within the next 12 to 18 months. At the October 2010 survey date all 11 units were under construction. Scheme expected to be completed by April 2011.
0111	67-73 Bath Road, Longwell Green	Early in 2009 contacted agents for the developers and informed that site will be developed in 2012/2013. At the April 2009 survey date no activity on site. At the October 2009 survey date McCarthy and Stone hoardings on site. At the April 2010 survey date the existing houses were demolished and site preparation works were underway. It is anticipated that the site will be complete within the next 12 to 24 months. At the October 2010 survey date a total of 29 units were under construction and well advanced. Scheme expected to be completed by April 2011
0112	The Rotunda Club, Moravian Road, Kingswood	At the April 2009 survey date site had recently been granted outline planning permission. At the October 2009 survey date no change. At the April 2010 survey date revised proposals subject to resolution to grant planning permission. At the October 2010 no activity on site. Information provided by developer (August 2010) indicates scheme expected to be completed by April 2012.
0113	Bath Street Garage, Staple Hill	Early in 2009 contacted agents for the developers and informed that the site will be developed in 2010/2011. At April 2009 survey date no activity on site. At October 2009 survey date no activity on site. At April 2010 survey date no activity on site. At the October 2010 survey date no change. Information provided by landowner (August 2010) indicates site remains for sale. This is considered to indicate the intention of the landowner to pursue the development of site within next 5

		years.
0114	894-896 Filton Avenue, Filton	At the April 2009 survey date the site had a resolution to grant planning permission. At the October 2009 survey date despite initial resolution to grant planning permission application refused as applicant unwilling to enter into legal agreement regarding highway and educational contributions. Planning appeal lodged and decision awaited. The principle of residential development on this site however accepted and therefore some form of residential development on the site likely to take place within the five year period. At the April 2010 survey date site had planning permission, but no activity on site. At the October 2010 survey date no activity on site, information provided by landowner (August 2010) indicates scheme not expected to commence for at least another year.
0115	Fiveways, Kingswood	At the April 2009 survey date site added to "pipeline" sites by the Council's Housing Enabling Team. At the October 2009 survey date site had planning permission for "Extra Care" Housing. At the April 2010 survey date existing buildings demolished and construction on site imminent. At the October 2010 survey date scheme was under construction. Scheme expected to be completed by 2012.
0116	Factory site, Portland Street, Staple Hill	At the April 2009 survey date site added to "pipeline" sites by the Council's Housing Enabling Team. At the October 2009 survey date site had planning permission. At the April 2010 survey date existing factory had been demolished and construction on site had commenced with most units under construction. Completion anticipated within the next 12 to 18 months. At the October 2010 survey date a total of 30 units were under construction. Scheme expected to be completed by April 2012.
0117	Part of Playing Field, Bernard Lovell School, Oldland Common	At the October 2010 survey date information from land owner (September 2010) indicates that site as yet to be sold to a developer and likely start/completion dates unknown. Site therefore not expected to be complete until after April 2016.
0118	Beaufort Road, Downend	At the April 2009 survey date site added to "pipeline" sites by the Council's Housing Enabling Team. At the October 2009 survey date site had planning permission for "Extra Care" Housing. At the April 2010 survey date all units under construction and completion anticipated within the next 12 months. At the October 2010 survey date a total of 63 units were under construction and nearing completion. Scheme expected to be completed by April 2011.
0120	Land at Abbots Road, Hanham	At the October 2010 survey date information from developer (September 2010) indicates that development on site expected start in December 2010 with site being complete by 2012/2013
0121	Land at Elm Park, Filton	At the October 2010 survey date information from the developer (September 2010) indicates that there is no immediate likelihood of commencement on site due to current market conditions and site will not be developed before April 2016. Principle of development accepted, site retained as potential SHLAA site.
0122	The Meads, Frampton Cotterell	At the April 2010 survey date outline planning permission for 220 dwellings won on appeal. Reserved matters for 184 current under discussion At the October 2010 survey date Reserved Matters consent for 184 dwellings no activity on site except for clearance of brambles. Information provided by developer (August 2010) indicates scheme expected to be completed by April 2016.
0123	Sea Stores, Kennedy Way, Yate	At the April 2009 survey date discussions taking place with the Council's major Sites Team regarding planning application for residential development. At the October 2009 survey date negotiations on planning application taking place. Existing buildings demolished and site preparation works underway. At the April 2010 survey date negotiations on planning application at an advanced stage and commencement on site imminent. At the October 2010 survey date Full planning permission recently granted.
0124	Land at Parkway North, Stoke Gifford	At October 2010 survey date site awaiting signing of S106 Agreement (signed 05/10/2010). Start expected on site within the next 6 months. Development anticipated by April 2016.
0125	Newnham Place	At the April 2009 survey date site added to "pipeline" sites by the Council's Housing Enabling Team. At the October 2010 survey date no change. At the April 2010 survey date no change. At the October 2010 survey date no change.
0126	Oaktree Avenue, Pucklechurch	At the April 2009 survey date site added to "pipeline" sites by the Council's Housing Enabling Team. At the October 2009 survey date no change.

		<p>At the April 2010 survey date planning application expected and completion anticipated by 2013.</p> <p>At the October 2010 survey date planning application expected in the next 3 months and start on site first quarter 2011/2012.</p>
0127	Mount Pleasant Farm, Longwell Green	At the October 2010 survey date site included as potential housing site. Planning application expected early October for 70 dwellings.
0128	Intier Site, Bitton	At the October 2010 survey date site included as potential housing sites as Concept Statement in course of preparation. Estimated 140 dwelling capacity derived from Concept Statement process. Planning application likely early 2011.
0129	Barnhill Quarry, Chipping Sodbury	At October 2010 survey date site included as a potential housing site as identified within Core Strategy Housing Opportunity Area. Dwelling capacity of site is derived from the submitted Masterplan which also includes retail proposals. Housing development likely to take place in two distinct phases, first phase by April 2016.
0130	Land at junction of Whittucks Road and Abbots Road, Hanham	At the October 2010 survey date pre application discussions underway regarding this site. An early application is expected.
	Small Sites	<p>At the April 2009 survey date there was planning permission for 1,113 dwellings on small sites of less than 10 dwellings.</p> <p>At the April 2010 survey date there was planning permission for 1,079 dwellings and 5 dwellings were awaiting signing of S106 Agreements on small sites of less than 10 dwellings. 254 of these dwellings were under construction and most were expected to be completed by April 2011.</p> <p>At the October 2010 survey date an additional 230 dwellings had been granted planning permission between 1st April and 30th September on small sites of less than 10 dwellings, making a total of 1,314 dwelling commitments on small sites. All sites are considered capable of being completed by April 2016. Based on consented sites, past completion rates and allowing for market conditions 215 dpa assumed deliverable over the period 2011 to 2016</p>